City of Prescott

City Council - Voting Meeting

November 4, 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 reminded the public that November 4 is Election Day and the last day to drop off ballots at the Yavapai County Recorder's Office at 1015 Fair Street by 7:00 p.m. She thanked everyone participating in this important local election and making their voices heard.

3. **INVOCATION - Pastor Lehvi Minder with Alliance Bible Church**

4. **PLEDGE OF ALLEGIANCE - Councilman Montoya**

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

6. **PROCLAMATIONS**

   A. Patient Blood Management Awareness Week - November 3-7

      Councilman Gambogi presented the Proclamation.

7. **OPEN CALL TO THE PUBLIC**

   None.

8. **CONSENT AGENDA**

   MOTION BY MAYOR PRO TEM CANTELME TO APPROVE CONSENT AGENDA ITEMS 8.A. AND 8.B.; SECONDED BY COUNCILMAN MONTOYA: PASSED (7 - 0)

A. **RPT25-012:** Revision of Plat to the Palmer Hill Final Plat to Abandon & Dedicate Utility, Driveway, Drainage and Slope Easements. Location: 415 E Aubrey Street Suites A through D. Zoning: SF-9 (Single Family). Property Owner: Alan Burk.

B. Approval of Purchase Order No. 02260312 with ForeverLawn Oasis for Replacement of the Artificial Turf at Willow Creek Dog Park in the Amount of $341,948.36 Using Sourcewell Contract No. 031622-FVL. Funding is Available in the Recreation Services Department Budget.

C. Approval of the Proposed Workforce Housing Policy.

Councilman Grady pulled this Item from the Consent Agenda for further discussion. He stated that he supports the work of the Committee but wanted to have further discussion regarding matters that can't be answered at this time, but he is concerned with fiscal impacts of future fee adjustments. He feels this policy is very long and should only be a statement of intent of what the city will do and recommended the title to be the 2025 Workforce Housing Policy Framework.

Councilwoman Fruhwirth echoed Councilman Grady's comments, she is worried about the financial commitment and appreciates his comments regarding the title change.

Councilman Montoya stated that he is sensitive to the concerns and asked about fiscal impacts.

City Manager Dallin Kimble responded that at this time the fiscal impacts are unknown and being looked at. There may be fluctuations depending on the project and scope; anything in the future would be for later Council approval or as part of the annual budget process.

Mayor Pro Tem Cantelme stated that this is a framework, but it is also a living document. The concepts are based on some of the failures of other communities. Incentives would be determined on a case-by-case basis, but these guidelines would help to address the issues that are currently facing this community.

Councilman Montoya asked if the council is bound by all facets of the policy if they adopt it.

City Attorney Joseph Young responded that he assumes this has to do with potential concerns over impact fees referenced in the policy, but adoption of the policy does not obligate the Council or the city to waive or reduce fees.

Mayor Goode commented that a Workforce Housing Policy does need to be adopted, but he doesn't know that it needs to be done now and the costs are unknown where the developers/property owner/the city will be paying for it. Also, it will lead to bigger government. Based on this, it doesn't meet his criteria for adoption now.

MOTION BY MAYOR PRO TEM CANTELME TO APPROVE WORKFORCE HOUSING POLICY ADDING THE WORD "FRAMEWORK" AFTER "POLICY"; SECONDED BY COUNCILMAN MONTOYA: PASSED (6 - 1) MAYOR GOODE DISSENTING

9. REGULAR AGENDA

A. Discussion & Possible Action Regarding Updates to Article IX Section 6 of the Prescott City Charter "Majority to Elect in Primary" for Approval at a Future Election.

City Clerk Sarah Thornhill stated that the staff has put together three options based on discussion and direction at a previous Study Session for the Council's discussion and direction.

Mayor Goode commented that this issue should be postponed until the new Council is seated, Mayor Elect Cathey Rusing has indicated to him that she plans to have other Charter amendments included for future elections.

Councilman Montoya concurred. He added that given how expensive elections are to have, the future Council should follow the same process as the past charter amendments and have several included on one ballot.

Councilwoman Furhwirth agreed, and added that she would be curious to know if it is possible to put forward two options for one charter amendment.

City Attorney Joseph Young responded that they could have two options for a single charter amendment.

Councilman Gambogi stated that he supports Option 1.

Mayor Pro Tem Cantelme asked what the downside of Option 2 is she is in favor of that option.

Mr. Young responded that legally there isn't one, it is a policy and governance question.

Councilman Grady agreed about deferring the item.

Councilman Moore concurred, and supports option 2.

MOTION BY MAYOR GOODE TO TABLE ITEM 9.A.; SECONDED BY COUNCILMAN MONTOYA: PASSED (6 - 1) COUNCILMAN GAMBOGI DISSENTING

B. Presentation, Discussion & Possible Action Regarding a Conceptual Site Plan for West Granite Creek Park.

Recreation Services Director Kristy Diaz-Trahan provided a presentation to the Council regarding the proposed conceptual site plan for West Granite Creek Park in follow up to discussions earlier this year. She reviewed the history and background of the West Granite Creek Park area. In February there were four specific items the Council wanted as follows:

* Restoration of the park
* Sufficient Parking & circulation
* ADA parking
* Drop off area.

Staff worked with a consultant team to put together a conceptual plan and also has an alternative plan that was community-driven. She added that she has met with the group who put together the alternative plan and is dedicated to continuing to have a close working relationship with them on the restoration of the park.

Councilman Gambogi asked how far from the turnaround to the splash-pad and parking to splash-pad, on both Option A and Option B. And how far it is from the Sprouts Parking lot to the park.

Ms. Diaz-Trahan said that she will have to get back to him on that specifically.

Councilman Grady asked if the Council were to approve Option A, would it remove picnic table area due to the drop off area.

Ms. Diaz-Trahan responded that it would. She added that in Option A, the drop-off to the bridge is 130 feet, and the parking area to bridge is 200 feet, while in Option B it is 250 feet to the bridge. From the Sprouts parking lot it is 750 feet to the bridge.

Councilman Montoya stated that Option A seems to provide more space for a drop off but less recreating space, and Option B is the opposite is that correct.

Ms. Diaz-Trahan confirmed.

Councilwoman Fruhwirth commented on the need for a bench or something near the drop-off area to make things simpler for someone dropping off.

Ms. Diaz-Trahan stated that it is possible. These are conceptual designs and staff can work with the consultant and the public to make everything make the most sense.

Mayor Pro Tem Cantelme asked for confirmation that ADA compliance will be followed.

Ms. Diaz-Trahan confirmed, all paths will have compacted DG and make transitions easy.

Councilman Moore commented that in keeping with the spirit of the 2000 Master Plan, it is imperative to look at restoration, so a smaller amount of the park is lost. Because of this he is in support of Option B.

Ms. Diaz-Trahan stated that based on technical review (traffic and access) and public (Police and Fire) safety review staff's recommendation is to approve

Option A, the approved design will be used to develop cost estimates to be included in the FY26-27 budget recommendations.

Councilman Montoya commented that, from a public safety perspective, he doesn't like the interaction of cars with pedestrians as shown in Option B.

Councilwoman Fruhwirth discussed the desire to discuss restoring the park as much as possible, but in the past there wasn't quite as many small children utiziling the area. She is supportive of Option A.

Councilman Moore stated that Option A will not minimize cars going over the raised crosswalk, and he expressed again his preference for Option B.

Ms. Diaz-Trahan stated that there is not a raised crosswalk in Option A. It is printed on the pavement. All vehicles going into the parking space will cross that, however, vehicles that are in the drop-off area will also cross the trail alignment into the park, creating a dual impact area.

Councilman Gambogi stated that there is a difference in getting to a trail-head versus mothers and children getting into the park. He liked the previous version, but is in favor of Option A.

Councilman Montoya agreed, Option A is from a professional design group who put together a design where there are multiple locations where there is no interaction between pedestrians/vehicles.

Member of the public Sue Knaup addressed the Council and thanked the Council for saving the park in February and expressed her excitement in revitalizing the park. She is familiar with transportation design and has concerns with Option A including: the drop-off area is high speed, it is directly on top of the greenbelt, causing a lot of bicycle/pedestrian interaction with vehicles. Most traffic comes and goes through Granite Street. A narrow one way choker as proposed in Option B is common. She asked the Council to reconsider the drop-off area. If the Council does include it, the group would like to be part of the process in redesigning it.

Member of the public Gabriel Repak thanked the Council for closing the park so it can go back to it's original state.

MOTION BY COUNCILMAN MONTOYA TO APPROVE WEST GRANITE CREEK PARK CONCEPTUAL SITE PLAN A; SECONDED BY COUNCILMAN GAMBOGI: PASSED (5 - 2) COUNCILMAN GRADY AND COUNCILMAN MOORE DISSENTING

C. Approval of WSA25-045, a Water Service Application Submitted by Dalke Design Group, on Behalf of Owner Jim Thomas. Location: APN 103-20-598P, Comprising 6.97 Acres, in T14N, R01W, Section 31, SW 1/4.
Water Resources Manager Brian Ruiz provided a presentation to the Council regarding the water service application for the proposed casita units at Espire between Gateway Blvd and Pineridge Marketplace. These are short-term rentals. Total for indoor and landscape use is 2.04 acre feet per year.

Councilman Moore asked if these will be individually metered or master metered.

Mr. Ruiz responded that it will be master metered.

Mayor Goode asked about the elimination of access from a portion of the road.

Applicant Jim Thomas responded that the roadway will still be open and the units will be pushed closer to the outdoor courts. There will always be access from both sides.

Mayor Pro Tem Cantelme expressed her support for this project.

MOTION BY COUNCILMAN GAMBOGI TO APPROVE WSA25-045; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)

D. Presentation & Discussion Regarding an Appeal of the Prescott Preservation Commission's Denial of a 47-Room Hotel at 136, 138, and 140 S Montezuma Street.

Planning Manager Alex Bramlette provided a presentation regarding the project and zoning districts and how they impact the design review.

Introduction:

* Existing building is not listed in the National Register of historic places
* Not considered a contributing resource within the district
* Current businesses are Mountain Spirit Gallery, Harley-Davidson and Wild at Heart
* Project - 47-rooms, open air terrace with retractable roof enclosure, regular and Juliet balconies at front and rear, mercantile shop on the alley side

Process Overview:

* PPC Review and approval based on local historic district guidelines
* Applicant application for SUP due to size
* Applicant application for Water Service Application
* Application for construction permits encompassing structural/engineering, building and zoning code, right-of-way encroachments and equipment staging

Broadbent Review of Criteria:

* Siting of Building Criteria - complies; Broadbent found that the proposed project meets Standard 9, that the proposed project meets specific guidelines for "rooftop additions", that the proposed project respects the historic setback and streetscape

SHPO Courtesy Review of Siting of Building Criteria:

* Rhythm of the listed buildings along Whiskey Row is interrupted by the height of the new hotel, however, acknowledge the design has been reduced which is more appropriate
* Recommends that when infill buildings are taller, the upper stories are set back to minimize their visibility
* Current version features a patio roof deck covering that extends to the building facade, suggested its materiality be revisited to be less conspicuous
* Alternative options may include using a retractable awning

City Criteria Evaluation:
* Siting of Building - all setbacks shall be zero for all side yards for the entire height and length of building and rear yard setbacks shall be in conformance with the zoning. The project is in compliance
* Massing Criteria - the maximum height of any building shall be 48 feet. The project is in compliance
* Design of Building Fenestration (doors and windows) - all non-storefront doors/windows should have a vertical orientation in design, all windows in the second/third stories should be between two and four feet in width, windows should be single or double hung in design, maximum separation between openings is 10 feet and non-storefront windows should be located singularly whenever possible. The project is in compliance
* Design of Roof - all roofs shall be "flat" with a low pitch/draining to the back of the building, parapets at the front elevation shall "hide" the roof, no roof/roof material/mechanical equipment mounted on the roof shall be visible from the front elevation and the color of the roof material should be an earth tone or match the color of the building to reduce glare to taller neighboring building. The project is in compliance
* Building Materials Wall & Fenestration Materials - the use of brick or stone masonry is required, wood is not acceptable except as an accent material, the facade material shall be left in a natural condition with no glazing/paint/other applied finish and use of wood for doors/windows/storefronts is strongly encouraged. The project is in compliance

Ms. Bramlett stated that Broadbent & Associates found that the proposed project meets all applicable ordinance requirements. The applicant is still in the beginning stages of the overall approval process, and added that hotels are allowed by right within the Downtown Business District. Approval of the design does not automatically constitute approval of the construction project. On October 20 the Prescott Preservation Commission (PPC) held a meeting and denied the proposal 3-2 which lead to an appeal and today's discussion.

Councilwoman Fruhwirth thanked the applicant for addressing several of the concerns previously expressed in a way the meets the intent and criteria of the district. Her remaining concerns follow SHPOs comments regarding the patio roof and she would like the material to be less industrial, the balconies in the alleyway.

Councilman Gambogi commented that this has been through many iterations, all the criteria have been met, and it is time to bring this to closure.

Mayor Pro Tem Cantelme stated that the applicant and architect have done a wonderful job adapting and adjusting the design. She is in favor of the project and thinks it is time for it to be able to move forward.

Councilman Montoya stated that the developer has been put through a lot and continuing to delay this project is not good from a policy standpoint. Mr. Griset has byright zoning and voting against this project puts the city in a terrible position.

Councilman Moore stated that he is in favor of the project but is concerned about the liability of the balconies over the sidewalk.

Councilman Grady agreed with Councilman Moore regarding the Juliet balconies. He is an overall yes on this project because the project is in compliance with the criteria and appreciates the effort the city went to for outside review. This would be a major contribution to downtown.

Member of the public Rick Sprain addressed the Council as Chair of the PPC. He stated they are not against the hotel and understand it will get built. He discussed the issues with the 4th floor patio.

Member of the public Regina Kilmer addressed the Council regarding her concerns about the project, buildings cannot be greater than three stories in the area. She feels this is in violation of the Ordinance 3447 and that the building is too large.

Member of the public Mike King addressed the Council as a 10-year PPC member. He has been involved in this project, and there have been differences of opinion regarding interpretation related to the criteria. He agrees that the fourth story has been "softened" with the retracting roof, but he feels that actually highlights the fourth story.

Member of the public Thomas Staley addressed the Council regarding logic and fairness in the city's processes. He feels the city should pass because the developer met all guidelines and was then given new ones. A similar project passed without any issue when this one has had nothing but problems; liability for not approving this project would be through the roof.

Member of the public Don Biele addressed the Council regarding his involvement in projects on Montezuma Street in the past. Progress is sometimes inconvenient, but the positive impacts on a vibrant downtown community will be well worth it.

Member of the public Stacey Brown addressed the Council stating that she doesn't have a personal preference on this project, but is concerned about how the Council carries out it's role. Seems the PPC has the authority to approve or deny permits, but that should only be done by the City Council. Clear roles and accountability are important; the PPC and the outside consultant interpret the Ordinance differently, which creates ambiguity. She urged the Council to base decisions on sound policy, not fear or interpretation. Feels the master plan should be updated, so PPC can do it's job.

MOTION BY MAYOR PRO TEM CANTELME TO REVERSE THE DECISION OF THE PRESCOTT PRESERVATION COMMISSION AND APPROVE HP25-006; SECONDED BY COUNCILMAN GAMBOGI: PASSED (5 - 2) MAYOR GOODE AND COUNCILWOMAN FRUHWIRTH DISSENTING

10. ADJOURNMENT

Quote: "You'll never get to your destination if you stop and throw rocks at every dog that barks." - Winston Churchill

There being no further business to discuss, Mayor Goode adjourned the meeting at 4:53 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 November 4, 2025. I further certify the meeting was duly called and held and that a quorum was present.

Sarah M. Thornhill, City Clerk