



City of Prescott

City Council - Voting Meeting

October 28, 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 on October 15, Governor Katie Hobbs signed and approved the City's Open Space charter amendment (Prop484). The proposition was passed by Prescott voters at the August 5 Primary Election to strengthen protections for designated open space areas and reinforce the city's dedication to sustainable growth and environmental conservation. This significant milestone reflects our community's commitment to preserving natural landscapes and ensuring responsible land stewardship for future generations. She thanked all citizens, city leaders and partners who supported the initiative and helped make the vision a reality. She added that the City of Prescott is inviting residents, business owners, and visitors to share their experiences and ideas as part of the Dexter/Near North Business District Pedestrian Safety Study. This is a community-driven initiative focused on making local streets safer and more accessible for everyone; feedback collected will directly inform the development of a pedestrian safety plan tailored to the Dexter/Near North Business District, ensuring that future improvements align with community priorities. For more information visit participateprescott.com to take the survey.

Additionally, the City's Economic Development Department is conducting a business survey to help better understand the needs, challenges, and opportunities facing local businesses. The survey will help to tailor future programs, policies, and investments to support business growth and a dynamic economic environment. All businesses located in the City of Prescott are encouraged to participate in the survey which is available on participateprescott.com now through November 15.

3. INVOCATION - Pastor Don Gentry with Willow Hills Baptist Church

4. PLEDGE OF ALLEGIANCE - Councilman Gambogi

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. PRESENTATIONS

A. Friends of Jersey Lilly Annual Courthouse Lighting Fundraising Events

Friends of Jersey Lilly Representative Josh Markrauer provided a presentation to the Council regarding the Friends of Jersey Lilly's Annual Courthouse Lighting Fundraiser. Thus far they have raised \$35,000 for the event. The Silent Auction will open online on November 3 for seven days, the live auction will be at Jersey Lilly on November 6, and the January 15 Light's Out Event will close out the season. This event is not possible without the hundreds of donors in this community and he thanked everyone for contributing.

B. Recognition of Citizen Academy Graduates

Mayor Pro Tem Cantelme presented certificates to the most recent Citizens Academy graduates.

7. PROCLAMATIONS

A. 250th Anniversary of America's Founding

Mayor Goode presented the Proclamation.

8. OPEN CALL TO THE PUBLIC

A. Michael Marchand addressed the Council thanking them for postponing votes regarding the SR89 project. It is a complicated project that needs to address reliable water and wastewater lines, traffic flow safety improvements, final work done by a world class company that follows details to a t, fiscally responsible solution with no change orders and one that embraces the values of the community. He added that the Council can do better than Kimley-Horn.

B. Marion Pack addressed the Council in support of Patrick Grady, the court case is grasping at straws. Councilman Grady has at all times acted in the city's best interest since he was appointed. The Mayor and Council are non-partisan positions and shouldn't be considered anyway.

C. Dustin Henson addressed the Council regarding the Cottages at Lakeside HOA in Northern Prescott, they have emailed the Councilmembers regarding their community and private payments for sewer infrastructure. The system is being modernized and they have been dropped from the project even though they were supposed to be added. He thanked Councilman Gambogi for responding to their concerns.

9. CONSENT AGENDA

MOTION BY COUNCILMAN GAMBOGI TO APPROVE CONSENT AGENDA ITEMS 9.A. THROUGH 9.F., EXCLUDING ITEM 9.B.; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)

A. Approval of Meeting Minutes from the October 14, 2025 Executive Session, the October 14, 2025 Study Session, the October 14, 2025 Voting Meeting, and the October 20, 2025 Special Council Meeting.

- B. **FNP24-003:** A Final Plat of Peregrine Ridge at Prescott Lakes PAD Subdivision, a 48-lot Subdivision on a 26.44 Acre Parcel Located East off of Prescott Lakes Parkway via Smoke Tree Lane Extension. Zoning: BG (Business General).

Councilwoman Fruhwirth pulled this Item from the Consent Agenda for further discussion. She stated that after speaking with representatives from the Prescott Lakes HOA there are items in this approval that would bind the city when there is not agreement with the two groups. She believes it is in the city's best interest at this time to postpone this vote until all the parties involved have reached agreement.

City Attorney Joseph Young responded that approval is substantial conformance on the preliminary plat. There is an agreement though the DA and the CC&Rs as well which are the items under dispute with the two parties.

Councilman Montoya asked about the Council's role in approval of a Final Plat and asked staff to confirm if the plat is in substantial conformance with the preliminary plat.

City Engineer Randy Perham responded that it is in conformance with the preliminary plat.

Mayor Pro Tem Cantelme echoed Councilwoman Fruhwirth's comments, and added that she is concerned about the original Development Agreement and several amendments. She wants a Study Session on these matters.

Councilman Grady asked about the language for this item and the discrepancy in the number of lots.

Community Development Director Chelsea Walton stated that the pre-plat had 54 units, but the final plat has 48. It is permissible to the lot count and remain in substantial conformance.

Mayor Goode expressed his concerns about accuracy in the information provided in the packet as well.

Mr. Perham responded that the documents were submitted in May 2005, and it was brought forward in August 2005.

Member of the public Cathey Rusing addressed the Council regarding the fact that Prescott Lakes is a wonderful community to live in, but the city has not been following the Development Agreement or the master plan which gives authority to the HOA to approve plats. She met with HOA President Jim Orr yesterday regarding another issue, which is the road in Astoria II. If the Council approves the final plat it doesn't allow the HOA to have their say.

Member of the public Scott Carpenter with Carpenter Law Firm representing Prescott Lakes HOA addressed the Council and stated that the developer has to comply with the existing Development Agreement and all municipal

requirements/covenants. The problem is that there is an order of operations that isn't clear. He does not have the approval of the Prescott Lakes HOA.

Member of the public Jim Garing addressed the Council as a resident of Prescott Lakes Parkside neighborhood, he attends all HOA meetings and this plat map has matters assigned to Prescott Lakes that they are required to pay for but cannot. The Master Plan amendment of 2005 consists of 15 maps and directions regarding grading, but these have not been complied with.

Councilman Montoya commented that there seems to be discord regarding the CC&Rs and the developer but the city doesn't enforce that, is that correct, and the Council is charged with approving a final plat and the only measure of that is if it is in substantial conformance with the preliminary plat.

Mr. Young responded that is correct and Mr. Perham confirmed that it is in conformance.

Councilwoman Fruhwirth addressed the fact that the CC&Rs govern the development and the plat dedicates easements to city and maintenance of roadways/landscaping will be maintained by the association. She wants to wait on approval and get everyone in compliance.

Developer Luther Kraxberger addressed the Council regarding the final plat and Board approval. He received back that the HOA was not in favor of Tract E and went through efforts to alleviate those issues, worked with staff and removed that tract. Went back to Board of Directors with that and there were new things, this is a round robin. This is in substantial conformance with the preliminary plat and has similar notes with all other plats that have been approved and not. If this plat is not approved there will be no legal access to Astoria II.

Member of the public Alex Vakula addressed the Council stating that no specific issues have been articulated outside of storm drains. The preliminary plat was approved three years ago, and there is nothing this Council can do to change the contractual agreement with the developer and the HOA. The only thing the Council is voting on today is whether or not this plat is in substantial conformance with the preliminary plat. They are still bound by the CC&Rs.

**MOTION BY COUNCILWOMAN FRUHWIRTH TO TABLE FNP24-003;
SECONDED BY COUNCILMAN GRADY: PASSED (5 - 2) COUNCILMAN
GAMBOGI AND COUNCILMAN MONTOYA DISSENTING**

- C. Approval of City Contract No. 2026-115 with BerryDunn in the Amount of \$150,000 to Update the City's Parks & Recreation Master Plan. Funding is Budgeted & Available in the Recreation Services Fund.
- D. Approval of Assignment of City Contract No. 2025-044C1 with Albert Holler & Associates Assigning to Howard Auditing Group LLC.

- E. Approval of Multiple Contracts for On-Call Design & Engineering Services at Prescott Regional Airport - Ernest A. Love Field as Follows: 1) City Contract No. 2026-130 with Dibble; and 2) City Contract No. 2026-131 with Mead & Hunt.
- F. Authorization of Action to Defend the City and its Officers & Employees in Litigation Relating to the Appointment of a Councilmember Including Open Meeting Law Allegations and Retaining Pierce Coleman for that Purpose.

10. LIQUOR LICENSE

- A. Public Hearing and Consideration for a New Series 12 Restaurant Liquor License Application from Lauren Kay Merrett, Applicant, for Doc's BBQ & Whiskey. Location: 202 S Montezuma Street.
MOTION BY MAYOR PRO TEM CANTELME TO CLOSE THE PUBLIC HEARING; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)
MOTION BY MAYOR PRO TEM CANTELME TO APPROVE ITEM 10.A.; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)
- B. Public Hearing and Consideration for a New Series 12 Restaurant Liquor License Application from Michele Anne Moore, Applicant, for The Copper Note. Location: 120 W Gurley Street.
MOTION BY MAYOR PRO TEM CANTELME TO CLOSE THE PUBLIC HEARING; SECONDED BY COUNCILMAN MOORE: PASSED (7 - 0)
MOTION BY COUNCILWOMAN FRUHWIRTH TO APPROVE ITEM 10.B.; SECONDED BY COUNCILMAN MOORE: PASSED (7 - 0)

11. REGULAR AGENDA

- A. Approval of Multiple Items Related to Land Purchases & Design Services for New Fire Stations as Follows: 1) Adoption of Ordinance No. 2025-1907 Approving City Contract No. 2026-101 a Purchase Agreement Between the City of Prescott and the James Revocable Trust Authorizing the Purchase of Approximately 1.36 Acres of Real Property; and 2) Approval of City Contract No. 2026-098 with Perlman Architects in the Amount of \$2,427,218.13 for Design Services for the New Fire Stations Project. Funding is Budgeted & Available in the FY26 General Fund.

Fire Chief Holger Durre provided a presentation to the Council regarding the projects and recognized the staff involved in getting this item before the Council. This is the first major investment in infrastructure for the Fire Department in over thirty years in the City of Prescott. This will cover a new Station (Station 76) on Sundog Ranch Road off of Prescott Lakes Parkway, improvements at Station 72 and relocation of Station 73 to the Constellation Trailhead. The primary goal is what will allow for the best coverage overall, and then look at topography and other impacts. This is a challenging lot, but this architect was selected for their ability to provide the most cost-effective way to develop the property. The department is looking forward to being closer to trailheads in order to have quick easy access when rescue needs arise.

Councilman Moore commented that he has several concerns with Station 76, he feels the city has a history of co-locating facilities with recreation areas and this is the same problem. The depiction covers a portion of the parking for Peavine Trail, and further asked if it is part of the open space that is supposed to be protected.

City Attorney Joseph Young responded that the area in question is not part of the open space included in the Charter Amendment.

Real Estate Administrator Bryan Sparks continued the discussion regarding finding appropriate city owned property for both the Fire and Police facilities. The location of Station 73 will improve call times, allow parking at the trail head to remain. There was no formal appraisal done on this property.

Councilman Montoya thanked staff for their efforts on this.

Councilwoman Fruhwirth echoed Councilman Montoya's comments, she added that her only concern is that this parcel is not in the boundaries of the city of Prescott and asked about annexing the property into the city in order to protect the asset.

Mr. Sparks commented that it is a good idea, and would be easy to do. He added that Willow Lake is also not in the city limits.

City Attorney Joseph Young responded that it must be contiguous with existing city boundaries in order to annex.

Mayor Goode asked about the subcontractor VLA Design LLC which seems to be a very small company in existence for only a year and a half, so he wants to ensure that they are familiar with all landscaping requirements.

Chief Durre responded that there is no one firm that can design all the components. This is balanced with the experience of Perlman Architects.

Capital Program Manager Tim Sherwood added that anything not on the pallet would not be approved and continued with a presentation regarding the design contract for each of the stations.

MOTION BY COUNCILMAN GAMBOGI TO ADOPT ORDINANCE NO. 2025-1907; SECONDED BY COUNCILWOMAN FRUHWIRTH: PASSED (7 - 0)

MOTION BY COUNCILWOMAN FRUHWIRTH TO APPROVED CITY CONTRACT NO. 2026-098; SECONDED BY MAYOR PRO TEM CANTELME: PASSED (6 - 1) COUNCILMAN MOORE DISSENTING

- B. Approval of Design-Build City Contract No. 2026-066 with Danson Construction, LLC, for the Prescott Fire Training Tower, in the Amount of \$2,823,026.52. Funding is Budgeted & Available in the General Fund.

Capital Program Manager Tim Sherwood provided a presentation to the Council for the project. This will be located at the old fire training tower location.

Councilman Montoya commented that he went out to the old training center and was told that there might be funding from Congressman Crane's Office.

Division Chief Scott Luedeman responded that the city has submitted multiple times but has not had success.

Councilman Gambogi asked about the high cost of the build.

Mr. Sherwood responded that the purchase and installation is \$1.5 million, and the rest of the costs come from preparing the facility and installation of a retention basis, so water runoff doesn't go into the lakes. The structure could be dismantled and taken to a different location if necessary, as well.

Councilman Moore commented that this feels the same as the previous item, he doesn't feel that these types of facilities should be co-located next to recreational facilities. The city should value our recreation facilities more.

Councilwoman Fruhwirth echoed Councilman Moore's comments and concerns regarding the location of this facility, need to be more creative about the location.

Mayor Pro Tem Cantelme stated that she feels it needs some masking around the facility.

Chief Luedeman stated that the tower will be both Class A (combustible materials) and Class B (gas) as the department needs both for training. Required once per year to put everyone through fire training, so based on this will likely do 18 trainings in total.

Councilman Moore added that there are three facilities along the trail; police shooting range, fire training facility, transfer station, public works yard, etc. The Peavine Trail is the city's crown jewel and it is less than 75-yards from that trail. His problem is not with the facility, it is with the location.

Chief Durre commented that Fire did look at relocation but that was a significant additional cost. Hope at sometime that it can be moved to a better area.

MOTION BY COUNCILMAN GAMBOGI TO APPROVE CITY CONTRACT NO. 2026-066; SECONDED BY MAYOR PRO TEM CANTELME: PASSED (5 - 2) COUNCILWOMAN FRUHWIRTH AND COUNCILMAN MOORE DISSENTING

- C. Adoption of Resolution No. 2025-1948 Approving a Shift and Extension of the Primary Commercial Service Runway at Prescott Regional Airport - Ernest A. Love Field.

Airport Director Rick Crider provided a presentation to the Council regarding the proposed Resolution. Shifting and extending the runway at the same time will improve not only the OEI splay but will help in acquiring necessary parcels to ensure that development in that area continue to protect the airport and pursue

professional services that move this project forward.

Mayor Goode commented that this is an important realignment that is supported by the FAA. He assured that it will remain a regional airport, and that this will help to strengthen the runway for slurry bombers.

MOTION BY COUNCILMAN GAMBOGI TO ADOPT RESOLUTION NO. 2025-1948; SECONDED BY COUNCILMAN MONTTOYA: PASSED (7 - 0)

12. COUNCIL LIAISON BCC UPDATES

City Clerk Sarah Thornhill reviewed comments from Councilwoman Fruhwirth regarding the Tourism Advisory Committee. She stated that the Committee had an amazing 2025, they recommended award of TAC Grants to assist local non-profit organizations hosting events in Prescott and Council approved a total of more than \$85,000 meeting 67% of all submitted award requests. Additionally, over the summer the Prescott Whiskey Trail was launched following in the successful footsteps of the Verde Valley Wine Trail and the Flagstaff Beer Trail.

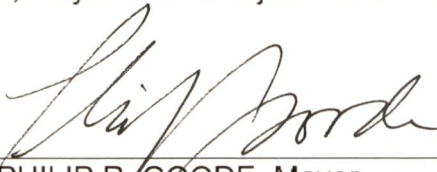
Upcoming Board Commission & Committee Meetings for the next month include:

- * November 3 1 pm – Council Subcommittee on Appointments
- * November 5 9 am – Mayor's Veterans Commission
- * November 13 9 am – Planning & Zoning Commission
- * November 14 9 am – Prescott Preservation Commission
- * November 19 1 pm - CDBG Community Needs Workshop
- * November 20 9 am – Board of Adjustment

All meetings times are subject to change, and agendas will be posted at least 48 hours in advance of the meetings.

13. ADJOURNMENT

There being no further business to discuss, Mayor Goode adjourned the meeting at 5:00 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 October 28, 2025. I further certify the meeting was duly called and held and that a quorum was

present.

Sarah M. Thorhill
Sarah M. Thorhill, City Clerk

