

# City of Prescott

## City Council - Voting Meeting



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March 10, 2026 | 3:00 PM  
201 N Montezuma Street  
City Council Chambers, 1st Floor  
Prescott, AZ 86301

### MINUTES

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Cathey Rusing - Mayor  
Lois Fruhwirth - Mayor Pro Tem  
Mary Frederickson - Councilwoman  
Ted Gambogi - Councilman  
Jim Garing - Councilman  
Patrick Grady - Councilman  
Jay Ruby - Councilman

**3. INTRODUCTIONS / ANNOUNCEMENTS**

Mayor Pro Tem Fruhwirth provided updates on a number of events taking place through the end of the month of March and in early April. Additionally, she announced that the public survey for the ongoing Parks & Recreation 10-year Master Plan is now available at <https://engageberrydunn.mysocialpinpoint.com/city-prescott>. This survey allows citizens to take part in the development of the plan which will impact city parks and open space, trails and outdoor recreation, youth and adult programs, community events and facilities and future recreation investments. In addition to the citizen survey, there will be multiple open-house style workshops in the month of April at the Adult Center.

**4. INVOCATION - Pastor Marc McDonald with St. Lukes Episcopal Church**

**5. PLEDGE OF ALLEGIANCE - Councilman Garing**

**6. PRESENTATIONS**

A. Introduction & Project Update on the Wish Man Monument Project

Mr. Shankowitz was the founder of the Make a Wish Foundation, he believed that compassion and kindness can change lives. The monument is designed to remind the community of his contributions. The group has reached a milestone and raised enough money to build the bronze bust which will be done by Bill Nebeker. He thanked staff, Council and the community for their contributions to make this happen.

**7. PROCLAMATIONS**

- A. Vietnam War Veterans Day - March 29  
Councilman Garing presented the Proclamation.
- B. Water Awareness Month - April 2026  
Councilman Ruby presented the Proclamation.

**8. OPEN CALL TO THE PUBLIC**

A. Bonnie McMinn addressed the Council regarding the Prescott Rodeo Fairgrounds master plan engagement and process. She made two suggestions regarding a survey conducted at a February open house however those results have not yet been made public and was limited to people who were able to attend the open house. On March 2nd there was a stakeholder meeting that utilized an aerial map of the property to discuss design and layout. Because several members of the Council were not on Council at the time that the Master Plan Agreement was approved, she suggested a Study Session or Town Hall style meeting to discuss the process and all facets of it.

B. Earl Duque addressed the Council regarding a living working landscape serving as infrastructure, this is taking place at the Prescott Rodeo Grounds. The historic neighborhoods surrounding the fairgrounds have evolved along with the rodeo over the years and are directly impacted by it. He echoed comments that a community survey, Town Hall, Study Session etc would be helpful in the development of the Master Plan.

C. Feather Levey addressed the Council regarding the Council meeting times being inconvenient for working individuals. They cannot take time off of work to come to the meetings and can't participate, so the meetings should be moved to a different time.

D. Louise Mortimore addressed the Council regarding Badger Mountain and the State Land Auction that is scheduled for April 1. She believes it is imperative to take action now. They have collected more than 400 signatures in recent weeks regarding the conservation of this land. This area serves as a vital wildlife corridor for the community. The City Council can collaborate with local and state agencies to advocate for a delay and she requested that be done.

E. Tammy Lambert addressed the Council regarding Badger Mountain stating that the Arizona State Land Department can cancel this auction, so this is doable.

F. Truly Bracken addressed the Council regarding a recent stakeholders meeting on the Rodeo Fairgrounds Master Plan layout, she feels there were key environmental issues that were overlooked during these discussions. She is concerned that these were not a part of the plan discussions, and the potential of significant impact on the city's lakes and waterways.

**9. CONSENT AGENDA**

**MOTION BY MAYOR PRO TEM FRUHWIRTH TO APPROVE CONSENT AGENDA ITEMS 9.A. THROUGH 9.E.; SECONDED BY MAYOR RUSING: PASSED (7 - 0)**

- A. Approval of Meeting Minutes from the February 17, 2026 Special Study Session, the February 24, 2026 Study Session, and the February 24, 2026 Voting Meeting.

- B. Approval of Acceptance of Three (3) Grants from the Arizona Department of Homeland Security - State Homeland Security Grant Program to Obtain an Advanced HAZMAT Substance Detector, HAZMAT Meter & Approval of City Purchase Order No. 2260523 with FarrWest Environmental Supply in the Amount of \$68,312.50.
- C. Approval of City Contract No. 2026-156 with AECOM Technical Services, Inc. for Engineering Services for the Prescott Lakes Parkway Bridge Report.
- D. Adoption of Resolution No. 2026-1976 Approving City Contract No. 2012-091A3, an Amendment to City Contract No. 2012-091 an IGA for Dispatching Services at Prescott Regional Communications Center (PRCC) Adding the Yarnell Fire Department.
- E. Approval of Appointment of Members to the Board of Adjustment, Building Safety Advisory & Appeals Board, CDBG Citizens Advisory Committee, Fire Board of Appeals, Planning & Zoning Commission, and the Tourism Advisory Committee.
- F. Approval of City Purchase Order No. 2260522 for the Purchase of LED Streetlight Heads and Photocells from Clark Transportation Solutions, in the Total Amount of \$76,293.63. Funding is Budgeted, Previously Approved and Available in the Streets Fund.

Councilwoman Frederickson pulled this item from the Consent Agenda for further discussion and commented on an inquiry from a citizen who expressed concerns regarding lights causing bleed-over. She asked if these lights have the same type of lights that have caused this citizens' issues.

Transportation Manger Ian Mattingly responded and stated that the primary areas chosen are arterials around the hospital in order to minimize impacts on residential areas. If there are areas where there would be impacts, they do have the ability to shield them. Staff wants this to be a positive experience for the whole community.

Mayor Rusing commented that this is something the city has needed to do for a long time. This is old technology and needs to be updated.

**MOTION BY COUNCILWOMAN FREDERICKSON TO APPROVE CONSENT AGENDA ITEM 9.F.; SECONDED BY MAYOR RUSING: PASSED (7 - 0)**

## **10. CONSENT ORDINANCE**

- A. Adoption of Ordinance No. 2026-1936 Approving City Contract No. 2026-178 with Goodwin Street Investments LLC to Lease the Property at 406 W. Goodwin Street for Municipal Court and Related City Offices.

City Judge Patrick Gann discussed the property, and the number of others that staff has looked at that did not fit the needs of the city court. This lease is a total lease and is what is needed to move forward with the city court functioning independent of the County.

Mayor Rusing commented that this building is on Goodwin Street in the former Goodwin Street Pharmacy freestanding building.

Councilman Grady asked what the possible costs for improvements would be as well as lease costs.

Mr. Gann responded that it is estimated at \$150/sq foot for tenant improvements, but added that there is opportunity to purchase the building in the future which is a big positive. The County is willing to work with the city to extend our time in the County Courthouse building. The city is getting quite a good deal currently and this lease will be more expensive, however, the court is no longer consolidated with the County so we have to relocate and the court also cannot process the current number of cases in the current facility because there is only one courtroom and that will not be the case in the new facility.

Councilman Ruby asked what the guarantees were that the building could be purchased.

Mr. Gann responded that there have been discussions and the owner is aware of the city's interest, it will ultimately depend on timing on the owner's part.

Councilman Gambogi asked how many square feet were in the old facility.

Mr. Gann responded less than 1,000 square feet and this will increase that space to about 7,400.

Councilwoman Frederickson asked if there would be two courtrooms in the building and asked about records storage.

Mr. Gann confirmed there would be two courtrooms as well as areas for storage, and office space where the prosecutor can speak to people privately.

Member of the public Bonnie McMinn addressed the Council and stated there was no background information provided in the agenda packet and she feels the Council isn't being asked to vote on a lease but rather a new operational facility. This is a long-term financial commitment and raises important questions about stewardship process and sequencing. There should be a needs analysis and due diligence, and the Council needs to understand the space requirements. She is curious to know if existing city facilities could be utilized for this function and encouraged a Study Session to discuss a policy decision before any commitment is made.

Member of the public Ralph Hess addressed the Council stating that the memo failed to provide the information given during the discussion in the memo. He

added that during the Strategic Planning retreat, the Council asked for an options analysis and that hasn't been done related to this matter. Also, he commented that he did not see an option to purchase or a right of first refusal included in the lease, and discussed that under Item 4.3.G. of the lease alterations to the property will belong to the lessor.

City Attorney Joseph Young responded that the right of first refusal is addressed in Section 9.3, and added that the provision regarding improvements belonging to the lessor is in all city leases. Finally he stated that there was not time to do an option to purchase, but this is a great option especially considering that the city did not choose to leave the courthouse we were kicked out of the courthouse.

Mayor Pro Tem Fruhwirth added that the Council has been getting regular updates from the City Managers office regarding the search for a facility which has been ongoing and thorough. The Council has had to deal with these types of things before and she is confident that the court will take the appropriate steps to raise money and cover increased costs.

Mr. Kimble confirmed and added that the city has looked at 16 other properties.

**MOTION BY MAYOR PRO TEM FRUHWIRTH TO ADOPT ORDINANCE NO. 2026-1936; SECONDED BY COUNCILMAN GRADY: PASSED (7 - 0)**

**11. REGULAR AGENDA**

- A. **WSA26-005:** A Water Service Application Submitted by Woda Cooper Development, INC. Location: Between Lakeview Plaza Lane & Mogollon Road South of Willow Creek Road, a Portion of APN 106-20-509,508,507A,506A. Water Resource and Environmental Services Manager Brian Ruiz provided a presentation to the Council regarding the water service application. This project is for a development between Lakeview and Mogollon Road. There was no formal planning application required per the code and this went straight to water resources for a demand analysis utilizing the WRMM and it was determined that the total use is estimated to be 11.8 AFY. The current water budget through June still has 25 AF available so no amendment is required and at the March 3 Water Issues Subcommittee meeting, the Subcommittee recommended forwarding to the Council for approval.

Councilman Grady commented that this development will meet some special needs of the community.

Applicant Joseph McCabe addressed the Council and stated that this is a critical project to develop 82 units of housing to serve those in greatest need and paying disproportionate rent in the community (\$38k-\$72k per year). He added that there is no Section 8 Housing associated with this project, and will still only address 2% of the community's demand. The project is expected to begin in 2027 and provide availability by 2028.

Mayor Rusing asked if units will be sub-metered.

Mr. McCabe confirmed.

Councilman Ruby commented that he appreciates the developments thoughtful use of water catchment and conservation which is something he hopes will continue to be looked at for future opportunities.

Councilman Garing asked if they would be willing to reduce the landscaping usage.

Mr. McCabe responded that they can look at various options but would want to ensure they are within their requirements related to all other utility impacts.

**MOTION BY MAYOR PRO TEM FRUHWIRTH TO APPROVE WSA26-005;  
SECONDED BY COUNCILMAN GRADY: PASSED (7 - 0)**

- B. Adoption of Ordinance No. 2026-1938 Approving an Amendment to the City of Prescott Land Development Code Article 4 Section 4.9.4.B and 4.9.4.C to Update the Parking Requirements within the Downtown Business (DTB) Zoning District. Applicant: City of Prescott - Planning & Zoning Division.

Planner Tammy Dewitt provided a presentation to the Council regarding the LDC update for the downtown business zoning district. Any uses considered hospitality are exempt from requiring onsite parking at this time, with this revision the commentary note related to the parking garage would be removed and in Section 4.9.4.C.(2) would strike "other hospitality related uses in the retail" and add "notwithstanding the foregoing, all uses which require overnight parking, including hotel, resort and similar uses, shall comply with the city's parking requirements as described in Sec. 6.2, off site parking. Planning & Zoning Commission has reviewed this proposal twice and approved this language after a second review.

Mayor Rusing commented that this will ensure that, in the future, any new apartments or hotels would be required to provide parking.

Mayor Pro Tem Fruhwirth commented that she did not think the parking had to be on-site.

Ms. Dewitt confirmed that it does not.

Councilman Gambogi commented that this change is a sour grapes proposal in his opinion. When the Plaza Hotel got approved, people got mad about parking, but there is plenty of parking in the garage. The Council is spending time on false flags.

Councilman Grady stated that he completely disagrees with Mr. Gambogi's comments. This is an important change to make.

**MOTION BY MAYOR PRO TEM FRUHWIRTH TO ADOPT ORDINANCE NO.  
2026-1938; SECONDED BY COUNCILMAN GRADY: PASSED (6 - 1)  
COUNCILMAN GAMBOGI DISSENTING**

- C. **REZ26-001 and GPA26-001:** Adoption of Resolution No. 2026-1978 (GPA26-001) & Ordinance No. 2026-1937 (REZ26-001) A Request for a Rezoning from SF-35 (Single-Family Minimum Lot Size 35,000SF) and SF-9 (Single-Family Minimum Lot Size 9,000SF) to BG (Business General) on a Total of 3.6 Acres & a Minor General Plan Amendment from Low-Medium Density Residential to Commercial for the Expansion of an Existing School to Include Grades 9-12. Location: APN 106-21-237B, 2980 Willow Creek Road. Owner: Arizona Conf. Corp Seventh-Day Adventists. Applicant: Prescott Seventh-Day Adventist Church – Lindsey Toyama.

Planner Jacob Lund provided a presentation to the Council regarding the proposal for a general plan amendment and rezoning on Willow Creek Road for a 3.6 acre parcel. There was a plat revision which established two zoning positions in order to combine two parcels.

Background:

- \* Property has been used by the Church since 1991 and a school for grades K-8 since 2000
- \* In 2025 the school was granted a CUP to expand their educational facilities to add additional buildings for grades 9-12 which is not currently allowed in the zoning

Expansion Plans:

- \* Church and school expansion includes the addition of new classroom buildings west of the existing church and school buildings
- \* They are currently in the permitting process

Compatibility Review:

- \* Consistency with the General Plan and other adopted plans
- \* Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood
- \* Suitability of the subject property for uses permitted by the proposed zoning district
- \* Suitability of the subject property for the uses permitted by the existing district
- \* Availability of sewer, water and stormwater facilities
- \* Will include a minor general plan map amendment to allow for grades 9-12 at this location
- \* Neighborhood outreach was done in accordance with requirements
- \* Planning & Zoning Commission reviewed at their February 26 meeting and voted unanimously to approve both changes

Councilman Ruby asked why 9-12 isn't allowed in SF zoning.

City Attorney Joseph Young responded that his assumption is because 9-12 will often have more drivers, etc. but that can be addressed in revisions to the LDC when that is done.

Pastor Tony Jasper addressed the Council regarding the school which has grown over the last 99 years since it was established. The church has surveyed parents and many would like the opportunity to have their children attend

through high school.

Councilwoman Frederickson commented that she appreciates the work the church is doing for the youth.

**MOTION BY COUNCILMAN GAMBOGI TO ADOPT RESOLUTION NO. 2026-1978 & ORDINANCE NO. 2026-1937; SECONDED BY MAYOR RUSING: PASSED (7 - 0)**

- D. **CONTINUED ITEM:** 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; Review of Recommendations from the Charter Review Committee Regarding Proposed Charter Revisions; and Possible Adoption of Resolution No. 2026-1977 Providing Notice of a Special Election to be Held November 3, 2026.

City Clerk Sarah Thornhill provided a presentation to the Council regarding the options for consideration related to revisions to the City Charter which would be placed on a future ballot. In order for any revisions related to calculating the majority in a primary would have to be done in an off-cycle election year in order to be effective during the next Council election cycle which is why the Resolution calls for a Special Election this November of this year. She clarified that the Charter Review Committee has reviewed the proposals and unanimously recommended amending the Charter to mirror statute, additionally the Committee has forwarded a recommendation to amend the City Court section by removing the reference to "justice of the peace" which staff has also included.

City Attorney Joseph Young added that the Council may select any of the three options regarding language amendments to the "majority to elect in a primary" section, and reiterated Ms. Thornhill's comments that the Charter Review Committee has recommended Option 2 specifically.

Mayor Rusing commented that the simplest option is to align how the majority is determined with all the other races in the state. It will make things simpler and more efficient. It would also limit the need for runoffs, so she supports Option 2.

Councilman Gambogi commented that if a candidate didn't make the cut in the primary it is perhaps because they are not overwhelmingly getting the attention of the voters, he sees this as another sour grapes proposal.

Councilman Ruby stated that the key is to stop repeat elections and the dilemma is that the current formula doesn't work well for a multi-seat race. The state statute provides an efficient way to ensure that there is a consequence of an election. He likes Option 2 because when there are a lot of candidates it ensures that someone doesn't get in without a majority of the votes and the votes are based on the number of offices or seats.

Councilwoman Frederickson added that if decisions are made in the primary, it gives those elected more time to get up to speed before they are sworn-in in November.

Mayor Pro Tem Fruhwirth stated that she does not support Option 3, she likes

the clarity of Option 2 and would also like to see something similar to that for Option 1. Her concern with moving forward with Option 2 only, if the voters say no, the city is left with the current charter language so that is why she likes the possibility of having multiple options for voters to consider.

Mayor Rusing asked which one eliminates run-off elections.

Mr. Young and Ms. Thornhill responded that only Option 3 would eliminate run-off elections altogether, Option 2 would limit them and Option 1 would keep their likelihood the same as it simply clarifies the existing language. If there are two options and neither gets a majority vote, the current language would be retained.

Councilman Grady stated that he supports Option 2 with no other options.

Councilman Garing concurred.

Mayor Pro Tem Fruhwirth asked how mirroring state statute could potentially impact things if there were more than two candidates running for Mayor.

Mr. Young responded that because there is only one open seat, the Mayor seat isn't impacted as much.

Member of the public Terry Sapio addressed the Council and stated that the General Election is not a run-off election. The way Prescott has always done things gives a bonus because it makes it so that a person who single-shots a candidate does not get an advantage. It is the voters who decide who gets elected, therefore Option 1 should be selected retaining the current process but clarifying the calculation.

Member of the public Ken Fidyk addressed the Council stating that keeping Prescott Prescott shouldn't be everything under the sun. Saving money and being efficient in how elections are run is appropriate. He is in support of Option 2. He encouraged the Council not to give two options for the ballot.

**MOTION BY MAYOR RUSING TO ADOPT RESOLUTION NO. 2026-1977 AND APPROVE BALLOT LANGUAGE AS FOLLOWS: 1. ARTICLE IX, SECTION 6 OPTION 2 REVISING LANGUAGE TO MIRROR STATE STATUTE AS PRESENTED, AND 2. ARTICLE XI, SECTION 4 REVISING LANGUAGE TO REMOVE "JUSTICE OF PEACE" AS PRESENTED; SECONDED BY COUNCILMEMBER RUBY: PASSED (5 - 2) MAYOR PRO TEM FRUHWIRTH AND COUNCILMAN GAMBOGI DISSENTING**

- E. Presentation, Discussion & Possible Action Regarding the City's Workforce Housing Strategy and Implementation Plan.

***Recess at 5:13 p.m., reconvene at 5:28 p.m.***

Management Analyst Amber Fraser provided a presentation to the Council regarding the updated Workforce Housing Strategy and Implementation Plan.

Housing Need:

\* Many Prescott households spend more than 30% of their income on housing

- \* Employers in healthcare, public safety, education and other fields report difficulty hiring and keeping workers due in part to housing
- \* Current home prices in Prescott and nearby communities make it difficult for many working households to live in Prescott

Workforce Housing definition - households earning 60-120% of area median income (AMI), and includes workers who support daily operations throughout the community such as teachers, firefighters, police, nurses, etc.

Workforce Challenges in Turnover and Hiring:

- \* Average cost to replace an employee is at least \$60,000
- \* Time to fill key positions averages 180 days
- \* Vacancy costs approximately \$43,300 per position
- \* Police and Fire turnover costs can exceed \$100,000 per employee
- \* In 2025, approximately 35 job offers were declined due to housing factors and about 7% of turnover was tied to housing

Project Timeline:

- \* 2024 - city awarded ADOH SHTF grant
- \* 2025 - needs assessment completed with community input, Workforce Housing policy framework adopted in November 2025
- \* 2026 - draft strategy presented to Council in January, with five follow up meetings individually with Council Members, updated plan presented today reflects Council guidance and feedback

Updates:

- \* Certain tools removed from near-term implementation after council feedback
- \* Some strategies deferred for future review
- \* Timeline sequencing adjusted
- \* Plan layout revised on Council direction is more clearly reflected

Focus Areas:

- \* Initiative 1 - Amend the Land Development Code to Implement the Policy Framework
  - Adopt a new section of LCD for Workforce Housing
  - Adopt additional LDC and Code Amendments
- \* Initiative 2 - Develop Incentive Programs for Workforce Housing
  - Use Development Agreements as the primary instrument to document the conditions and requirements of a Workforce Housing Award
  - Implement non-impact fee waivers for building, planning, engineering and utility fees
  - Explore in-lieu alternatives for provision of Workforce Housing
  - Provide standards for expedited review

Councilman Gambogi commented that this implementation plan seems like a one-trick pony to him, there needs to be a more robust plan to address these issues. Could look at old homes, salary, etc.

Mayor Rusing agreed. She thinks the Workforce Housing Committee (WHC) needs to look at other alternatives and become more employer driven with it's

solutions.

Councilman Grady commented that there is language at different points throughout the Plan related to working with non-profits who can bring new resources to the community and help drive down the costs. He added that as it relates to infill and language revitalization approaches, the language in the plan addresses that. He doesn't think this needs to be studied anymore. The Committee has been at this for quite a while and there are a number of options that can help address the issues.

Mayor Rusing commented that there are not the resources or the will to hire in-house Housing Authority. The city should not be responsible for handling all of that.

Councilman Grady responded that the Plan does not propose that, the Committee is supportive of looking at non-profits (Northern AZ Housing Solutions), there is still a cost to that, but there are ways to draw in dollars to make it happen. Additionally, it can be further evaluated if the city even needs a full-time staff person to handle this.

Councilman Gambogi commented that there needs to be a policy so that anyone who works for the City can afford to live in the city. He doesn't think the city should be benchmarking against places like Sedona or Flagstaff. This needs to be done right and focus on what the options are for the most important needs of the city. A program should focus on the vital few, like teachers, healthcare, police and fire. He disagrees that the Council should move this forward.

Mayor Rusing added that the city should be focused on itself and its employees.

City Manager Dallin Kimble responded that the focusing on specific positions or employers is difficult, and typically these Plans are focused on the community at large. Additional single family homes and apartment complexes are being proposed, so the city needs to look at whether there is a housing affordability problem or a salary problem or both. Answering those questions will help determine where to focus.

Councilman Gambogi commented that housing for police, fire and teachers is too limited. He thinks there is a salary issue for people at entry level jobs, and the Council needs to engage leaders in the community that are working with these people to weigh in on this.

Councilman Garing asked how much is left of the grant money and when it will expire. He added that he appreciates Councilman Gambogi's thoughts on cost/benefit analysis and that it should be applied to this program. Additionally, the Council needs to look at what is likely causing employee turnover.

Ms. Fraser responded that there is \$75,000 remaining for implementation and it must be used by July 2026. Additionally, the plan must be approved in order for the funds to be used. The current consultant could be used to do much of the implementation. She added that a turnover formula was provided and could be

applied to any position in the city.

Mr. Kimble responded that some turnover is housing related. Additionally, there are employees that don't come to begin with because housing is too expensive.

Councilman Garing added that short-term rentals should also be looked at.

City Attorney Joseph Young responded that cities don't control short-term rentals, the state handles that.

Mr. Kimble added that there are 800 short-term rentals in the city, the majority are second homes etc. and would be vacant if they were not used as short-term rentals.

Councilman Ruby commented that many of the things that are proposed by the Council are in the presentation and suggested allowing staff to complete the presentation before the Council discuss the specifics of the Plan.

Ms. Fraser continued that the Committee agrees that this cannot be a one-trick pony and needs to be more robust, and began discussion regarding the focus areas once again.

Focus Areas, Cont.:

\* Initiative 3 Prepare Workforce Housing Proposal Documentation

- Prepare a workforce housing certification form
- Develop a standardized review framework

\* Initiative 4 Establish a Community Land Trust (CLT)

- Consider options for establishing a CLT

\* Initiative 5 Explore the Creation of an Infill Incentive District

- Establish an Infill Incentive Plan to expand Workforce Housing

\* Initiative 6 Explore Options for Workforce Housing Funding

- Explore creation of a Workforce Housing Trust Fund (WHTF)
- Explore sources of funding for the WHTF
- Consider use of Industrial Development Authority (IDA) Bonds for

Workforce Housing financing

\* Initiative 7 Explore Housing Resources for City Employees

- Explore programs that provide assistance to city employees
- Provide housing resource support to employees

\* Initiative 8 Conduct an Inventory of Surplus City-Owned Land

- Identify city-owned properties that may be suitable for Workforce Housing opportunities

- Identify city-owned properties that may be suitable for land trades

\* Initiative 9 Provide Resources for Implementation of the Workforce Housing Policy Framework

- Identify staffing resources and consultant contracts for on-going program management of the Workforce Housing Policy Framework

- Develop workforce educational guidebooks
- Conduct a public outreach campaign

\* Initiative 10 Consider Expanding the Tools Available to Implement the Workforce Housing Policy Framework

- Consider the use of the Government Property Excise Lease Tax (GPLET)
- Consider the use of a Construction Sales Tax Rebate as an initiative
- Consider initiating a land banking program
- Work with the school district to identify excess property which may provide opportunities for workforce housing
- Work with local church groups to identify excess land that could support Workforce Housing development
- Conduct a comprehensive review of the city's LDC and development standards to reduce or eliminate barriers
- \* Initiative 11 Promote and Support Missing Middle Housing Types
  - Ensure missing middle ownership housing products can be accommodated within the LDC

Items Removed or Deferred:

- \* Impact Fee Related Tools
- \* In Lieu Fee Options
- \* Financial Modeling Section
- \* Water Policy Related Items

Workforce Housing Committee:

- \* Council direction is needed on the Committee's ongoing role
- \* Helping with community outreach and education related to workforce housing
- \* Serving as an as-needed recommending body for project proposals
- \* Providing advisory input on specific implementation tasks when requested by Council

Councilman Ruby asked if staff needs the Council to pick specific initiatives included in the plan, and if there is anything in the plan that is binding.

Ms. Fraser responded that the approval unlocks the funding which would give staff the necessary resources to focus on housing related issues. The Council can direct staff to look at something specific or at the implementation broadly. She added that Initiative 7 focuses on city employees if that is something the Council wants to focus on specifically. Additionally, staff needs to know where the Council would like the Committee to go next.

Grants Administrator Michael McInnes added that the Council could not pinpoint city employees specifically because this is a housing grant. The City of Prescott and Yavapai County do not have a housing authority and therefore is limited on Section 8 vouchers and those are likely a non-starter with this grant anyway.

Ms. Fraser added that the focus has been on workforce housing only.

Mayor Pro Tem Fruhwirth stated that her focuses are as follows: 1) Initiative 7, 2) Initiative 1, 3) Initiative 3, 4) Initiative 4. Infill and getting people into houses makes people more committed. Also, she would ideally like to align to 2-5 initiatives amongst the Council to get things off the ground by the upcoming fiscal year.

Councilman Grady commented that is a good start. The Council needs to be

respectful of the work that this Committee and staff have done. His focuses are as follows: 1) Initiative 1, 3, 4, 5, 7 (not city employees specifically but workforce in general).

Councilman Ruby stated that his priorities were Initiatives 4, 5, 6, 7, however, he does not think the Council needs to actually rank.

**MOTION BY COUNCILMEMBER RUBY TO APPROVE THE WORKFORCE HOUSING STRATEGY AND IMPLEMENTATION PLAN; SECONDED BY MAYOR PRO TEM FRUHWIRTH: PASSED (4 - 3) MAYOR RUSING, COUNCILMAN GAMBEGI AND COUNCILMAN GARING DISSENTING**

Mayor Pro Tem Fruhwirth stated that she would like another discussion regarding specific priorities.

**12. ADJOURNMENT**

There being no further business to discuss, Mayor Rusing adjourned the meeting at 6:25 p.m.

*Cathey Rusing*

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CATHEY RUSING, Mayor

ATTEST:

*Sarah M. Thornhill*

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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 March 10, 2026. I further certify the meeting was duly called and held and that a quorum was present.

*Sarah M. Thornhill*

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Sarah M. Thornhill, City Clerk