



CITY COUNCIL STUDY SESSION MEETING

STUDY SESSION MINUTES

TUESDAY, SEPTEMBER 28, 2021, 1:00 PM

201 S. Cortez Street
Prescott, AZ 86303
Council Chambers

Greg Mengarelli, Mayor

Alexa Scholl, Mayor Pro Tem
Steve Blair, Councilman
Phil Goode, Councilman

Cathey Rusing, Councilmember
Steve Sischka, Councilman
Clark Tenney, Councilman

MINUTES OF THE STUDY SESSION OF THE PRESCOTT CITY COUNCIL STUDY SESSION HELD ON SEPTEMBER 28, 2021, IN THE 201 S. CORTEZ STREET PRESCOTT, AZ 86303 COUNCIL CHAMBERS.

1. CALL TO ORDER

Mayor Mengarelli called the meeting to order at 1:00 p.m.

2. ROLL CALL

Greg Mengarelli	Mayor
Alexa Scholl	Mayor Pro Tem
Steve Blair	Councilman
Phil Goode	Councilman
Cathey Rusing	Councilmember
Steve Sischka	Councilman
Clark Tenney	Councilman

3. DISCUSSION

- A. Discussion Regarding Possible Amendments to City Code 2-1-9 Utilities Division; Abbreviations and Definitions and 2-1-24 Utilities Division; Water Meters to Add Submetering.

Deputy Public Works Director Gwen Rowitsch provided a presentation to Council regarding their request for staff to look into submeters being added to master meter projects within city limits. Public Works staff coordinated with the City Attorney's office to research this matter and found other municipalities use a variety of options as it pertains to submetering.

Options:

- * Under ARS 33-1314.01 - may charge separately for gas, water, wastewater, solid waste removal or electricity by installing a submetering system or by allocating the charges separately through a Ratio Utility Billing System (RUBS); can be done based on number of occupants, type of unit, number of fixtures, usage, or square footage
- * Submetering is encouraged but not required by code except in Sierra Vista
- * Phoenix, Avondale, Peoria and Mesa require separate meters for landscaping, pools and other amenities in multifamily developments

Proposed Amendments to Prescott City Code:

- * Section 2-1-9 Utilities Division; Abbreviations/Definitions - two new definitions and revised definitions
 - Master Meter (new)
 - Private Water Meter (new)
 - Consumer: adds "single-family rental unit development"
- * Section 2-1-24 Utilities Division; Water Meters - clarifies when a master meter may or may not be used as well as guidelines for the installation of a private water meter

Councilmember Rusing asked how much the city charges for installation of a water meter.

Ms. Rowitsch responded that this is an impact fee which includes a number of items including connection of sewer, water, wastewater and safety which totals approximately \$8000, however she cannot speak to the specific price of the water meter alone.

Councilman Sischka asked if at some point the structure of the development changes and the submeters are replaced with city owned meters who would be responsible for the infrastructure.

Ms. Rowitsch responded that this has been requested of the city in the past, and before doing so it needs to be brought up to city standards. She added that this item is scheduled for Council's approval at the October 12 Voting Meeting.

Mayor Pro Tem Scholl asked if this could make affordable housing even less accessible in our area because of costs.

Ms. Rowitsch responded that these submeters are approximately \$200-250/ea. so it shouldn't have too significant an impact.

Councilman Tenney asked for confirmation that this is simply to help landlords and tenants to monitor water use and not impact any costs.

Ms. Rowitsch confirmed. This is to provide knowledge and encourage water conservation, also can help detect potential leaks.

Member of the public Howard Mechanic addressed Council and commented that it is advantageous for low income people to have submetering because if there are many units without it the water use is higher and therefore the bill is higher as well.

Member of the public Leslie Hoy addressed Council and thanked staff and stated that she hopes Council will vote in favor of this at the October 12 Meeting.

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

B. Discussion and Update on Antelope Hills Golf Operations and Capital Improvement Projects.

Recreation Services Director Joe Baynes provided an update on the Antelope Hills Golf Course.

Antelope Hills:

- * Two 18-hole golf courses
- * North Course built in 1956, South built in 1992
- * Full service restaurant and bar (Manzanita Grill)
- * 160 seat banquet hall (Centennial Center)
- * Golf driving range
- * 130 Golf carts
- * Beverage carts
- * Pro Shop

Beginning in 2000 the golf industry began to experience a decline and forced staff to look at alternative management systems and in 2014 the city entered into a management agreement with Billy Caster Golf (now Indigo Golf).

Indigo Golf:

- * Manages business operations of Antelope Hills including golf and food and beverage
- * All employees on the business operations side are Indigo employees
- * Parent company Troon, is the largest golf management company in the world operating over 600 courses
- * All revenues and expenses from operations are the city's
- * Indigo submits a preliminary budget annually reviewed/approved by the city during the budget process
- * City continues to provide maintenance of the two 18-hole golf courses

Revenues, Expenses & Economic Impacts:

- * \$3.8 million in revenue for FY21 (a 40% increase since FY14)
- * \$158,000 profit based on revenues vs expenses in FY21
- * 90,000 rounds of golf in FY21
- * 3,000 unique visitors to Prescott due to Antelope Hills
- * \$7.3 million total direct economic impact
- * Charitable Golf Events
- * Taxes (sales tax revenue)
- * General Fund
- * Housing resale premiums

Non-Economic Impacts:

- * Quality of life
- * Contributes to Prescott "brand"
- * Health and social benefits
- * Public recreation and potential tandem uses
- * Facility programming - juniors, schools, Special Olympics, PGA Hope, ERAU

Challenges/Opportunities:

- * Meeting with club representatives
- * Seasonal worker shortage
- * Environmental
- * Amount of play
- * Differed maintenance
- * Irrigation breaks
- * Emergency helicopter landings

Five Year Capital Project Plan:

- * Irrigation Improvements - \$2,025,00
- * Golf Cart Replacement - \$650,000
- * Parking Lot Expansion - \$70,000
- * Sand Bunker Improvements - \$136,000
- * Phased Replacement of Equipment - \$343,000
- * Tee Box Renovations - \$75,000
- * Food & Beverage Equipment Replacements - \$90,000
- * Total Five Year Plan - \$4,000,000

Councilman Blair thanked staff and commented that it has been a great course over the years but he has heard about the lack of maintenance on the chipping range and asked Mr. Baynes to address this.

Mr. Baynes responded that the priority is to begin at the greens, particularly with light staff, but he is aware of the complaint and it will be addressed.

Councilman Sischka thanked staff and asked if sand will be added to the bunkers.

Mr. Baynes commented that seeding and sand have been addressed and will continue to be. Tee box renovations will include moving some forward.

Councilmember Rusing stated that she supports the golf course, it is public and is important for the community. She asked when the last fee increase was.

Mr. Baynes commented that there has been a small increase recently, and are looking at another. Also looking at an advantage card to protect the core golfers.

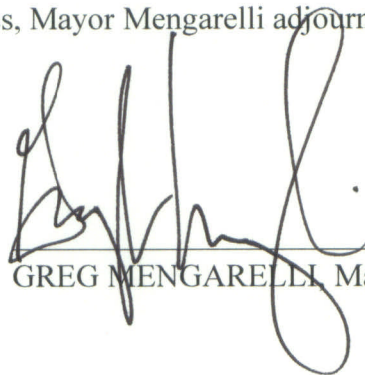
Mayor Mengarelli asked if Manzanita Grill is experiencing good business because there is not much else out there right now.

Mr. Baynes confirmed.

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

4. ADJOURNMENT

There being no further business to discuss, Mayor Mengarelli adjourned the meeting at 1:43 p.m.



GREG MENGARELLI, Mayor

ATTEST:



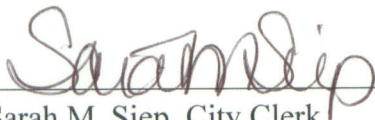
SARAH M. SIEP, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council Study Session of the City of Prescott, Arizona held on September 28, 2021. I further certify the meeting was duly called and held and that a quorum was present.

Dated this 18th day of October, 2021.




Sarah M. Siep, City Clerk