

PRESCOTT CITY COUNCIL
SPECIAL MEETING
PRESCOTT, ARIZONA
MAY 9, 2006

A SPECIAL/JOINT MEETING OF THE PRESCOTT CITY COUNCIL AND YAVAPAI COUNTY BOARD OF SUPERVISORS WAS HELD ON TUESDAY, MAY 9, 2006, in the Prescott Municipal Building, 201 S. Cortez Street, Prescott, Arizona.

Mayor Simmons opened the meeting at 1:30 P.M.

Mayor Simmons acknowledged the complete City Council and Board of Supervisors were in attendance, as well as City Manager Norwood, County Administrator Jim Holst, City and County Attorneys, and the City and Board Clerks.

1. Possible trade or trades of City and County property.

City Manager Steve Norwood explained the purpose of today's meeting was to hold an informal discussion between the two governing boards to look at possible property trades and future uses of various properties. The City and County jointly owned 175 acres on Sundog Ranch Road with the City owning 65% and the County owning 35% and the County was interested in using some of the property for a juvenile detention center. A Council priority was to preserve the Rodeo grounds on County property on Fair Street and some preliminary discussions had occurred regarding the possibility of exchanging equal valued property instead of an outright purchase. Appraisals had been done and the properties discussed were not at an even dollar for dollar. The Rodeo grounds were worth more as the infrastructure was in place, whereas there was no infrastructure in place on the property along the Prescott Lakes Parkway. Other City properties had been identified as possible additional exchanges so no dollars change hands. The bottom line was to make both the City and the County feel good about any deal that was proposed and today the only agreement might be the idea of exchanging properties was a good one.

Yavapai County Administrator Jim Holst presented the appraisal for the Rodeo grounds which was done in two parcels, a 31 acre piece was appraised at \$8.8 million and a smaller 9 acre piece was \$3.6 million. Prescott Lakes Parkway was valued (minus the right-of-way) for a total value of \$11.5 million, and the City share of 65% was \$7.5 million, which left a deficit of \$1.3 million for just the 31 acres and if the city was interested in the other portion, that would bring the deficit up to nearly \$5 million.

Mayor Simmons asked if the 31 acres was enough room for the Rodeo and Mr. Holst replied they had a lease for only 26 acres for the Frontier Days Rodeo and parking was on county property.

Councilwoman Suttles asked if the nine acre parcel was going to be used by the County and Supervisor Springer replied it was not going to be used; at one time they had discussed putting other county buildings on it but they would want to pave it for a parking lot instead of leaving it a dirt parcel and during Rodeo time and other events it was used.

Items brought up during discussion –

- Put as many city and county properties into the mix as possible, including, the County's Marina Street facility, Sheriff's Department on East Gurley Street, all City Hall buildings in the Marina/Cortez complex, the Fair Street administration building, Courthouse
- City Council was interested in purchasing 39 acres at the Rodeo grounds if possible.
- City Manager cautioned properties would need to be appraised, Council would need to consider future expansions of city facilities, such as the transfer station, wastewater treatment facility, sanitation facilities and maintain enough property for those expansions.
- City Fire and Police Departments were looking at a joint building to build and possibly the Fair Street building would be suitable. 50,000 square feet was needed and the Fair Street building was 33,000 square feet.
- Borrowing money to build new buildings if vacate current buildings.
- Priority was to obtain the 39 acres for the Rodeo at the current location around the Fair Street Administration Building. After that, other exchanges might be possible.
- Keep court facilities in the downtown area.
- Time Frame to get back together and schedule a joint meeting – target of 30 days. Some of the appraisals needed to be updated.

2. Potential future uses of Prescott Lakes Parkway property.

This item was not discussed.

The Meeting was adjourned at 1:41 P.M.

ROWLE P. SIMMONS, Mayor

ATTEST:

ELIZABETH A. BURKE, City Clerk