

PRESCOTT CITY COUNCIL  
SPECIAL MEETING  
PRESCOTT, ARIZONA  
JUNE 4, 2006

A SPECIAL MEETING OF THE PRESCOTT CITY COUNCIL WAS HELD ON SUNDAY, JUNE 4, 2006, at the Old Clubhouse of Antelope Hills Golf Course, 1989 Clubhouse Drive, Prescott, Arizona.

I. Call to Order.

Mayor Simmons opened the Mid-year Council Goals Review at 9:10 a.m. on Sunday, June 4, 2006.

II. Roll Call.

Present:

Mayor Simmons  
Councilman Bell  
Councilman Blair  
Councilman Lamerson  
Councilman Luzius (arrived later)  
Councilwoman Suttles

Absent:

Councilman Roecker

The Facilitator, Lyle Sumek, led discussions, asking Council members to review the accomplishments the City had made recently.

**Central Garage** – The City's four to six months behind schedule because the first bid came in over budget. They spent two to three months reducing items and they will now be under construction this year.

**Downtown Fire Station** – Property has been acquired. Property on Sixth Street will be sold to offset these costs, but the City is currently receiving \$3,000 a month for rent of that property.

**Restaurant at Golf Course** – The City took over a facility not being maintained and paid for by the tenant. Many items have been fixed at the facility and over the last three days they have averaged \$3,000/day.

**Rodeo Grounds** – A recent meeting was held with Board of Supervisors to discuss possible exchange of properties, including the Rodeo Grounds.

**Adult Center & Library** – Both of these are close to completion.

**Personnel issues** - Hired a new Police Chief; hired an Administrative Services Director; and brought staff up to competitive wage rates.

**East/West Connector** – A six-party agreement has been signed and construction should be taking place within 9-12 months.

**Dells Open Space** – There are things in the works and they should see some action within the next two to three months. A main issue is that there has to be a willing seller. This will be reviewed with Council in an Executive Session next Tuesday.

Councilman Blair said that they need to be careful with what they are doing. The City is getting open space from developers and he would rather see the City using the money to correct the roads. Mr. Norwood added that P Mountain and Glassford Hill could be on the ballot in November and if passed would be open space without having to be purchased.

Councilwoman Suttles asked that they come back to the Open Space issue when Councilman Luzius arrives.

**Long-Term Water Policy** – Mr. Norwood said that they are looking at a policy, but it will depend on the Big Chino Water Ranch cost estimates, due within the next few weeks. He said costs will probably be more than discussed two years ago, but they cannot grow without it, and cannot meet safe yield. Councilman Lamerson said that they have to have a policy whether or not they have the Big Chino Water Ranch, but it will be affected. He added that WIFA funds are not available for growth-related issues.

Mr. Norwood said that they are continuing on with the second round of engineering, and are starting easement acquisition. He said that design is another year and two years for construction. He said that this month the Council will be seeing what the costs are going to be.

Councilwoman Suttles said that this is a first-time experience for the City; they are at a slow pace on this because it is a first time that a City of their size is trying to do something like this. She said that no matter what they do with it, there are different groups that see things differently. He said that they cannot get all of the people at the table. Mr. Sumek said that the Council can only control certain things. Councilwoman Suttles said that she believed the 20% that don't agree is getting larger. Mr. Sumek said that the City then needs to get out to the other 80%. He said that they have to hold people accountable for the information they are dispersing; they cannot look the other way. He said that they need to get a game plan and get going.

Mr. Norwood said that they are dealing with an issue that has federal, state, regional involvement. Councilman Blair said that if they have someone putting out information that is not correct, they need to fight it. Mr. Sumek suggested that Mr. Norwood prepare a card for Council members that has three to five speaking points on this and other issues. Councilman Blair added that it needs to be in the paper and updated in the water bills.

Mayor Simmons said that they are doing some things right by having some good key people on board. He said that they have had positive discussions with SRP. He agrees with Councilman Blair that they need to get their message out. He said that there will be some studies coming out soon that have some actual data. Mr. Sumek said that they need to continue to give updates, and they should e-mail updates to key people within the community.

Councilman Lamerson said that he believed they have been cowardly in their approach to things. He said that every time something happens outside of the city limits, the state allows septics; in his opinion they are saying what the City can and cannot do.

Mr. Norwood said that the City will need to buy space in the paper as the reporters for this issue are not covering it. Mr. Sumek suggested that they also have something on the cable station.

Councilwoman Suttles said that they can address it through water bills and radio ads. Mr. Norwood said that they need an aggressive education campaign.

**Sewer Extension Policy** – Mr. Norwood said that they are in a holding pattern; they are going to a new level of design for the North Prescott Sewer District. Councilman Lamerson said that the City needs to decide to either be on sewer or not; they discuss this year after year. Councilman Blair said that they need to step up and get a policy put together; Mayor Simmons agreed.

Councilwoman Suttles said that the City cannot pay for it all themselves. Mr. Norwood said that in the past the policy has been that the homeowners paid for it all themselves. He said that if the City does contribute, they will hear back from those people that paid for their sewer themselves.

Councilman Lamerson said that at some point they have to say it is the right thing to do, but first they need to know what it is going to cost. Mr. Norwood said that they will be bringing the costs back to the Council.

**Annexation** – Mayor Simmons said that he is very concerned with this issue; he wants to put in on the front burner. Councilman Lamerson said that he agrees with the theory, but there is only so much water available, and those considering annexation need to have some guarantee of water. Mr. Norwood said that this is a huge issue. He said that they are working on a plan with the Chino Valley

Irrigation District, but this Council is going to have to address the issue of annexation. He said that if property is developed and it is not in the City, they have all of the impacts, but none of the benefits of water and sewer impact fees, construction sales tax, etc. He said that if the City doesn't get it, someone else will and the City will lose their control.

Councilman Lamerson said that he agrees in a lot of ways, but the acreage and the amount of water does not coincide. He would like to annex everything from here to Phoenix, but it still has to be worked out. Mr. Norwood said that if they have a developer wanting to come in and they're not permitted, ADWR is working in direct competition by allowing the exception wells. He said that the next meeting will include a resolution to consider changes to the annexation fees, and in July the Council will discuss annexation further.

Councilwoman Suttles asked if it was an acceptable policy to take into account the water they will have coming in the future. Mr. Norwood said that they have to have a way; all of the developers are asking for water guarantees. He said that the City's Planned Growth Study will look at this issue some, but that is an 18-24 month process. Mayor Simmons said that they need to act with a sense of urgency. Councilman Blair agreed that they need to move as fast as they can. Mr. Sumek said that the reality is that it is going to happen—the question is if they want to control it.

**2030 CYMPO** – Councilman Bell reported that 2/28 is the deadline for the transportation study; the contract is out. He said that what scares him the most is regardless of the report, the majority of the roads in the area are not adequate; the volume is way above the capacity.

Councilwoman Suttles asked if ADOT wasn't a big part of this issue. Mr. Norwood said that they are, but they have not done much to date. Councilman Lamerson said that this was one of the reasons they talked about a \$800,000 growth management study.

Councilman Bell noted that on June 23 the State Transportation Board would be holding their meeting in the area, and one of the things the City now has in their favor is that Bill Feldmeyer is local and is now a member of the Board, and he will give the area a voice that they have not had in the past. He said that ADOT has pushed it now to 2009, and he thinks that they should pay for that overlay.

Councilman Luzius said that he attended a session recently on hydrogrowth, and the town of Maricopa makes the developers pay for everything. He said that they pay for the road and as others come in they pay back to the original developers. He added that for every 250 homes, the developer puts in seven acres for parks.

Mr. Norwood said that they are waiting for the Intermodal Transit Study. Councilman Bell said that in September they will be proposing funding

mechanisms. Councilman Luzius said that he has attended a few transit meetings and Sedona is putting in a system that should be up and running by September, connecting to Cottonwood transit. He said that the Northern Arizona Transit Authority people said they would entertain Prescott becoming part of their group. Mr. Norwood noted that this should be done through CYMPO.

Councilman Bell added that CYMPO just hired a new Administrator from Illinois; however, their administrative assistant, Katherine White, is leaving. It was noted that there are various funding mechanisms available.

**Comprehensive Growth Management Plan & Study** – Mr. Norwood stated that this has been funded in the budget and they will get it kicked out probably in late summer, taking 18-24 months to complete.

Councilwoman Suttles asked why it takes so much time. Mr. Sumeck said that he has found with studies like this, a lot of the time is due to citizen input. Mr. Norwood said that they would have Dr. Freilick write the scope and show the Council the components. He said that they will use as much in-house staff as possible. Councilwoman Suttles said that if they get into this growth management plan, they are looking at annexation. She said they need to bring other things into Prescott.

Councilman Luzius said that he was recently at a meeting where it was reported that the number of homes capable of coming into Payson was twenty. He said that there is no sod permitted. They can purchase sod, but may not plant it.

**Downer Trail – East/West Connector** – Mr. Norwood reported that this is underway.

**Elks Opera House – Operational Plan** – Mayor Simmons said that hiring Mic Fenech was the salvation of the Opera House. Mr. Norwood said that last year half of their revenues came from the 100 Year Anniversary. He said that revenues are up, but it is not paying for itself. He said that there is a draft plan prepared and it will be probably be coming to the Council around October. He said that this year's budget is around \$125,000, including personnel. Councilman Luzius said that Susan Hampton is doing a great job; her heart and soul goes into it. Councilman Bell added that it is an asset to the City to have the facility.

**Airport Masterplan** – Mr. Norwood said that this is included in the budget for next year. They have received tentative approval from the FAA that they will be funded, and the Feds pay 95%, the State 2.5% and the City 2.5%.

**Open Space** – Councilwoman Suttles reviewed what was discussed previously for Councilman Luzius's benefit. Councilman Luzius said that the City doesn't have enough money earmarked for open space. He said that based upon the

2000 initiative, they were to have \$3 to \$4 million go to open space; right now they have about \$3 million. Mr. Norwood said that there is \$5.8 million budgeted in FY07, and they have \$3 million in the bank. He said that they are looking at open space around the Dells. Mayor Simmons said that he will be able to brief everyone on this at the June 6 executive session.

Mayor Simmons said that last week he spoke at a Realtors meeting and Laura was there, from the Open Space Advisory Committee. He said that in spite of the law suit, they have some things in the hopper. He said that after the meeting a realtor approached her because he has access to a piece of property in the Dells. He said that he is frustrated with the law suit and a lot of Councilman Luzius's friends saying that the City isn't doing anything.

Councilman Luzius said that he had nothing to do with the law suit, although it did mirror some of what he said. He said that the Land Initiative that may be on the ballot in the fall is being supported by the teachers union and a group of realtors in the Valley. He said that any open space will make the rest of the State lands more valuable and they will get more money when it is sold.

Councilwoman Suttles said that they now have to maintain what they get, as well. Councilman Luzius said that he sent a copy of the Tenney letter to Laura. He said that he has been to most of the Open Space Advisory Committee's meetings and Councilman Roecker is doing a good job.

Councilman Lamerson said that he read the proposition, and he has had both attorneys read it. He said that the City is not obligated to spend any money on open space; it allows the City to spend up to a certain amount. He said that they need to get the roads fixed.

Mr. Norwood said that they need to make a decision on what is appropriate for purchasing property. Mayor Simmons said that after Tuesday, he would like to see everyone working together on this. Councilwoman Suttles said that there will always be differences of opinion. Councilman Blair said that they need to get the decision settled. Mayor Simmons said that he didn't think that Laura was in a position to have Councilman Luzius contacting Mr. Tenney. Mayor Simmons said that it is frustrating because they cannot show their hand to the public. Mr. Sumek said that the message needs to be clear coming from the Council.

**Parks Masterplan** – Mr. Norwood said that this will be approved in the budget. He said it will mostly be paid for through impact fees. He said that it will probably be July or August when they go out for the Request for Proposal (RFP) and start in late fall. He said that there will be significant citizen involvement with this and it would probably be coming back to the Council next year. He said that there is no funding source to maintain open space at this point, and it is logical to have it come from parks.

A break was taken at this time for lunch.

**Code Compliance** – Mr. Norwood said that they have doubled the number of code enforcement officers in the budget, and will now have service on the weekends. It will be late summer, or September, before they are on board.

Councilman Bell said that he has been receiving a lot of complaints about the length of time it is taking to get building permits. He said that he went to a Development Review Committee meeting and one of the staff members told an architect, on a project with three buildings, that the City would require two sets of plans on each building. Councilman Blair said that there are people in that department that are voicing their own personal opinions. He said that the City needs to be consistent.

Mr. Norwood said that there are changes being worked on with the Land Development Code that will be coming to Council for consideration. Councilman Luzius said that Ethan Edwards has been invited to be a part of those. Mr. Norwood said that he would report back to Council on this issue.

**Residential Streets Program** – Mr. Norwood said that they added \$3.5 million in the budget, targeting the south part of the City. He said that before they have done major arterials and crack seal. Mr. Sumek suggested that they put up signs stating “your tax dollars at work.” Councilman Blair suggested they also put on magnetic signs with similar information on the vehicles.

**Business Park Agreement – ERAU** – Mr. Norwood said that Jane Bristol met with representatives of ERAU last week, and ERAU is looking at a steering committee to address this issue. He said that the delay has been mainly due to corporate in Daytona. Mike Wellinger, attending the meeting, was asked if he had anything to add regarding this issue. He said that there are three campuses competing for capital; it has been difficult finding a funding source. He said that they are resubmitting for a third time.

**Sewer Model/Rates** – Councilwoman Suttles asked if they will have to hear from people saying what they should pay. Mr. Norwood replied yes; they will be factored in as a consideration. Councilman Lamerson said that they should have a different water rate for those that are on sewer because they get their recharge amounts.

**Conference Center Feasibility Study** – Mr. Norwood said that this has been eliminated by Council through the budget process. Councilwoman Suttles said that with everything else they have going at this time, this was a study they didn't feel they needed; they would like to find a private developer to come in and do such a study.

**Downtown Infrastructure and Plan** – Mr. Norwood said that they should have something to bring to Council early fall regarding drainage, lighting, water, sewer that would be over a five to seven year period.

**Economic Development Strategy** – Mr. Norwood stated that the Mayor recently appointed an economic development advisory committee that will be starting this process. They have met three times to date. He will check on the time frame.

**Commercial Recycling – Expanded** – Ms. Hadley reported that this has tripled in size since started. She said that the Council has approved another driver, which is a sole route.

**Fleet Maintenance Facility Design** – Mr. Norwood said that they are at 30%; they discussed this earlier.

**Public Safety Bond Package and Election** – Mr. Norwood said that they would probably have the ordinance calling the election at the second Council meeting in June. Councilman Lamerson said that if the items presented by Police and Fire are needed by their departments, his thought is that they should be put in the budget.

Councilwoman Suttles asked if this is a good time for an election; people are fed up with taxes. Councilman Luzius said that this would be in conjunction with raising impact fees. Mr. Norwood said that next Tuesday it is on the agenda to begin the process of looking at raising impact fees.

**Debt Policy and Bond Issues Direction** – Mr. Norwood said that this decision is in with the public safety package. He said that if they want to continue with addressing infrastructure needs aggressively, they can't continue with "pay as you go." Councilwoman Suttles asked if the "pay as you go" method is gone in all cities of their size. Mr. Sumek said that it was.

Councilman Blair said that people buying existing homes may impact the infrastructure, as well as things such as the library. Councilman Lamerson said that they cannot put everything on the back of new people.

**Comprehensive City Space Needs Analysis and Plan** – Mr. Norwood said that this is on hold due to the land exchange considerations taking place with the County.

**Public Safety Training Center Plan and Funding** – Mr. Norwood said that this is part of the bond issue. Councilwoman Suttles asked what if one of the council members didn't agree with the building. Ms. Hadley said that there are some facilities needed right away.

**Citywide Records Management Program** – Ms. Burke reported that this is being addressed in next year's budget. She said that the program should be completed by next spring, with implementation taking place by this time next year.

**Park Security/Ranger Division Development and Funding** – Mr. Norwood said that he cut this out of the budget before it came to Council. He said that there is still discussion taking place on what would be required, but he would prefer it be run out of the Police Department. Councilman Blair agreed that it needed to be a trained law enforcement officer. Mr. Norwood said that this will probably come back in next year's budget request. Councilman Lamerson said that he didn't think it was right that staff decides that it not be funded.

Mr. Sumek said that there are a lot of cities that he is working with that are struggling with this issue. He said that park division rangers do not work. Councilman Lamerson said that they could be police officers assigned to the parks. Councilwoman Suttles asked how they could rationalize hiring more police officers to oversee parks. Councilman Lamerson said that the most vulnerable part of society goes to the parks, and that is where the perverts go to find their victims. Councilwoman Suttles said that she disagreed with that. Councilman Lamerson said that if people don't feel they are safe, there is problem.

**Customer Service Enhancement Plan** – Mr. Norwood said that this (citizen survey) was removed from the budget by Council. Discussion was held on problem areas within the city. Councilman Bell said that the majority of employees in the City are responsive. Mr. Norwood said that they have discussed the problem areas, and action will be taken.

**Adult Center** – Mr. Norwood said that this project is on track and should be opening around September. Councilwoman Suttles said that when the downtown garage opened up, they had a celebration, and she would like to see something similar when the Adult Center opens up.

**Library** – Mr. Norwood said that the Library is scheduled to open up around October 14, and they would have another celebration there.

**Iron Springs Road** – Mr. Norwood said that this will be out to bid late summer, with construction started late '06. He said that this is as much a utility project as it is a road project.

**Water Pipeline (Big Chino)** – Mr. Norwood said that this will be coming to Council in June.

**Copper Basin** – Mr. Norwood said that this is on the same schedule as Iron Springs.

**Ruth-Demerse** – Mr. Norwood said that they just awarded the sewer project (bursing) and Council will be considering awarding the street portion on Tuesday.

**Unpaved Streets** – Mr. Norwood said that they are starting this project this month. They increased funding in next year's budget by \$400,000. He added that utilities are being replaced at the same time. He said that they notify the various utilities and they look at their schedules to see how they fit in. Councilwoman Suttles asked if the utility companies pay to repair the roads when they tear them up. Mr. Norwood replied yes.

**Gail Gardner Way** – Mr. Norwood said that this project is under construction and should be complete by the end of this year. Councilman Luzius asked if they will be able to have the seal coat put on. Mr. Norwood said that he didn't know, but would ask.

**Downtown Kiosk** – Mr. Norwood reported that this was done and in place.

**Airport Runway Extension** – Mr. Norwood said that the environmental has been completed. He said that because of the current carrier, the feasibility study came back urging action in this area.

**Arsenic Treatment Program** – Mr. Norwood said that this project is in a holding pattern while they look at all of the well areas, including the additional airport wells. Councilwoman Suttles asked how much money the City has spent toward this project. Mr. Norwood said that they have spent \$1 million to date. Councilman Lamerson said that there may be other opportunities for treatment compliance with the Feds, without having a site specific treatment plant. He said that they have never told the community that they are not addressing the issue; they just don't know at what level.

### **Wrap-up**

Councilman Luzius said that he would like to see something done on a conference center study. Ms. Hadley noted that at one point there was a study done on an equestrian center and that study may provide some useful information.

Councilwoman Suttles asked what the plans were on the Acker Property, with the Meals on Wheels building. Mr. Norwood said that their options were (1) use it; (2) sell it, or (3) demolish it. Mr. Luzius said that he discussed this with Mr. Norwood and they will be looking at this within the next six months through the Acker Board.

Further discussion was held on the Iron Springs Road project. Councilman Bell said that he had been discussing this with a citizen that suggested it be broken

down into smaller projects. Mr. Norwood said that they did look at that, but chose not to. He said that it would require multiple mobilization costs, and if there are problems in the future, there is a lot of finger pointing as to who is responsible.

Discussion was held on the jails/court system downtown. Councilman Lamerson noted that the Council had a joint meeting with the Board of Supervisors to discuss potential land exchanges. Councilman Luzius said that he agreed that it is important that they be kept downtown. He said that maybe the City is sending a message to the County that they don't care. Mr. Norwood said that they are working on this issue. He said that the County has not revealed their hands; he does not want them in the City's business and they need to respect their business.

Councilman Lamerson said that this is something that needs to be focused on. He said that it was stated that they want the criminal courts with the jail, but they could still have all of the other court facilities downtown. Councilman Blair added that the judges and attorneys do not support them moving from downtown.

Councilman Lamerson said that one reason for bringing this up is to not let it slip by. Mr. Sumek said that he would suggest that they keep updating the citizens on any progress.

Councilman Bell said that he is still concerned with activities on Highway 69. He said that they heard that in April the State would have a solution. Mayor Simmons said that he did put in a call, and they were wrapping it up, but didn't have anything they could share. He said that he would get in touch with them.

Mayor Simmons reported that the airline has put up a test balloon of eliminating their route to Phoenix, in exchange for a route to Las Vegas. He said that if that were to happen, they believe the numbers would go back up.

Councilman Bell said that the City's airline terminal is an embarrassment. He said that they stopped the design, but they now have the money to go ahead and get it completed. Mr. Norwood said that Councilman Bell is right; it is another year before Great Lakes will be up and ADOT has heard it loud and clear. Councilman Bell said that they need to get the other communities involved because it really is a regional airport.

III. Adjournment

There being no further business to be discussed, the special meeting of June 4, 2006, adjourned at 2:00 p.m.

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ROWLE P. SIMMONS, Mayor

ATTEST:

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ELIZABETH A. BURKE, City Clerk