

SPECIAL JOINT MEETING
PRESCOTT CITY COUNCIL
AND THE YAVAPAI COUNTY
BOARD OF SUPERVISORS
PRESCOTT, ARIZONA
JUNE 19, 2007

A SPECIAL JOINT MEETING OF THE PRESCOTT CITY COUNCIL AND YAVAPAI COUNTY BOARD OF SUPERVISORS WAS HELD ON TUESDAY, JUNE 19, 2007, in the Prescott Municipal Building, 201 S. Cortez Street, Prescott, Arizona.

Mayor Simmons opened the meeting at 1:30 P.M. and asked City Clerk Elizabeth Burke to call the roll, which was as follows:

Present:

Mayor Simmons
Councilman Bell
Councilman Blair
Councilman Lamerson
Councilman Luzius
Councilman Roecker
Councilwoman Suttles

Absent:

None

Yavapai County Board of Supervisors present:

Chip Davis, Chairman
Carol Springer
Tom Thurman,

Mayor Simmons asked to discuss Item 4 ahead of Item 3.

4. **Adoption of Resolution No. 3830 - A resolution of the Mayor and Council of the City of Prescott, Yavapai County, Arizona approving an Intergovernmental Agreement between the City of Prescott and Yavapai County providing for management of Pioneer Park Recreational Facilities.**

City Manager Steve Norwood explained the City and County had an Intergovernmental Agreement for the management of the Pioneer Park facilities and the IGA was being updated to include the maintenance and management of Kuebler Field, the inline hockey area and the sand volleyball area. \$750,000 was being credited to the City as part of the exchange of property for the rodeo grounds.

Councilman Blair MOVED to ADOPT Resolution No. 3829, which was SECONDED by Councilman Suttles. All Council members then seconded the motion. The motion carried unanimously.

Supervisor Davis presented Item 2 on the Board of Supervisors agenda to --- Consider approval of the City of Prescott/Yavapai County Pioneer Park Recreational Facilities Management Agreement.

Supervisor Springer made the motion and Supervisor Thurman Seconded the motion. The motion passed unanimously.

Mayor Simmons presented Item 3.

3. **Adoption of Resolution No. 3829 - A resolution of the Mayor and Council of the City of Prescott, Yavapai County, Arizona approving an Intergovernmental Agreement between the City of Prescott and Yavapai County providing for the transfer of real property between the two entities and providing for such property transfer and related development of property being exchanged.**

County Administrator Julie Ayers explained the goals of the City and the County were to have a balanced land trade, the rodeo grounds would be transferred to the City, and new County facilities would be built on City property on Sundog Ranch Road and transferred to the County.

Manager Steve Norwood outlined the trade and said the process started before he came to Prescott four years ago; it took a lot of work and effort to make it happen on both sides and truly was a team effort and very positive movement. The City and County owned 145 acres of joint property on Sundog Ranch Road valued at \$11 million with the County having a 35% ownership; the Fair Street/rodeo grounds property was 38 plus acres and valued at approximately \$12 million. State laws had to be followed with property values being equal. They started off \$4-1/2 million apart and gradually began whittling that down through further exchanges and credits. Some property the City owned by the Bunker property valued at \$1.1 to \$1.2 million was contributed to the County and the City was credited \$360,000 for odor reduction at the wastewater treatment plant; the City would get credits for maintaining the facilities in Pioneer Park; a \$600,000 credit was given for the animal control building in which the County was a 50% partner and Prescott Valley was a 15% partner.

Mr. Norwood continued there was four acres of property on Schemmer Drive that was boulder outcroppings that would be purchased for open space and the City would take care of the infrastructure to the new County facility in the amount of \$1.1 million. This was a no dollar trade and amounted to each entity getting equal value.

The City was very excited about the agreement and Capital Improvements Coordinator Jim Holst had been phenomenal in working out this process; everyone had worked very hard to make this happen.

Councilman Blair commented it was unusual when the Supervisors and Council set a mission statement and it happened on time.

Supervisor Thurman added it was something that had been talked about for many years as needing to be done and this was the day it had come to fruition. He said it would be important to tourism and was a day that would live in everyone's heart for a long time.

Councilman Luzius commented it was a momentous occasion to finally obtain the Prescott Rodeo Grounds; \$905,000 of the funds came from the open space funding and if it hadn't been for that, the City wouldn't have had enough money. The Open Space fund was worth having and needed to be continued.

Councilman Lamerson said this was a happy today and he thanked the Council and Supervisors. He said he hoped in the near future the rodeo grounds would be declared an historical site and stay in perpetuity forever.

Mayor Simmons said it was thought this might happen at different times over the past several years but it always fell apart. The Supervisors were 100% behind this, and Mr. Holst and Mr. Norwood put together a complicated package. This was an historic event and he looked forward to other joint efforts in the future and this demonstrated how to do it right.

Councilwoman Suttles agreed Prescott couldn't have done this by itself and the Supervisors made it happen. An exchange was unheard of and both entities agreed to it. She said this would save the Prescott Frontier Rodeo and it would stay in Prescott.

Councilman Roecker thanked the citizens of Prescott, the Frontier Rodeo folks, and said the whole thing was a community effort. He said that some of the meetings were contentious when trying to work this out, but the Council wanted to get it done and get it done on time. He thanked Mayor Simmons and the Supervisors for being persistent and working out an agreement that satisfied both entities.

Councilman Bell congratulated the World's Oldest Rodeo which was the biggest tourist event in Prescott; stating everyone did a fantastic job. There had been some pressure to move the rodeo, but it was now assured it could be in Prescott forever.

Councilman Blair asked what the underlying zoning of the fairgrounds was and upon Mr. Norwood's answer of multi-family, Councilman Blair suggested once the

exchange was through escrow that it be rezoned to preserve it to Natural Open Space so the zoning couldn't be reversed.

Councilman Roecker asked if the open space would be deeded as open space when the transaction occurred and Attorney Kidd responded the deed for the four acres would be recorded as open space in perpetuity.

Chairman Davis stated that after a 120-year run they were passing the baton off in confidence; this was a neat partnership. The Prescott Frontier Days Rodeo had been run by volunteers since its inception and the County had been stewards and partners and he admired the volunteers, staff and partners. He said he was glad they were able to work together on this and said the County wouldn't disappear after the action was taken on the land swap.

Supervisor Springer said she was delighted to see this day come and thanked the City Council for wanting this as badly as they did; she knew the rodeo grounds would be in good hands.

Supervisor Davis presented Item 1 from the Board of Supervisor's Meeting agenda to – Consider approval of the City of Prescott/Yavapai County real property transfer/development agreement.

Supervisor Springer made the motion and Supervisor Thurman seconded the motion.

JC Truijiollo, General Manager of the Rodeo, thanked both entities—Yavapai County and the City of Prescott, the councilmen and supervisors, and said it was a great treat to be able to work together. He was born and raised here and had deep roots here and he could see a bright future for Prescott Frontier Days. He thanked Lindsay Mills and Tony Zembik for helping make this happen.

John Reyes, President of Prescott Frontier Days, said he also was born and raised here and this had to happen for the future generations to come. He wanted to be a part of it to know that his kids and their kids could come to the rodeo and thanked all the volunteers and members of the organizations involved in the effort to put the rodeo on and the parade. He then handed out bandanas to the Supervisors and Councilmembers.

George Seaman, 1830 Idylwild Hills, said he had been concerned about this trade and asked Attorney Kidd about the deed that would designate the four acres that would become open space. He asked if the property would be surveyed and the deed separate from the other properties. Attorney Kidd responded when the City spent open space funds it would go through the normal agreement and escrow specified as an open space deed.

Mr. Seaman asked if there had been an appraisal on the four acres and Mr. Kidd replied there had not been an appraisal on just the four acres, but had been on all the property. He said there had been an assessment of value and each party was getting an equal benefit.

Mr. Seaman said he wanted this exchange to happen but by purchasing the four acres for almost \$1 million that would increase the value of adjacent properties and escalate the going price of open space in other areas. He asked if that would set precedence and if there weren't regulations that appraisals need to happen before property was purchased. Mr. Norwood responded the 38 acres was appraised and the City carved out four acres for purchase; this didn't set precedence, and the 38 acres was valuable as it was in the heart of Prescott and had infrastructure all around it. The property was appraised and was being paid for separately and wouldn't have any effect on future open space purchases.

Supervisor Davis called for the vote on the motion which passed unanimously.

Councilman Blair MOVED to ADOPT Resolution No. 3829, which was SECONDED by all Councilmembers and the supervisors. The motion passed unanimously.

Mayor Simmons and Supervisor Davis signed the agreement and Supervisor Davis presented the keys to the rodeo grounds to Mayor Simmons.

Manager Norwood announced there was punch and cake in the lobby for everyone to enjoy.

5. Adjournment was at 2:10 P.M.

ROWLE P. SIMMONS, Mayor

ATTEST:

ELIZABETH A. BURKE, City Clerk