

PRESCOTT CITY COUNCIL
REGULAR VOTING MEETING
TUESDAY, SEPTEMBER 28, 2010
PRESCOTT, ARIZONA

MINUTES OF THE REGULAR VOTING MEETING OF THE PRESCOTT CITY COUNCIL held on TUESDAY, SEPTEMBER 28, 2010 in the COUNCIL CHAMBERS located at CITY HALL 201 SOUTH CORTEZ STREET, Prescott, Arizona.

◆ **CALL TO ORDER**

Mayor Kuykendall called the meeting to order at 3:13 p.m.

◆ **INTRODUCTIONS**

◆ **INVOCATION:** Pastor Hylyard Irvin, Church of Nazarene

Pastor Conrad gave the invocation.

◆ **PLEDGE OF ALLEGIANCE:** Mayor Kuykendall

Mayor Kuykendall led the Council and audience in the pledge of Allegiance.

◆ **ROLL CALL:**

Present:

Absent:

Mayor Kuykendall
Councilman Blair
Councilman Hanna
Councilman Lamerson
Councilwoman Linn
Councilwoman Lopas
Councilwoman Suttles

None

◆ **SUMMARY OF CURRENT OR RECENT EVENTS**

City Manager Steve Norwood said that there would be some parking lot improvements at City Hall. There would be signs directing citizens to park in the middle parking lot.

He noted that the previous meeting ran late and Mr. Janecek noted there were six questions that were not answered. He said that they were answered in writing and he would get Council and Mr. Janecek a copy of the correspondence.

Mayor Kuykendall noted that Item B on the Regular agenda, the Alarm Ordinance, would be pulled from the agenda as requested by Chief Kabbel. Item C had also been pulled from the agenda and he asked Councilman Blair and Hanna work on it and bring it back to Council.

Councilman Blair said that they would like to have three Council people work on it. Mayor Kuykendall said that he could pick who he would like. Councilman Blair asked if Councilman Lamerson would like to help. Councilman Lamerson said yes and asked if Councilwoman Suttles or Lopas would like to serve. Councilwoman Lopas said yes and that she had a lot of contract experience. It was agreed that Councilwoman Lopas and Councilmen Blair and Hanna would review the documents.

I. CONSENT AGENDA

CONSENT ITEMS A THROUGH B LISTED BELOW MAY BE ENACTED BY ONE MOTION. ANY ITEM MAY BE REMOVED AND DISCUSSED IF A COUNCILMEMBER SO REQUESTS.

- A. Award of contract to Ninyo & Moore for quality assurance and testing services in an amount not to exceed \$80,000.00; award a contract to Western Technologies, Inc. for quality assurance and testing services in an amount not to exceed \$80,000.00; and award a contract to Engineering & Testing Consultants, Inc. for quality assurance and testing services in an amount not to exceed \$80,000.00.
- B. Approval of the minutes of the Prescott City Council Joint Workshop/Special Meeting of September 7, 2010 and the Regular Voting Meeting of September 14, 2010.

Councilwoman Suttles noted that she received an e-mail asking if this was a contract put out for bid. Mr. Nietupski answered that the procedure for professional services was followed. There was a solicitation made in the newspaper and firms responded. Those that responded were evaluated and ranked. They went through the standard process. It was not a bid situation; it was qualifications based selection, based on a submitted proposal. That process was consistent with state law.

Councilwoman Suttles asked if the firms did it last year or the year before. Mr. Nietupski said that all three of the firms had local offices in Prescott. They all provided quality assurance testing for materials that were found in the City's common public works projects. By having that many contracts, it allowed for flexibility to move forward with the firms and the City of Prescott. If a firm was working on one of the City projects, they could not work for the contract in the same capacity. It allowed each of them to compete in the private sector for work

that they might be able to obtain. It also assured the City that they had someone that was a non interested party in that contract.

Councilman Lamerson thanked the Staff for listening to the Council and finding a legal way to address some of the issues locally.

COUNCILMAN BLAIR MOVED TO APPROVE CONSENT AGENDA ITEMS 1-A THROUGH 1-B; SECONDED BY COUNCILWOMAN LINN; PASSED UNANIMOUSLY.

Councilman Blair asked if the two contracts would be granted an extension. He wanted to know if what they were doing as an internal group would not affect the firms being awarded the bid.

Mr. Norwood noted that the City did receive a 30 day extension from Al Miner beginning September 27, 2010. The City also had plenty of time in the CLM contract. Both would come before Council on October 12, 2010.

Councilman Hanna said that what they were going through might go over that time frame. Those two should be awarded on October 12, 2010, regardless of whether the group was done.

Mayor Kuykendall said that it meant that the old contract would prevail.

II. REGULAR AGENDA

A. Review of Golf Committee's Final Report.

Joe Baynes said that he was asked by the Mayor to put a committee of citizens together to look at the golf course. Barbara Bruce, Jason Gisi, Wayne Howell, Alan Hurt, Ross Jacobs and Brenda Martinez volunteered their time on the committee.

They got together with some staff: Mic Fenech, Mac McCarley, Laurie Hadley, Kevin Kellogg, Jerry Walsh and the local golf associations.

They came up with four things to focus on - rates, pro shop, marketing, and course conditions. They met once every couple of weeks.

The committee wanted to streamline the rates and lower the rates. They were lowered \$3 for residents and \$15 for nonresidents. The green fees from nonresidents expanded to hotels and restaurants. Since the decrease, the nonresident rounds had increased.

They implemented a Rewards program which was a 10% discount. A player could buy ten rounds and get one free. They felt that it was working

because the rounds were up. In order to fill tee times that were not being used on Sunday afternoons and in the winter, the committee created a round of golf and card for \$25.

The big thing in the Pro Shop was hiring Mac McCarley. They also tried to modernize the merchandise. The National average was \$3/round for merchandise. Antelope Hills was previously at about \$2.50/round. Currently they were a little closer to the national average.

Mac had trained the employees in the Pro Shop well to make the experience friendlier for the golfers. The EZ Links System can answer the phone after the third ring so the employees can help the golfers in the shop.

EZ Links helped in the marketing aspect by sharing databases with Phoenix, which had an opposite golf schedule from Prescott. They could send out e-mail blasts to let golfers know they were having specials. The system also confirmed their tee-times. Through help of local hotels the committee put together Stay and Play Packages with good results.

He said that Mac had been in the public a lot more. He had done radio spots and had written newsletters. The golf club had a better public presence than in the past. The staff at the golf course was doing a great job working with local associations. They were the lifeblood of the golf course.

Regarding course conditions there were short-term conditions and long-term capital that needed to be worked on. They had been able to fix 80% of the green side sand bunkers. Not a permanent fix, but they did add some sand to them so they played better. Also there had been renovations to the bathrooms at the clubhouse and north course. There was also a stump grinding and root removal project that had been completed on the north course. Councilwoman Linn brought a group out from Embry Riddle to clean up the center island near the clubhouse. They were now going to do more of a zeriscape landscape in that area.

In the long-term they would like to have a new entry feature, which was drawn up by a landscape architect. There was an Arizona Department of Transportation job in the works that the committee would work in conjunction with to clean up the entry and put in a retaining wall by the #1 tee-box.

In the long-term budget, they would like to have tree replacements. Mac had worked with some people putting together a nonprofit group called Friends of Antelope Hills. It would allow a conduit to provide improvements at the golf course like fencing.

The cart paths were a big issue. There was some money in future budgets for that. The committee thought that some of the holes did not need golf carts like Hole #11 on the north course. That would make it a more playable hole. They did not rebuild bunkers, but breathed life into them. At some point in time they would need to rebuild them. Some of those monies were budgeted for it.

The committee members were pleased to have the opportunity to serve the community. They were all engaged and all agreed that they would like to continue in the same capacity – meeting quarterly, or as needed, keeping things headed in a positive direction.

Councilman Lamerson thanked the committee and said that it was important for the community to recognize the community assets. He said that some of the facilities were enterprise funds, like the golf course. The taxpayer at large was not the person funding the operation; it was paid for by the users' fees.

Mayor Kuykendall said that he had a 50 year old newspaper clipping. He wanted to show why the golf course was there. The clipping stated that one of the State's first municipal courses, Antelope Hills, came into existence because of the interest and efforts of several local golfers looking for a better playing field than the cotton seed meal greens and dirt fairways offered at the Hassayampa Country Club nine hole course. Two of the five that had the vision to start Antelope Hills were Earl Mayer and Budge Ruffner and three more men. At the time Mr. Mayer was President of the Prescott Chamber of Commerce. There were other reasons then that the group was looking forward to an 18-hole grass course. It was recreation and recreation attracted businesses. In the first year it drew two major employers to the Prescott area.

The Recreation Director, A.C. Williams, was also involved. The newspaper mentioned that George Lintz purchased the property for the first nine holes and the Ruffner family donated another 11 acres. Five men put up a share of capital and hired an architect and the first nine holes were completed in 1956. The second nine were opened in 1957. The first tournament was within a week of that with 106 entries.

Mr. Mayer and Mr. Ruffner planted all of the trees on the north course using APS augers on Saturdays. Water came from effluent ponds. Antelope Hills was one of the first courses in Arizona to use effluent. The first clubhouse was built for a few thousand dollars out of Air Lock logs.

The old clubhouse was built in 1974. The old clubhouse was built by the golfers. The Men's Golf Club asked the City to increase the green fees by

\$1 and raise prices of drinks in the old log cabin \$.25 for beer and \$.50 for a mixed drink. The money was allocated to build what they now call the old clubhouse. It was added on to the log clubhouse that was there. The money to build that was loaned to the City by First National Bank of Arizona. With trust in the golfers, the bank loaned the money, which was repaid by the increased fees. When the south course was built the new clubhouse was built.

The land under the existing clubhouse had belonged to the golf course and the airport. A commitment was made a few years ago that there would be a new road cut in to the north of the clubhouse and all of the property to the south would be given back to the airport which would enlarge the area of the fixed base operator. Then the airport would relinquish the dirt under the clubhouse. The new road would be the dividing line between the airport and the golf course.

They would keep that building in the proper place to use for events by both the airport and golf course. It was 36 years old and needed work. That was why they put remodeling in the budget to bring it to a world class event center. It would accommodate 200-230 sit down and 300 convention seating for events. There were adequate facilities for catering and they would offer to any restaurant owner in the City of Prescott, the opportunity to use it to cater events and increase their ability to make a living here. The City would be compensated by rent and a business plan was being developed. Anticipating the plan, money spent will be repaid back in six or seven years.

They had been getting a lot of bad vibes in the past three to four days; from people who did not know the history and what the City was attempting to do. It would be a benefit for the entire community and built with capital funds that could only be used for capital projects and the money will be repaid.

The Council thought it was time to give the old clubhouse some real credibility. The Mayor's proposal to the Council and community would be to rename the old clubhouse to the Mayer/Ruffner Event Center. He asked Ms. Ruffner to talk about pioneering at Antelope Hills.

Elisabeth Ruffner said that the development of the subdivision assisted in the development of the whole area. The Mayers built the first house and the Ruffners built the second. The children in most families were much involved because the water lines were not put in for the couple of years. Every day after school, the kids went out on the golf course with buckets and dipped water out of 55 gallon drums on the back of golf carts and watered something like 8,000 trees. Her husband had a reputation for begging and borrowing the trees from all over the town. They named the

golf course and named the subdivision streets after local ranches. The Mayor said there was a portrait of some antelope that was expected to go out to the north clubhouse. It had been a marvelous asset to the community. Those five men tried for years to find a place where the money, need, desires, usefulness and payback could all come back together.

At one point they were in discussion with the Westin family, which was the ranch above Watson Lake, currently know as Prescott Lakes. There happened to be enough land around the golf course that the FAA could be satisfied that there were enough acres so the airport could continue to expand and that residences could be built there. She was very happy to have the honor bestowed on the family and she hoped that it worked well for the City.

Mac McCarley said that he remembered Mr. Mayer and Mr. Ruffner hit the trees with balls, and Mr. Mayer had a dog to retrieve the balls. He had fond memories of Antelope Hills and said that it was one of the reasons he was back in Prescott. He had an emotional attachment to the City and the golf course. The old clubhouse meant a lot and it had a lot of potential.

He was convinced that Prescott was the first city to use effluent to water their golf course property. They were pioneers in a lot of different ways and can be pioneers in other ways. He appreciated the Mayor's comments.

Ms. Ruffner noted that another important historic point was that it was the Bank of Arizona, that later became the First National Bank. Ray Olsen was the first professionally trained City Manager that Prescott ever hired. He interned in Phoenix. While they were trying to find a place where there was enough water, interest and money, Mr. Olsen said he learned about effluent and that they could take water from the treatment plant out to the airport, by annexing a one foot path along Highway 89. That later became the pipeline. They all said that it would kill the grass, but that did not happen. It was a feather in Prescott's crown.

Deborah Thurston, 330 South Alarcon said that she, like a lot of citizens, had some unanswered questions about spending \$275,000 on the renovation of the golf course. They had a right to ask those questions and receive answers. What was not acceptable was to be pulled into a room and be bullied. She would not recommend that in the future. She still had questions that had not been answered.

She thought that the clubhouse was a great thing and she was probably the only member of her family that was not a serious golfer. Something that was mentioned was that a business plan was going to be developed.

She asked what sort of business plan was developed to recoup the funding prior to saying they would do it.

Mayor Kuykendall said that the business plan would define what the building would be used for, how it would be managed, rate schedules and then a section of what they would anticipate for the revenue and the expenses. It would be a complex piece of data. The Council was elected by the public to represent the community and use good judgment in how they spent community money. The Council felt that it was a good project and put it in the budget. They had their budget meetings in that building and a lot of people came and participated. They had the meeting there so the public could see the condition of the building. They had a preliminary set of plans there for the public to look at. If they make a mistake they will make one. When the vote comes to preserve an asset of the community that a lot of people thought was important, then the citizens could decide whether to keep them around or not.

Regarding the meeting he had with Ms. Thurston that morning, he said that he was serious. He thought it was a terrible blog, derogatory and not factual at all. He thought it was important that the elected people and citizenry had an opportunity to set the facts straight. He thought that it was erroneous to represent the Prescott Arts Association and three museums when, in fact, she did not represent them in their entirety. He felt that her blog led people to believe that she did.

Ms. Thurston said that she was speaking as a citizen. She was hearing that they approving spending the \$275,000 and then they were going to put a business plan in place.

Councilwoman Linn said that they had to have the budget there to develop a business plan. They had to approve the \$275,000. It did not mean that they had to use it. She asked what else they were going to do with the property. They could not sell it because it was City property. She said that there was not a place in Prescott that could hold 300 people. She liked the idea of bringing in the private sector for events.

Councilwoman Lopas thanked the Golf Advisory Committee for a very comprehensive report. She thought it was great that they looked at every aspect.

Councilman Blair said that the old clubhouse had a beautiful view from the inside. When they had their 30 year class reunion, they rented the facility and paid the City \$500 to bring in their own caterers. They had talked about the golf course being an enterprise fund and standing on its own. The more quality operation they had, the more funds it would generate and more opportunities they had to raise money in the community. He would

would hate to think of what the option would be if they did not redo the club house. He supported the plan.

Councilman Lamerson asked Mr. Norwood if he was correct in stating that because they included something in the budget it did not mean they were going to spend the money. When they developed the business plan, then they would make the decision. Mr. Norwood said that was a fair statement and added that he saw it as more of a maintenance item. They did not do a business plan on the Elks remodel. That was an asset that the City owned. They were not going out on a new property. They had a facility that was the City's and was their asset to maintain. He thought it was appropriate. It was a restricted account, solely for capital improvements.

Councilman Lamerson said that they would know what they were going to spend the money on before it was spent and that the payback came from the Enterprise Fund, from the user. It was not like they were taking it out of the Streets Fund or any other fund used to benefit the citizens of the community.

Councilman Blair said that it was the part that they needed to say over and over. The money was from the Enterprise Fund. Tax dollars were not going into the facility. It was from golfers using the golf course.

B. Alarm Ordinance.

1. Adoption of Resolution No. 4045-1115 – A resolution of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, declaring as a public record that certain document filed with the City Clerk and entitled "*Chapter 5-6, Alarm Systems, of the Prescott City Code.*"

Pulled from the agenda.

2. Adoption of Ordinance No. 4760-1111 – An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona amending the Prescott City Code by deleting Chapter 5-6, *Installation of Police Alarm Equipment and Prohibition of Telephone Alarm Systems*, and replacing it by adopting by reference that certain document entitled "*Chapter 5-6, Alarm Systems, of the Prescott City Code,*" made a public record by Resolution No. 4045-1115; and setting penalties therefore.

Pulled from the agenda.

- C. Discussion and direction for amendments to City boilerplate contract provisions for implementation of Public works Capital Projects.

Pulled from the agenda.

III. ADJOURNMENT

There being no further business to be discussed, The Regular Voting Meeting of the Prescott City Council held on September 28, 2010, adjourned at 4:08 p.m.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

ELIZABETH A. BURKE, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Voting Meeting of the City Council of the City of Prescott, Arizona held on the 28th day of September, 2010. I further certify the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2010.

AFFIX
CITY SEAL

ELIZABETH A. BURKE, City Clerk