



CITY COUNCIL MEETING

STUDY SESSION MEETING MINUTES

TUESDAY, SEPTEMBER 24, 2019, 1:00 PM

Council Chambers, 201 South Cortez Street

Prescott AZ 86303

(928) 777-1272

Greg Mengarelli, Mayor

Billie Orr, Mayor Pro Tem

Steve Blair, Councilman

Phil Goode, Councilman

Jim Lamerson, Councilman

Alexa Scholl, Councilwoman

Steve Sischka, Councilman

MINUTES OF THE STUDY SESSION MEETING OF THE PRESCOTT CITY COUNCIL HELD ON SEPTEMBER 24, 2019, in the COUNCIL CHAMBERS LOCATED AT 201 SOUTH CORTEZ STREET, PRESCOTT, ARIZONA.

1. CALL TO ORDER

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

2. ROLL CALL

Greg Mengarelli	Mayor
Billie Orr	Mayor Pro Tem
Steve Blair	Councilman
Phil Goode	Councilman
Jim Lamerson	Councilman
Alexa Scholl	Councilwoman
Steve Sischka	Councilman

3. DISCUSSION

A. Discussion on the Whiskey Row Alley Revitalization

Assistant to the City Manager Tyler Goodman provided a presentation to Council regarding the Whiskey Row Alley Revitalization Project. Staff and members of the community have been working on ideas for this project since May of this year, and have received feedback and opinions on how to best move forward with these ideas.

Efforts & Purpose for Project:

* Beatification of alley for health/safety & overall appeal

- Improve landscaping near the parking garage
- Consolidation of dumpsters
- Clean grease and other debris in alley and around dumpsters

* Lighting

- Multiple artistic renderings including string lights (20 ft high), lights in trees and security lighting. Creating a space that is well lit and safe for access to parking garage

* Signage

- Considerations for archway signs at entrances on the north and the south side of the alley
- Neon signage - cowboy sign at either end of the alley would light up at night only

* Artwork

- Mural Project - currently ongoing and funded by donations; artists Julie Hutchins and Dana Cohen from Prescott so they have a good feel for what Prescott is
- Has been through Art in Public Places and Prescott Preservation Commission for review
- Will be mounted onto the wall and not painted directly on it (bricks painted on aluminum canvas to be placed on the building). Letters are for the community: Plaza, Rodeo, Entertainment, Seasons, Community, Outdoors, Trails, True West
- Should be completed by end of October or early November
- Not a city building or city funded project, but will take ownership for any future maintenance; agreement with the building owner for 10 years
- People can donate through the City website if they are interested in doing so

* Parking Garage

- Improved signage on street and at garage (QR Code downtown - by end of October and Search Engine Optimization)
- Improved lighting and security cameras
- Cleaning

* Special Events

- Public Meeting was held, business and building owners were informed and staff met with them as well. Positive feedback for enhancements but concerns related to special events
- With enhancements we are not looking to promote new or additional special events in that area, if that takes place and people are more interested it still has to go through the Special Event vetting process
- Staff recommends holding off at this time for any particular events until everything is completed in the area

Review of Costs:

- * Cleaning - normal maintenance budget
- * Neon Signage - approx \$22,000 (Bed Tax Funds)
- * Archway Signs - approx \$25,000 (Streets Funds)
- * Light Poles & String Lights - approx \$25,000 (Streets Funds) this would include poles, mast arms, luminaries, convenience outlets
- * Bollards - \$12,379 (Streets Funds) would only be necessary for Special Events
- * Mural - \$6400 (Donations)

Staff would recommend phasing of the costs as it is not a budgeted project.

Mayor Pro Tem Orr commented that this is an exciting project and she thanked staff and outside committees for their work on this as it will be a wonderful addition to our city. She also commented that she has talked to a lot of people and getting great comments about it. Likes the idea of phasing in each of the portions of the updates and feels that most of the funds should come from Bed Tax because it is a tourist

enhancement. Finally, she thanked the Prescott Downtown Partnership (PDP) for their involvement.

Mr. Goodman confirmed that most of the items will be coming out of Bed Tax Funds, particularly the proposed signage, and he reiterated that before those go up there will be review by the Tourism Advisory Committee as well.

City Manager Michael Lamar commented that the ultimate goal of this is to make the area more pedestrian friendly and encourage use of the parking garage, in addition we could market as a new amenity with things that we already have but are just improving.

Councilman Lamerson echoed Mayor Pro Tem Orr's comments thanking PDP and staff for their involvement. He stated that as a longtime downtown merchant he is happy to see efforts and funding going into enhancement of downtown and this could lead to improvements of other areas.

Councilman Blair commented that he is not a great proponent for murals and sees it as glorified graffiti. He has concerns about how the alley is going to be used with regard to deliveries and auto traffic which would then make them go into the middle of Montezuma Street creating additional traffic issues. He likes the idea of cleaning up the alley, but he is not sure of the logistics and he hopes it works. He asked how the mural will be mounted to the building.

Mr. Goodman stated that the mural will be mounted with a wood framing on the building and that the sign company which will be doing it has specialized tools that will mitigate impact to the brick on the building.

Mayor Mengarelli asked staff to address issues with deliveries and traffic flow that Councilman Blair brought up.

Mr. Goodman commented even with these enhancements and improvements the alley will not be closed to deliveries, vehicle traffic and deliveries can continue as usual. Times vary which is why it is difficult to manage closing it completely for that.

Councilman Goode echoed Councilman Blair's concerns regarding vehicle access to the alley and stated that he wants funding from the Bed Tax and not the General Fund because the project is tourism related. He stated that there are already issues with delivery trucks because of the Safe Route to School so it will take a lot of cooperation to make this work. This will support upgrading the garage which is important and beneficial and he is in favor of that.

Councilman Sischka agreed with other members of Council and commented that this will be a beautiful area at night because of the lights in particular and feels that is when it will be the most dynamic.

Councilwoman Scholl thanked staff and the community for their hard work and involvement on this project, and commented that she thinks this an important step for

improvements to the parking garage and making that more useful and much safer place in the evenings. These are important projects and updates, but there are certainly some challenges.

Sheri Shaw, Prescott Resident and Owner of Back Alley Wine Bar, addressed Council regarding deliveries in the alley which are usually completed by 2 p.m. She agrees that this is more about the nighttime and making the alley safer and enhancing the area at night. She commented that the younger generation wants hip/cool areas to hang out, and that murals and alley art are hugely important in growing cities right now. Prescott needs to remain relevant and aware of what other cities are doing, so let's do this alleyway and utilize the garage.

Jeanne Hines, Prescott Resident and Arts Prescott Co-Op Gallery, addressed Council regarding the group's concerns with the how special events would impact their staff parking in the alley, and commented that she feels the option of the high donors for the mural having images of themselves on the art is a terrible idea. She discussed the issue with width of the alley when delivery trucks and larger vehicles are going through and stated that adding enhancements along the alley would make it even tighter and discussed her concerns with how this will impact the various art galleries options of having customers come into the alley to pick up and load larger pieces and closing off the alley with fencing if special events take place in the alley.

Vanessa Tamarin, Prescott Resident and VP of Arts Prescott Gallery, stated that this is a working alley and she would love to see it cleaned up as she has had to do a lot of cleaning from bar items in the alley on Saturdays and Sundays, however, she is concerned regarding encroachment on property owners along the alley and their parking spaces. She said that it is fine to clean the alley up, but does not want their businesses impeded on.

Candy Hull, Prescott Resident and Whiskey Row Merchant, commented that she doesn't have store access to the alley but she is in full support of revitalization of the alley. She is from Prescott, raised in Prescott and is raising her family here so she is happy to see this new wave of preservation and enhancements to our community and creation of better opportunities for success.

Josh Makraver, Prescott Resident and Jersey Lilly Owner, told Council that he supports the revitalization of the alley and that he feels many businesses would benefit from it. He said that he understands the issue with parking spaces, but we could get through that for the betterment of the community, and he also feels there needs to be an entertainment district code for signage and other enhancements for the alleyway so businesses without access there can still put information up so customers are aware of all the options.

- B. Update Regarding the New Prescott Regional Airport Passenger Terminal Project.

Airport Director Robin Sobotta provided a presentation to Council regarding the Airport Passenger Terminal Project. Design has been completed but official announcement regarding funding has not yet been received from the legislature, however, there was an announcement of \$1 billion in discretionary funds being available so the supplemental should be announced in the coming days or weeks. She stated that in light of the funding announcements the groundbreaking will be postponed.

Service Update:

- * First year with United Express was just completed - 2018 more than 20,000 enplanements and expect to reach 55,000 by the end of 2019
- * Expects this trend to continue which crowds the terminal and makes the new terminal even more necessary
- * Prescott Regional (PRC) was the 44th busiest airport in the country based on airport traffic (takeoff and landing)

Dr. Sobotta continued the presentation with introduction of Airport Staff and consultants from Dibble Engineering, DWL Architects & Planners, Willmeng/Fann and members of the Airport Advisory Committee who have been integral to the project.

Terminal Design Review:

- * April/May 2019 - Programming and determining Project timeline
- * September - December 2018 - Schematic Design work
- * December 2018-February 2019 - Design Development
- * March - September 2019 - Construction Documents and Guaranteed Maximum Price (GMP)
- * GMP is required by FAA it has been received and approved by them and is good for a 60 day period (expiring on November 16, 2019)
- * The Airport Cooperative Research Project creates a system to size of terminals based on the expectation for enplanements. This terminal design will be a replacement terminal with easy options for expansion in the future. Expectation is for 50,000 passengers for total square footage of 17,859. There is a long term option for additional expansion which would allow for 4 plane parking, currently there is space for two at a time and that has been reached.

The redesigned Deep Well Ranch Road will become "Airport Avenue" and be the main entrance to PRC and there will also be access off MacCurdy Road and Ruger Road. Dr. Sobotta reviewed the new terminal site plan, and what the impact will be on existing hangars which will begin demolition this week and should be completed by the end of October. There will not be any additional parking at this time, however, there are options for additional parking in the future that have already received approval from the FAA. Dr. Sobotta reviewed the renders of the new terminal building and discussed the 4,265 square feet under roof which will be available for future expansion.

Capital and Special Projects Coordinator Jeff Tripp continued the presentation to Council with a review of the baggage handling system that will be installed for both outbound and inbound passenger at an approximate cost of \$579,889 overall. Once funding is received staff will return to Council for approval of the system.

Dr. Sobotta continued the presentation with an overview of the cost summary and eligibility for the new terminal.

Base Costs:

* GMP - \$13,894,531 for Building, \$1,187,715 for Construction Admin

FAA Assistance Eligible Costs - \$12,193,629

Non-Eligible Costs - \$2,888,617

Construction & Baggage Handling System:

* GMP - \$13,894,531 for Building, \$1,187,715 for Construction Admin, \$579,889 for Baggage, \$150,000 for FFE

* FAA Assistance Eligible Costs - \$12,744,524

Non-Eligible Costs - \$3,067,611

Possible Funding Scenario:

* \$9.33 million - Federal Supplemental

* \$1.0 million - State Funding

* \$3.5 million - City Funding

* \$2.0 million - Federal Entitlement/Discretionary and/or State Funding

* \$15.83 million - Grand Total

Dr. Sobotta said that things are on track for funding and she looks forward to returning to Council with an official announcement soon.

Councilman Sischka congratulated staff on the project and inquired about a security scanner.

Dr. Sobotta responded that she has requested to be placed on the FAA list for the Advanced Imaging Technology (AIT) scanner as there is spacing allocated for it in the new terminal. She has been informed that PRC is moving forward on the list and one will likely be placed at no cost as they are TSA provided pieces of equipment.

Mayor Mengarelli inquired what the seating capacity of the terminal will be.

Dr. Sobotta stated there would be seating for 50.

4. ADJOURNMENT

There being no further business to discuss, Mayor Mengarelli adjourned the meeting at 2:07 p.m.

GREG MENGARELLI, Mayor

ATTEST:

MAUREEN SCOTT, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session Meeting of the City Council of the City of Prescott, Arizona held on the 24th day of September, 2019. I further certify the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2019.

AFFIX
CITY SEAL

Maureen Scott, City Clerk