



Rodeo/Fairgrounds Master Plan

Public Comments

133 original comments from 105 individuals

Comment 1 — Daniel Rogers

I thank you for the privilege of coming before you. I'd like to give you just a little bit of history, because sometimes you don't get things in the right perspective without the history. In 1913, the rodeo grounds was given to Prescott Frontier Days. We actually had our first rodeo here in 1913. Going a little bit further, in 1934 when they took and they put in the buildings, nineteen-- between 1934 and '36, that WAPA projects, and we have the two historic buildings up there on the grounds. At the same time, there was an archeological... I don't know if, even know if you guys know this, there were some archeological things found that include that smoke eye museum, or the Museum of Indigenous People. Let me get it right. It that we happen to have two ram's heads that they found on the grounds in 1935. So there has been archeological done there in the past. We have always been conscientious of the archeological. We've been conscientious of what is going on in the rodeo. My involvement in rodeo has started when I was a kid. I had my first chairmanship here in 1977. So there's a history there of rodeo throughout my life. I've seen it grow. I hear the noise from where I live in my neighborhood. I always think, "Oh, great, it's that time of year." That's what I think about it. I look at it differently than some of the others do. You know, but I still have... I, I still feel it. I, you know, I understand why the noise is there. I know what's happening. Hey, somebody got bucked off. Hey, something happened over there. And I look at it from a different point of view than some others may. I am very happy to be a part of the rodeo. I'm happy to be representing the people in this rodeo. We have a history. We have a great culture and history, clear back to 1888. We have something very proud to be proud of, as ours is the world's oldest rodeo documented. Thank you.

Comment 2 — Greg Mengarelli

Mayor and Council, Greg Mengarelli, Prescott. Thanks for the opportunity to speak. I just wanna thank you for your dedication to this master plan and the process. Dallin and Mike have done a great job leading the group to come together to get to this place where we're really close to a finish line to get a master plan done. I think it's important to remember what a master plan is. It's a vision, right? It's a direction. It's something that we hope for. And I think at times, sometimes the public gets in the weeds, and we're talking about a lot of things that probably don't have to do with a big vision and a master plan. So I'm hopeful that you can see through that and cut through that and see the vision of our master plan. I would agree with Karen. You know, we would like to have something different, but we've compromised, and we feel like it's a good master plan. So we, the rodeo, are supporting the master plan. We, the rodeo, like Karen was suggesting, we represent five hundred plus volunteers. We had about thirty, thirty-five thousand people come attend the rodeo. Lots of people from out of state, about forty plus states, about nearly twenty foreign countries. I got to speak with some of those folks. It was a lot of fun. So it's important to remember the significance of the rodeo and at this location. We are so fortunate and blessed to have what we have. The state saw the importance of the rodeo, and that's why they gave us the fifteen million dollars. I believe that. And so, I'm hopeful that you're ready to move forward. I think kicking the can down the road would be a big mistake. We wanna move forward with you and partner with you to see some great things happen at our beloved rodeo grounds. So thank you so much for what you're doing to move this forward.

Comment 3 — Kym Lopez

Mayor, Council, thank you for letting me speak today, and, and I do have to say thank you to the people that have spoken. I've been writing down some notes, so I do wanna thank everybody for their comments. I am standing before you today because we are at a crossroads for the future of the Prescott Rodeo Grounds. When we look at the master plan and the fifteen million dollars of state funding, we are talking about something much bigger than just fixing a facility. We are talking about protecting our heritage and the very history that made Arizona a state. Back in eighteen eighty-eight, the federal government didn't want to grant statehood to Arizona. It took-- it looked at us as a territory through just lawless, broke desert that could not survive without federal handouts. It was Prescott's own merchants and hardworking ranchers who proved Washington wrong. By starting the world's oldest rodeo right here, they built a stable, honest economy that showed the whole country that Arizona was ready to stand on its own two feet. Fast-forward to today, that fifteen point three million dollars that we are talking about is state taxpayer money. And if we went through the intense scrutiny by the state, by Arizona state legislators, they studied our data, and they didn't just give the money blindly. They approved it because the official independent studies provided a massive five-to-one return on investment for the state taxpayers. The legislation knows that the year-round events on the rodeo grounds bring a baseline of thirty-three point five million dollars to our local economy every single year, helping the small businesses and the families thrive right here. This money belongs, belongs here because the good, humble people of Arizona are the ones who support us. At last year's rodeo, an overwhelming eighty-eight percent of our attendees were right here from our home state. The rodeo belongs to the community. Yet, for some reason, there's a very small percentage of people that have captured the council's ear. They're, they are vocal. They are less than one percent of the people trying to fight every single upgrade of these historic grounds. Whether it is through the master plan or through the state funds, they are loud. But when you look at the math, they are truly only less than one percent. The council has a duty to listen to the math, respect our history, and to stand by the state's rigorous analysis. You cannot let a tiny fraction of people stall a proven one or five-to-one economic engine. It is time for council to listen to the ninety-nine percent of Arizonans who love and support this tradition. It is time to kindly tell them, the less than one percent, to sit down and step aside, and let us preserve the beauty of Arizona's statehood for generations to come. Thank you.

Comment 4 — Ralph Hess

Hello again. I'm Ralph Hess. I live in Prescott. The comment I wanna make, and we've heard a lot of really great comments, I think, from the audience today. The one thing that struck me is that this agenda item is for us to conduct the conclusion of the public comment period, the forty-five-day comment period, pursuant to the most recent resolution. But we're seeing an old site plan, and from what I'm hearing from the folks who have been monitoring this more closely, you don't have a final master plan from which the public can comment. So you're scheduled to vote on this on October thirteenth to approve a master plan after public comment has closed today, when the public hasn't, much of the public, maybe others than are here today, are unable to meaningfully comment on something that they haven't seen. So in having them come in and to the voting meeting and give you a three-minute comment when you're poised to vote on something, from experience, is really ineffective. So I, I suggest, one, you have the ability, notwithstanding this resolution, to have additional public hearings, and you can have a public hearing after the public actually sees the final product upon which you'll be voting.

Comment 5 — Howard Mechanic

Mayor and council, I'd like to speak about this plan. It's not complete, and the timing is a little off. At your February twenty-fourth meeting, you approved a temporary lease that included a requirement that within ninety days after the approval of this master plan, both parties will present a new completed lease to their governing bodies. Do you really think that's gonna happen in ninety days? What's gonna have, have to happen

to get there? Before a new lease is completed, there are three major tasks the city needs to achieve. One, the city needs to determine which projects will tentatively proceed using the available funds left over from the fifteen point three million. As both the city manager and the city attorney mentioned at that February meeting, a new lease cannot be negotiated if the parties don't know exactly what improvements will be provided to the tenant. In August, the city provided estimated costs for a list of projects to be covered by the state funds. That list does not include potential environmental mitigation work, potential archeological work, or potential additional structural work. Regarding the structural work on the grandstands, as you've heard, the consultant agreed to a structural analysis. I have not seen an engineering report. Maybe you have. We can't determine the cost of any structural work at this time. Number two, the city needs to determine if PA- PFD will be leasing all or part of the property. Otherwise, you can't negotiate a lease. Three, as the city attorney stated at the February meeting, quote, "It is essential- That the city obtain an independent appraisal of the value of what portion of the property PFD would be leasing, including the promised improvements. This is called an as-built appraisal. Are you gonna do all three of those things in, in, in three months after you vote next month? I don't think so. Only after these three major tasks are completed can you and PFD even start to negotiate, let alone have a completed lease negotiated by that time. So what you can consider doing is first deciding which projects will be going ahead with the fourteen million that's left over. Once you do that, you can go and start negotiating a lease after you determine these other items. But if you go ahead and approve this master plan next month, you have ninety days, according to the agreement with you and PFD, or you'll be in breach of that contract. Thank you.

Comment 6 — Truly Bracken

I'm gonna shift my prepared remarks a little bit just to tie into a few things that have been said. There's no presentation here today. There's no site plan here today. An altered site plan was presented to the steering committee. I've had the good fortune to take a look at it. I'm surmising, and I'm not sure, that the reason that there's no site plan in the packet is it's still evolving. We, as the public, have not even seen what the steering committee has seen, much less what it may have evolved into. And much of the movement of buildings and reorientation of them and the movement of a driveway relates to accommodating the rodeo and to some degree the auto club. I think it's important that the public get to comment on a final site plan. I know we'll get a chance when you're ready to vote on it to make some comments, and I'm looking forward to that. The orientation of the composter has been mentioned. The way it's now placed directly against where the pole barn will be means that the only access point for feeding stock in and taking the final product out is directed towards the creek and the bio basin. In the previous rezoning process, it was the rodeo who proposed the composter, and I give them credit for that. But it wasn't as close to the bio basin as it's now shown on the last site plan that I saw. Runoff towards the bio basin should not contain manure. The bio basin is designed to only treat the widely dispersed contaminants in the soil on the site. Now to turn to [coughing] one last thing, there is now going to be a driveway directly beside the bio basin. Again, on this same- Nobody in the public has seen. That driveway would take runoff down towards the creek. I would hope that someone is gonna be looking, Matt and his team perhaps, at how to limit runoff down that driveway. I also wanna talk a little bit about the rainwater capture system, because we're now at a point where we have a site plan that will take away barn B and build some new structures. I would hope, and I would assume, that there's gonna be accommodation made to continue the rainwater capture. I've spoken to y'all about how this works before. They capture the rainwater off the roofs, and it goes into underground detention chambers that function like septic tanks. It's relatively clean. You asked good questions ab-about that before, Councilman Geering. It's relatively clean. It's safe to go down into the surficial aquifer, which is already contaminated and the subject of a state lead cleanup operation. It's contaminated with VOCs from old dry cleaners. So in this context, [chuckles] we really need to reduce the runoff. Y'all care about rainwater capture. This council has shown that over and over in reviewing plans. It's a special need at this site because the rainwater in a major storm event, the kind that we fortunately had this summer, runs in a sheet flow across that site. The surface of the soil is relatively

impermeable, and so it moves very rapidly and overwhelms the bio basin. It flushes through without the residence time that it needs to be taken up by those plants. So we need to preserve, if not increase, the amount of rainwater capture that we have. I know that'll be addressed in the permitting process, but oddly enough, in the context of a previous iteration of a plan that was submitted in the rezoning in twenty twenty-three, there was a manure composter proposed to be sited not as close to the bio basin as it is now proposed to be. A former manager no longer with the city told me when they-- there were comments submitted on, on the runoff, on the stormwater runoff, that many applicants don't have to address those, those comments. No response was provided to the comment about the siting of that captures-- of that manure composting system. I would hope, under the guidance of Mr. Kimble and with the support of this council, that you'll ensure that these very things are addressed in the permitting process. I know that's down the road, but it's a very important issue if you want those bio basins to function as they are. And let me say one very positive thing. I was impressed in the, the last plan that I saw, and I know it's changing, there now are-- there's now space for bio basins along Fair Street. We've seen a lot of soil and manure come through the fence line.

Comment 7 — Karen Fann

Thank you, Mayor and Council. Never in my wildest dream did I ever think in my entire life of being a Prescott person that I'd have to be up here defending our rodeo. But we're here, and we're talking about the master plan. So to keep this on a high note, I hope, I speak for myself, I speak for many of our six hundred volunteers as well as the other ninety-nine point nine percent of the residents who love this rodeo. We are supporting the master plan, while not perfect. We have had to give up property out of our lease to make this plan come together. We have given up a lot of stuff, but we believe in the rodeo, we believe in the economic development, the revenues that have come to Prescott for it, and it's the right thing to do. So we are in favor of the master plan. There are some things in the details, not the plan itself, but going into the details, I think we still need a little discussion on about a couple of safety things that we have questions about, safety for the animals, things like that. Minor detail, but we're talking about the plan. This plan gives us the opportunity to do some of the things we've wanted to do. We wanna be able to move the horses. We wanna be able to improve the traffic, all the things that we have talked about wanting to do it, and this plan has successfully done most of that. We understand the neighbors are not happy with the rodeo being there, but the rodeo has been there in that location for, I don't know, a hundred and twenty years now or something like that. I, I live at the airport, and I-- when I bought there, I knew that we were gonna have increased traffic at some point at that airport. That airport's gonna grow, so I would never come here to you and say, "Gee, stop the air-- move the airport somewhere." It doesn't work that way. So we are hopefully and respectfully asking for you to please approve this master plan. There has been previous master plans that have been approved and are on the shelf right now that were good plans as well, but let's put those behind us and let's move forward. Thank you.

Comment 8 — Ann Marie Taylor

Good afternoon, Mayor and Council. My daughter and I happen to live across from the rodeo grounds, and our concern is quality of life. I won't repeat what everybody else has said, but I agree with what everybody else has said. But the one thing I will repeat is what Carter LaBarge stated, and that our neighborhood is being punished. We are concerned about quality of life. When the events are on at the rodeo grounds, we can't get in or out of our driveway. If there was some kind of an emergency, I don't know what anybody would, would be able to do. Traffic is a huge concern when these events are on especially. And again, I'd like to say that I just agree with everything that's already been said. Thank you for your time.

Comment 9 — Paul Glaves

Madam Mayor, members of council, I am Paul Graves, a resident of Prescott. I'm a retired chemical engineer, and for the past three years, I have served on the Citizens for Water Advocacy Group, CWAG Board. I live on Lincoln Avenue, just up from the Miller and Butte Creek crossing that it crosses on Lincoln. So I thank you for this opportunity to speak. The charge from the state legislature specifically includes addressing drainage for the site. Protecting Miller Creek and Watson Lake water quality is a critical requirement. And improving the drainage for the site. As has been noted in previous presentations, water runoff quality is currently compromised from the rodeo grounds, even if no large animal events have been held for extended periods, such as a month or more. I have witnessed kids playing in the stream. While the activity is prohibited by city ordinance, this still happens in warm months. I have also heard from another resident that they have seen folks bathing in the creek in the past. This is an incredible safety risk to the public due to the presence of E. coli and other pollutants in the runoff from the rodeo grounds anytime that the rodeo grounds has runoff. The latest master plan site now shows a contained manure management system called a manure composting system. During the master plan, the siting and design of the manure co-composting cannot be yet detailed. However, what I know as an engineer and from my experience is reviewing the literature that's available for this processing equipment is this siting is gonna need to change and grow, and that includes access for the equipment that would bring the raw manure and haul away the processed product. A major feature of the operational changes will also-- that have not been discussed often will be the need to improve operations by enhancing animal waste handling on the rodeo grounds. There are reports that there are piles of manure still sitting on the property thirty days after an event. I can't prove that. I've just heard that through word of mouth. I grew up in Houston, home of the Houston Livestock Show and Rodeo, and even I went there as a kid, even as an adult. Well, what I can tell you is their housekeeping was far better than what I see at our rodeo grounds. And I can tell you that from everything I can see, they did a really admirable job. It's all indoors, or much of it is indoors, and it's impressive. When I think about it, I have to admit, I wasn't thinking about this job. So daily collection of waste and moving the waste to a site that protects the raw waste from rainwater runoff is an important part of future requirements. It should be happening now. It's not, but it will need to be done. During large events like the rodeo, it is very likely that multiple sites will be needed to stage the manure before it goes to the processing facility. Those areas will probably need to be properly sited so that we can keep the rain from running off of that manure. In summary, there's a lot of work that needs to be done to handle the raw manure and for the composting system as well. So it is up to you to ensure that we get that taken care of. Thank you for the opportunity to speak.

Comment 10 — Deb Thalassitis

Good afternoon, Council. Deb Thalassitis, Prescott taxpayer. My concern is this master plan is based on very limited data and a troubling lack of basic due diligence and common sense that you've already heard about. Consider this: a Saturday farmer's market, an antique show, and an antique car show. Do we have enough spectator parking to hold all three events at the same time? We don't know because we don't have any data. We do have old data from the Lee Engineering traffic study, and that says PFD parked nine hundred and eighty-five spectator cars for performance during the twenty-twenty-three rodeo. But with the current seating claim of forty-five hundred, the city requires fifteen hundred spaces. This represents a potential shortage right now, today, of five hundred and fifteen parking spaces. Now look at the master plan. And by the way, the one up there is what it looks like today. The latest master plan that the steering committee saw on September first, I don't think the public or anyone else has seen, proposes six hundred and eighty-one spectator parking spaces. At the same time, future capacity is increased to five thousand. Common sense tells us reducing the amount of parking from nine hundred and eighty-five to six hundred and eighty-one while simultaneously increasing the number of spectators who need a parking space is a fool's errand. But then we're told there'll be off-site parking. Don't worry. The off-site parking is gonna have to address roughly a shortage of a thousand spaces. The problem with that is the standard school bus, if you have adults riding, holds about fifty-two passengers. That means fifty-eight bus trips or buses would be needed to serve a capacity of five thousand. But we have another problem. PUSD has

forty to forty-four buses, and PFD contracts for only two buses today. The fair contracts for none. In addition to parking, this master plan violates fundamental legal requirements of the city, such as the twenty-twenty-three camping ordinance, the zoning code, the noise ordinance, structural and life safety requirements, drainage, sewage, water, and environmental requirements, and the ADA. And that last one is really interesting. According to SHPO, the city never followed through on a historical designation request it began three years ago. That request would have allowed the city to have more flexibility in ADA requirements. Why was that? Size and location are and always will be limiting factors to this property. It's time to face reality. This master plan is not realistic. Instead of adopting the master plan, please consider these things. Move the fair. Levi Darby already told you the fair has outgrown this space. Limit the size and frequency of all other events on this property commensurate with available parking. Ensure the arena is structurally sound and all legal requirements of the city are followed, and consider other uses for this property and find another space for PFD to better support their expansion goals. Finally, I would like you to think about this. Your problem is not us. The complaining neighbors are NIMBYs, as we are called. Your problem is this property is physically impossible to accommodate what is proposed. Twenty-five years ago, the Gray Ellis study, which has already been mentioned, reached the same conclusion. Please, it's time to do something different. Thank you.

Comment 11 — Bonnie McMinn

Good afternoon again, Mayor and Council. Bonnie McMinn, Prescott. Too often, council is asked to accept a plan when the work does not match the RFP, the process is out of sequence, and critical data is either missing or unreliable. The RFP requirements of the existing amenities, utilities, storm water, topography, soil conditions, ADA needs, and usable acreage. That's what the re-- RFP required. GH2 called it, called its proposed assessment rigorous and comprehensive, and it would form the factual bedrock for all subsequent design decisions. In its scope, the work approved by council, GH2 specifically committed to assessing the structural integrity of the grandstands, rodeo offices, and the cantilevered steel canopy. It also committed to conducting a detailed ADA audit of all existing facilities and access routes, including accessible routes from the parking to all amenities. GH2 also promised floodplain maps, natural mapping of floodplains, natural springs, stormwater runoff, and soil conditions and other site considerations and constraints. GH2 was selected because it promised to do this work. GH2 reported conducting visual inspections, but a visual inspection is not the promised ADA audit or structural assessment, nor does the public record show the required utility capacity analysis, drainage, stormwater mapping, or usable acreage determination. Instead, on page thirty-eight of the master plan, GH2 report recommends that the city complete a comprehensive ADA evaluation after council accepts the plan. That's backwards. Even the seating is unreliable, the data. We have two different numbers this last time. We don't even know what the real number is now. Seating capacity affects parking, circulation, emergency access, restroom demand, and accessibility. Why does this keep happening? How can council accept a master plan when even the basic data continues to change? Council re-- approved the scope of work. After a hundred and forty-five thousand dollars and over a year of work, all we have is a master plan that essentially duplicates PFD's original twenty-twenty-three master plan with even more unanswered questions. Do not allow staff, the consultant, or the tenant manufacture urgency around an incomplete plan. The stakes are too high. The effects on the community and the residents are too significant. The public deserves complete and reliable answers before council votes, oh, perhaps on October thirteenth. This council is being asked again to approve a plan with "Trust me" in boldface type. Please don't do that again. Do not accept this plan. Thank you.

Comment 12 — Gwen Parker

Good afternoon, council members and mayor. Another Yavapai County Fair has come and gone, and it was packed. And it appeared that people attending had a wonderful time. But for those of us living nearby, however, it was another weekend of the boom, boom, boom of the pounding bass. By Saturday afternoon,

after two nights of it, I called Rosie Darby and asked if she would please ask them to turn the bass down. But by Saturday evening, it was still pounding. So at nine o'clock, I called Levi Darby, and about thirty minutes later, he texted me that the bass had been reduced from ninety-eight point eight to ninety-eight point two. I could still hear it and feel it reverberating through my home. I then called the Prescott Police non-emergency number and was told there was nothing to do because the fairgrounds had a special permit. No report was taken, and the noise continued past ten PM. I have heard essentially the same answer year after year from the police department. I've lived here for thirty years. I know I live near the fairgrounds. This isn't about moving next to an event venue and then complaining about events that occur there. This is about something very different. The Yavapai County Fair has acknowledged that it has outgrown this site. The fair actually left this property years ago when a new fairgrounds was built in Prescott Valley, and then it later returned to Prescott. And when it returned in two thousand fifteen, the city understood something important. This may be the county fair, but this is the city-owned property. The city understands the demands a large event placed on police, fire, traffic, and the surrounding community. It exercised oversight because managing this property was the city's responsibility. So my question today is, what happened? How did we get from active city oversight to a resident calling the Prescott Police about excessive noise on city-owned property, noise that continued past ten PM each night, and being told there's nothing the city can do because of a special permit? Why is the fair allowed a special permit? What does that permit actually allow? What noise limits apply, and why aren't residents' complaints even being documented? The fair's location problem is not something the community can solve, but management of the city-owned property is the city's responsibility. The fair acknowledges it has outgrown the site. The community is experiencing the consequences. The city owns the property. So I'm asking the city to exercise the authority that comes with that ownership. Thank you. I did also wanna mention that the past two events that have been there, the property has been... I live right by there. I drive by four or five times a day. Property was completely full, just about. The first event, the fair was packed. Second event, the equine event they had this past weekend, it was three-quarter full. I don't see how there can be any room for growth. So I just wanted to mention that. Thank you.

Comment 13 — Sue Manuel

Good afternoon, Mayor and Council. I'm Sue Manuel, Prescott. I am here today to ask, no, to request your help. I have lived across the street from the community fairgrounds property my entire life. I don't expect to leave there until they carry me out feet first. My grandparents bought the property on Fairgrounds Avenue in the 1940s. My granddaughter is the fifth generation of my family to live in our family home. For over eighty years, my family and I have coexisted with rodeo and fair events, but no more. More frequent events and larger crowds mean constant noise and disruptions every weekend. The chickens have come home to roost in this community fairgrounds project. I know that you all have been asked to resolve a lot of important issues during this time in our coun-- on the council. I'm afraid it is most likely due to previous councils kicking the can down the road. How to best use the fairgrounds is another one of these issues. The bigger, larger rodeo and fair is not the answer. These functions are not appropriate in the middle of a neighborhood. Those who bought homes in the area were aware of the seven-day-week rodeo, the four-day county fair. We all prepare and have learned how to deal with those intrusions into our peaceful neighborhood. City forefathers allowed the buildup of houses and businesses around the community fairgrounds without considering how growth of these events would affect residents. I am not opposed to the rodeo, but let's keep our historic rodeo historic. A bigger, larger rodeo event center is not the Prescott Rodeo that everyone remembers and comes to see. And you have no evidence that bigger is financially better and not a burden on the taxpayers. Sure, fix up the buildings that are there. Fix the concrete pavement. Give the property a facelift. But we do not need this master plan, especially-That's the horrible addendum to PFD's current lease that allows them to build anything in the master plan without city council approval, an occupancy of four thousand, five thousand or worse, and having large events throughout the year is unacceptable. The only way PFD pays market value rent plus construction costs for their new buildings in this master plan is to have more and more larger events. Thank you.

Comment 14 — Carter LaBarge

Mayor, Council, Carter LaBarge, Prescott resident. The current master plan is really shiny and illustrates all the things that the rodeo grounds wants to be. But the master plan has absolutely no substance when you open it up. It addresses nothing that is critical, but it will bind this city into taking action without the knowledge of the liability of this property to support the plan or the short or long-term costs. None of us take this lightly. So to everyone who has an interest in these proceedings, the public says no one wants the rodeo to go away. The citizens that pay the bills around here just want everyone to be honest in their analysis, and we want the city to be on top of the pile when it comes to priorities, not cleaning up the mess that is left behind or not acknowledged. In 2000, 2001, the city went through this exact process with Grahl Architects, GH2. Does that sound familiar to you? The last master plan by Grahl stated that the current rodeo grounds doesn't even warrant being listed as an option for modernization. Twenty-five years ago, Grahl said, "It has severely antiquated facilities, plus it does not have sufficient parking or support facilities." This report further states that it is virtually unusable due to ADA requirements, life safety concerns, poor circulation, general poor condition of the structures. Adaptive reuse or modernization would be futile since the facilities would never be adequate to serve multiple uses. So let's take a look at a few of the most critical items that has been ignored in the current master plan. There has been no PE structural engineer. He has done nothing for an analysis of this, of the grandstands. That hasn't existed. It's not happening. This is the linchpin for the rodeo. It's a one-hundred-year-old building, and it's-- twenty-five years ago was considered in poor condition. Now, if you go along with the PFD's plan to add an additional thousand or fifteen hundred permanent portable bleacher seats, you will commit this city to undertaking an infrastructure project to enlarge all the sewer lines to meet the anticipated capacity. That means out to Miller Valley and possibly involving Gail Gardner. This infrastructure project will be triggered regardless of whether any of the participants in this plan ever finalize their financing schemes or turn one shovel of dirt. The city will have to do the infrastructure, think fifty to a hundred million dollars for starters. There is no parking or transportation plan. These logistical components are not trivial. They are project-critical. Now, the rodeo loses money year after year, not a thousand dollars, hundreds of thousands of dollars, and that must also be a consideration by this council. Their books are in need of an audit by the city if we are to partner with them and gamble taxpayer funds. Take a look at their nine-ninety's. It explains everything. Now, we all want to keep the rodeo, so let's give our real estate manager to scope out a sufficiently sized parcel and move the rodeo to a place in Prescott where they're able to grow as they are, if they have finance to expand. And they will not be confined into a neighborhood that is punished every time they have an event. So let's talk about this as a viable alternative before you take your vote in the next two weeks. And perhaps you'll even have room for Levi and his circus. Thank you.

Comment 15 — Sue Manuel

I think that the City of Prescott and City Council members NEED to look into the City's own codes..... The City of Prescott's LAND DEVELOPMENT CODE.. which forbids the expansion of nonconforming uses. The Community Fairgrounds property is zoned Residential Uses, Multi Family high and Residential offices ...Rodeo is not among the uses for those zones, thus a nonconforming use and as a result CANNOT be expanded. Also.... If you are still considering this "masterplan" for the Community Fairgrounds property...PLEASE CONSIDER....NO MASTERPLAN APPROVAL UNTIL NEW LEASES FOR ALL USERS HAVE BEEN AGREED TO AND SIGNED!! Get rid of the addendum to the old lease with Prescott Frontier Days Inc. PFD does not get permits and/or give the City plans on what construction they do on the City owned property (per the lease...they are to do this) there has to be accountability to the City after all it is NOT Prescott Frontier Days property they are renters NOT owners of the property.

Comment 16 — Tony Hamer

1. The format and structure of the governing body for the Rodeo needs to be disclosed (all parties) 2. Sources of the funding for the elements of the plan needs to be developed and communicated. 3. The existing contract with PFD needs to be addressed and it determined as to how this will be legally terminated or continued - legal position needs to be described. 4. What is the probability that the present plan can be successfully funded? What is the contingency plan? 5. If the present plan fails for any reason, including funding, who will lead the development of the contingency? 6. Who will lead the project from here?

Comment 17 — Linda Nichols

I support our historical Prescott Rodeo. It's part of our heritage and should be preserved. It brings in lots of revenue and is a loved feature in Prescott by residents and visitors alike. Please embrace it and make all the improvements needed as it is a staple of our beloved city! Linda

Comment 18 — Ana Wayman Trujillo

I have been a resident of Prescott since I was 6 years old (I am now 68) and even though now I live in the County, I have grown up understanding the economic importance the Rodeo holds for Prescott. I support the Rodeo, the plan and oppose desimating or splitting up the property for anything else. As past Yavapai County Recorder, I understood during research, the property was given by the Gardner's for the specific purpose of a County Fair and Rodeo. Our heritage is something that should be cherished. The property kept for the indended purpose. If the Rodeo were to be moved, it would suffer the same fate as the Prescott Downs Horse Racing (now defunct) We should learn from out past mistakes and keep it were it belongs in the heart of Prescott, as it is the life blood of PRescott. Ana Wayman-Trujillo Yavapai COunty Recorder 2000-2011 Yavapai County Clerk of the Board 2012-2015

Comment 19 — Tony Hamer

1. The format and structure of the governing body for the Rodeo needs to be disclosed (all parties) 2. Sources of the funding for the elements of the plan needs to be developed and communicated. 3. The existing contract with PFD needs to be addressed and it determined as to how this will be legally terminated or continued - legal position needs to be described. 4. What is the probability that the present plan can be successfully funded? What is the contingency plan? 5. If the present plan fails for any reason, including funding, who will lead the development of the contingency? 6. Who will lead the project from here?

Comment 20 — Prerna O'Hara

To: Prescott City Council Good afternoon, as a downtown business owner I urge you to protect our Rodeo. This event draws a lot of revenue to our beautiful city and our local businesses. Please keep The World's Oldest Rodeo where it belongs - in Prescott! I thank you for your attention to this matter and wish you a great evening. Sincerely, Prerna O'Hara Prescott resident and business owner

Comment 21 — Laura Swesey

The Rodeo is a huge event for the City and surrounding areas. Been an amazing event for so many years. Don't change Prescott by cancelling or changing the Rodeo due to the political environment. Make the Rodeo a grand staple for Prescott, be proud it is here and enjoy the benefits it reaps. Laura

Comment 22 — Bill Nebeker

To the Honorable Mayor & Prescott City Council, I have lived in Prescott since 1952 and gone to the Prescott World's Oldest Rodeo since I was a little boy. Merry & I are in complete support of the Rodeo Master Plan. 1st, because of its 140-year history of cowboys, ranchers & for the thousands of people who come to enjoy how rodeo enriches the western heritage of Prescott & surrounding area which reflect our culture & community. The Master Plan keeps the original ideals of the frontier heritage alive which was why people settled here. It brings in a huge economic benefit to the entire area, much more than any other event throughout the year, even more than being Arizona's Christmas City. So many small local businesses all around the area benefit from the rodeo, parade, dance, food, hotels & specialty shops. Please keep our western history & culture alive & growing by agreeing to the Rodeo's Master Plan, and not changing the rodeo grounds to some generic, modern community event center with a little room for our HISTORIC World's Oldest Rodeo. Thank you, Bill & Merry Nebeker

Comment 23 — Susan Cohen

I support the master plan for our Rodeo Grounds. For the preservation of our history and vitality to our economy, we must keep the World's Oldest Rodeo. Please, PLEASE keep the rodeo in Prescott!

Comment 24 — Judy Blake

I am in favor of the rodeo it is the Prescott heritage. Prescott has the largest rodeo. It is what Prescott is known.

Comment 25 — Valerie Stringer

I support the Master plan for Rodeo grounds which is so vital to our community and keeping our history preserved. 3rd generation Prescottonian, and Realtor for past 28 years, I see the need to enhance the tourism and the vital role it plays in my business. My children and grandchildren's future depend on the the commitment and stability our amazing city and county. Thank you

Comment 26 — Michele Hamer

Mayor, Councilmembers, and members of the Rodeo/Fairgrounds Master Plan team: I write in strong support of the Prescott Rodeo Grounds and of keeping the University of Arizona Cooperative Extension a living part of that site. The World's Oldest Rodeo is not a one-week event. It is part of Prescott's identity. It draws visitors from across the country and from abroad, fills hotels and restaurants, supports local jobs, and returns tax dollars that help pay for public safety and infrastructure. Year-round use of the grounds multiplies that benefit. Protecting this heritage while making the facility safer, more accessible, and more usable is an investment in the city we already are. I also see another piece of that same property every week. I am a Master Gardener who volunteers at the horticulture help desk. Residents walk in with soil questions, dying trees, water-wise planting problems, fire-wise concerns and pest issues. We answer them with science-based and expert advice, free pH testing, and practical help they can use in their own yards. That desk, and the Extension programs around it, already serve thousands of contacts a year. It is one of the quiet ways this city stays livable and connected. The Cooperative Extension can become an even stronger place of learning: demonstration gardens, workshops, youth programs, and hands-on teaching about a sustainable high-desert environment and a healthy community. That work belongs next to the rodeo, the fair, and the farmers market, not off in some isolated office. Residents should be able to enjoy this place long after current leaders and volunteers are gone. I ask the City for full support of a master plan that treats the rodeo grounds as a public asset: preserve the heritage, improve the infrastructure, and give the Extension a lasting home with gardens

and community space so both the Western tradition and the teaching mission can serve Prescott for generations. Thank you for your consideration.

Comment 27 — Dave and Debbie Fisher

Support the rodeo to stay in Prescott. We have been here our whole lives and want to keep the western heritage here. Prescott needs the revenue from the rodeo also... 🙏

Comment 28 — Gary Steinmetz

LETS RODEO 140 WITH PRIDE and Continue to be PROUD AMERICANS !

Comment 29 — Bonnie McMinn

At the February 24, 2026 public meeting, the Executive Director of Prescott Frontier Days stated that the facility had 16 ADA spaces in two boxes on the arena floor, plus accessible seating in Section K. But the Master Plan does not demonstrate how those locations meet ADA requirements nor are they marked on any seating chart. Federal standards are specific. Wheelchair spaces must be at least 36 inches wide, or 33 inches each when adjacent, and 48 or 60 inches deep, depending on entry. They cannot overlap required accessible routes or circulation paths, and each required wheelchair space must have a companion seat on the same floor elevation. The required number of wheelchair spaces is also tied to applicable fixed-seating capacity. Given the different capacity figures presented for this facility, what is the required number and how was it calculated? And can the two arena-floor boxes actually accommodate the claimed wheelchair spaces, companion seats and required clear routes? Council and the public need to see the dimensions of the ADA seating that was committed to at the February 2026 study session. If ADA parking is near Gail Gardner Way, how does a wheelchair user navigate the incline to Section K, particularly when the consultant has already identified difficulties with the site's slopes and higher elevations? GH2 committed to a "detailed audit" as part of its scope of work. Now it is suggesting they will perform the "detailed ADA audit" after council approves the contract. The number of ADA seating plus companion seating plus ADA parking plus accessible routes must be determined, addressed and presented to the public before Council approval of this Master Plan. Not afterward. Do not approve this plan until these concerns are publicly acknowledged and resolved by following Federal and State statutes for ADA requirements.

Comment 30 — Rex Hinshaw

I urge the council to approve the master plan. The steering committee, representing the stakeholders, has spent much time and effort working with the city and the architects on this project. I believe it represents an honest effort at compromise and is in the best interest of all parties and the citizens of Prescott Arizona. Thank you

Comment 31 — Patrick Kuykendall

I ask that the Prescott City Council approve the Master Plan for the Rodeo and Fairgrounds. The Worlds Oldest Rodeo is one of Prescott's premier events. The Rodeo grounds is used year round for the County Fair and so many other events. Thanks in advance for your consideration.

Comment 32 — Selina Bliss

Don't erase Prescott history. Protect the World's Oldest Rodeo!

Comment 33 — Dottie Morris

Public health is a primary issue. The animal waste disposal system in the current plan will continue to allow the dissolving animal excrement to wash into Miller Creek, a Granite Creek tributary. This polluted water will precipitate phosphate and other harmful chemicals from the waste to further infiltrate Watson Lake. The City of Prescott has tried to counteract the pollution by pouring expensive chemicals into Watson Lake. With the proposed increase in rodeo/fair grounds usage, this problem will only worsen. Funds to build a modern fully functional animal waste disposal system needs to be a part of the initial grounds improvement. It will save the city money in the long run. Pouring expensive chemical in to Watson Lake won't be necessary. The system will also keep the creek water safe.

Comment 34 — Kris Van Hook

I have been following the master plan improvements for the last two years. There are many people with a variety of interests who have given input and we may not all agree on all of those ideas. However, what we do agree on is that the Rodeo and Frontier Days are one of the most important things we have here in Prescott. There is no way we should ever consider losing them. It's obvious that it brings business into town as well as prestige and character. I don't know anyone who cares about Prescott that would disagree.

Comment 35 — Greg Andrews

The Rodeo should be self-funded. If the space inside the city is no longer acceptable to them at the measly rent they pay, then they should move the rodeo outside of Prescott and fund it all themselves.

Comment 36 — Karin Ramos

I feel that the current plan can move forward as seen on this attachment.

Comment 37 — Allyene Vanderheyden

This needs to be ratified for the good of the Rodeo!

Comment 38 — Bill Oden

The Master Plan has been in process for many years and it's time to move forward with its development without hesitation. This is historical property because of Prescott Frontier Days and marked its way into Arizona History. I, for one, have been involved for over 20 years, seen the good times and bad, seen the challenges to change and disrespect to those whom volunteered and sacrificed for its well being. It is with Pride I have seen those who continue to maintain the integrity by this Master Plan, not only for us today but for the generations to come.

Comment 39 — Debbie Tuttle

I've been a proud supporter of the Prescott Frontier Days Rodeo since moving here in 1993 and have enjoyed participating as well as volunteering. I saw the impact to the area when I moved here and wanted to be a part of it. There are people that come from all over the world and agree with this being the place to be in Prescott. It needs the city and the city government to stand behind it WITH all of the citizens. Improvements to sustain its longevity are necessary in any growth. Thank you!

Comment 40 — Joanne Greenberg

As a retired hydrologist, I would recommend that you treat any runoff from the fairgrounds before it gets into any nearby creek. Treating it at the source is much less expensive than trying to treat it downstream at Watson Lake. The runoff from the rodeo grounds should never enter the creek without treatment. Thank you for your attention to this matter.

Comment 41 — Jana Bridges

I'm very excited about the newly designed rodeo grounds and what they could mean for the future of Prescott. The rodeo is something my family and I look forward to every year, and it has become an important tradition for us and for so many families in our community. What makes the Prescott rodeo special goes far beyond the competition itself. It represents wholesome family values, patriotism, community, and a connection to the Western heritage that helped shape Prescott and Arizona. In a rapidly changing world, traditions like this are worth protecting. The rodeo also brings thousands of visitors to Prescott who stay in our hotels, eat in our restaurants, shop in our stores, and support local businesses. While I don't know the exact economic impact, there is no question that an event of this size provides significant benefits to our community. Prescott should be proud of its rodeo heritage. I strongly support preserving this tradition, investing in its future, and creating rodeo grounds that our community can be proud of for generations to come.

Comment 42 — Denise Silva

The Prescott Rodeo grounds are owned by the City of Prescott and leased to the rodeo. If the City of Prescott had kept up with the moderation of the grounds, the rodeo would not be in this situation. The rodeo brings a huge financial impact on Yavapai County. If the master Plan is not approved, the PRCA will have their rodeos elsewhere, where the facilities and payouts are much better. Besides, what about tradition. This rodeo has been going on since 1888. The people look forward to it and so many volunteer just to make it happen. What about all the other events that take place there. The fair, weddings, arena events for the cowboy. WE NEED THE MASTERPLAN APPROVED!!!!

Comment 43 — Karen Fann

While I'm disappointed the COP has chosen not to adhere to the original lease and now wants to "renegotiate" at a higher price for less land, I do support the proposed masterplan for the purpose of saving our western heritage and supporting "The Worlds Oldest Rodeo" remaining at its current location.

Comment 44 — Rebecca Arnold

I wholeheartedly endorse the Rodeo/Fairgrounds Master Plan. As a member of the World's Oldest Rodeo volunteer group for the last decade, my family and I have seen the importance of this historic part of Prescott and the positive economic impact it brings to our community. The plan is extremely thoughtful in guiding the development of the area, ensuring and enhancing the rural, Western traditions of wonderful Prescott.

Comment 45 — Dee Graff

What are the plans for the 1888 Club's location?

Comment 46 — Anya Hall

As a mom of three, our family looks forward to the Prescott Frontier Days Rodeo every single year. It is hands-down our favorite tradition, and the rodeo grounds are a huge part of our lives, hosting so many awesome events that keep our community connected. The master plan mostly makes total sense and gives the grounds the updates they need so our kids can keep making these memories safely. The City Council really needs to see how vital this place is for local families, but also protect what makes it work. The only thing I'm really against in this discussion is the idea of removing the upper lot or giving it away to other entities. This is a rodeo grounds, and we need to keep it intact to support these events. This plan works best if we keep the rodeo a true focal point for Prescott without chipping away at its space. Please support the master plan, protect the grounds, and keep our unique Western roots alive!

Comment 47 — Kymberli Lopez

The Prescott Frontier Days Rodeo is the heart and soul of our community's history, and keeping it as a main focal point for the City of Prescott is absolutely essential. The master plan developed by the rodeo is a smart, carefully thought-out path forward. It respects our deep traditions while updating the grounds so they can safely and effectively serve our community for generations to come. The City of Prescott Council needs to understand the vital importance of fully supporting this plan. The rodeo is not just an event; it is an economic driver, a gathering place for families, and a preservation of our Western heritage that defines who we are. This master plan works because it balances preservation with necessary progress. We ask the Council to stand firmly behind this vision, recognize its long-term value to the entire city, and support the upgrades our historic rodeo grounds truly need.

Comment 48 — Greg Mengarelli

I fully support the Master Plan in its current form. Thank you to all who have contributed. I am hopeful the council will choose to adopt the plan in October.

Comment 49 — Steve Blair

please get on with it. past the master plan, have the property appraised, and sell it to Prescott frontier days. It's been 5 years since we had design to build the bathrooms. It would be done long ago until government got involved.

Comment 50 — David Ramos

I have deep roots into the Prescott area. I feel the master plan is an excellent common sense progression into the future of Prescott and the World's Oldest Rodeo. Please move forward with it.

Comment 51 — Sabrina Sutton

The Yavapai Fair isn't being represented at all in this plan. Where is the interest from the city in a fair GROUNDS that is the second largest event at the property and brings thousands of dollars to Prescott? You should be representing their needs.

Comment 52 — Josh Butner

I support the Master Plan as drafted. Thank you.

Comment 53 — Roger Bridges

I'm very excited about the newly designed rodeo grounds and what they could mean for the future of Prescott. The rodeo is something my family and I look forward to every year, and it has become an important tradition for us and for so many families in our community. What makes the Prescott rodeo special goes far beyond the competition itself. It represents wholesome family values, patriotism, community, and a connection to the Western heritage that helped shape Prescott and Arizona. In a rapidly changing world, traditions like this are worth protecting. The rodeo also brings thousands of visitors to Prescott who stay in our hotels, eat in our restaurants, shop in our stores, and support local businesses. While I don't know the exact economic impact, there is no question that an event of this size provides significant benefits to our community. Prescott should be proud of its rodeo heritage. I strongly support preserving this tradition, investing in its future, and creating rodeo grounds that our community can be proud of for generations to come.

Comment 54 — Barbara Danjou

Dear Mayor and Members of the City Council, I am writing in support of the proposed Master Plan for the Prescott Rodeo Grounds. The Rodeo and rodeo grounds are an important part of Prescott's history, identity, and community life. This Master Plan presents an opportunity to preserve that heritage while improving and enhancing the grounds for future generations. It will provide a better venue for rodeo events but also create more opportunities for community gatherings and activities that will bring residents and visitors together and ultimately, bring in a lot of revenue. The plan thoughtfully combines the old with the new and helps ensure that the rodeo grounds will remain a valuable community asset. Please recognize the long-term value that these improvements to the rodeo grounds will bring to Prescott. I encourage the City Council to fully support moving forward with the Master Plan. Thank You.

Comment 55 — Jim Garing

It looks to me that GH2 has not performed in accordance with their Proposal. What GH2 Said It Would Do - from GH2 Proposal: PROJECT CONTEXT / SITE ASSESSMENT – Our site assessment will be rigorous and comprehensive, forming the factual bedrock for all subsequent design decisions. Some of these pending decisions and improvements were made clear during the site visit, and in particular these features seemed to be most pressing: ♦Adjoining Neighborhoods: Dedicated sessions will address critical concerns regarding noise, light pollution, and traffic congestion during events. ♦ Historic Grandstands (constructed in 1913): We will document their structural integrity, vegetation overgrowth, and safety concerns, proposing strategies for preservation or feasibility for future use. ♦ Current Grandstands: We will assess the structural integrity, seating comfort, capacity (3,000+), and the condition of the cantilevered steel canopy. Modernization options will be explored. ♦ Rodeo Offices: The noted evidence of settlement and dated appearance will trigger a structural and functional assessment to determine renovation or replacement needs. ADA Accommodation Assessment: A detailed audit of all existing facilities and access routes will be conducted to identify deficiencies in ADA compliance. This will include, but not be limited to, the ADA parking on Rodeo Drive, ensuring not only accessible parking but also an accessible route to all amenities. The immediate question- How were the noise, light pollution and traffic conditions addressed, where is the documentation of structural integrity, structural assessment, ADA audit, and accessible routes? I do not see them in the Master Plan Document. A question answered by the City at the Pre Proposal Conference: Question/Item 2: How many seats are in the rodeo grounds? Response: There are approximately 3,800 seats. The public, the Steering Committee, surrounding neighborhoods have been told many times that the Rodeo Master Plan Document does not increase seating. From 09/01/2026 MP Presentation: Original Seats Sections A-F 2400 Portable Bleachers 495 Senator Club

20	Box Seats	464	(Boxes are numbered through 59, 464 is for only
58)	GROUND BOXES	150	(Not under canopy) Accessible seating
10	Portable Bleachers	550	Portable Bleachers 860 West
end of Arena, no cover.		----- TOTAL	

4,949	08/05/2026 Master Plan Document on Page 38, Existing Facilities:		Fixed Bench Seats
2460	Lower Boxes	464	Ground Boxes 150 Portable Bleacher 2286 (This
number would require 46 portable bleachers. That number does not exist and there is no place on site to put			
another 25 portable bleachers.			----- Total 5,360

411 More seats than currently exist. The Master Plan Document must reflect actual current seating. Allowing PFD to add seats that do not currently exist represents a substantial increase in the scope of activity on the site. Surrounding neighborhoods are not on board with a substantial increase in site activity. The surrounding neighborhoods grew up with the current level of site activity and should not be subjected to even more noise, dust and traffic congestion. This is the quality of life issue we often hear about. We should preserve quality of life for surrounding neighborhoods. There is no discreet area on the Master Plan for treatment facilities to treat site runoff containing E.coli contamination (almost twice the Arizona Surface Water Quality standard) of Miller Creek. This facility will require a treatment plant and monsoon peak discharge storage basin - or a treatment plant capable of treating monsoon runoff peak flows. The treatment system will have a significant footprint and must be shown on the Master Plan. See separate photos of "bioswale" and laboratory test results of rodeo grounds rain runoff. Those tests indicate that rodeo site runoff is contaminated to multiple times the limit for nitrogen and phosphorous and almost twice the limit for e-coli.

Page 19 of the 09/01/2026 Master Plan Document portrays areas where contestants park their rigs. The typical modern horse trailer configuration has living room, kitchen, bedroom, bathroom and slant horse accommodation for two to six horses. A long rig with a diesel truck tow can be as long as 70 feet. Here is a typical big rig for towing horses. 8 feet wide, 50 feet long plus tow vehicle, overall about 70 feet, width at pop out about 12 feet. A rig this long requires a turn area more than 130 feet from/ to the parking place. Parking spots for these rigs must be pull through. Backing a huge rig is perilous. The current contestant parking arrangement requires either head in, back out or back in, head out. Some big rigs have pop outs both sides with a total width of about 15 feet. In the example above, the owner will often want to extend a canopy from the trailer side door access for seating outside. The rig above has horse access at the rear but some big horse rigs have horse access from side doors. Some bring their own corrals and want their horses nearby for easy access and feeding, cleanup. Many contestants with these type trailers often tether their horses to the side and in some cases in their own nearby horse pens, instead of keeping them locked up in confining slant slots in the rear. The actuality is that adjacent trailers tethering horses at the side require 20 clear feet on one side or the other, separating horses between adjoining parking containing cantankerous horses. By separate photo below is a Google Earth picture (April, 2021) of what it looks like when large horse rigs park, based on turn in distance available. There are 57 horse rigs on site in this picture. Notice pop outs, canopies several brought their own corrals instead of using provided corrals which may be distant and make feeding and watering chores more difficult. The proposed competitor horse rig parking spots are far too narrow at 12 feet for many big rigs, The spots are turn and head in or turn and back in, instead of being pull through. The distance between adjacent big rig spots is too narrow. For a 70 foot overall rig, the turn in / turn out isle must be at least 120 feet wide, preferably wider. A total redesign of competitor big rig parking is needed. Because the vast majority of spectator rigs have bedrooms, guest bed, bathrooms, living rooms and kitchens, every spectator site must have full hookups. While the 09/01/2026 Master Plan shows 123 competitor sites, when the individual site size is enlarged to accommodate pop outs, shade canopies, owner stalls and turning radius, the area shown would likely accommodate about 60 sites. If the intent is to have 123 competitor sites, a much larger area is needed and will diminish spectator parking. The 08/05/2026 GH2 presentation title sheet shows about 60 rigs in the same area where the exhibit on page 32 indicates 123 rig spaces. The 09/01/2026 rig spaces are far too small. The 09/01 2026 Master Plan shows:

parking	683.	South gravel	78	-----	761
Future		134	-----	895	Farmers Market

Comment 59 — Kathy Krause

I think the master plan is fine. I hope we can continue on with it.

Comment 60 — Beverly Lesniak

I say keep it simple. Fix the bathroom situation -upgrade the grandstands - no covered arena. Extra horse shows have not been a success. Prescott is not off a major freeway, it is very hard to get the big horse shows here.

Comment 61 — Michael Stanfield

I am in full support in moving forward with this master plan. Growth is inevitable, design in development is essential. Respect this property for what it has done for us. Recognize that this property needs development to better serve our community. Stand proud when people from all over the world reflect on how much we love our beautiful town of Prescott, Arizona!

Comment 62 — Susan Davidson

The city needs to move forward. You have a few people who do not want the rodeo. They ignore the money brought in, The history, and the past legal documents. Most of these people are transplants who do not want the western lifestyle.

Comment 63 — Susan Davidson

The city needs to move forward. You have a few people who do not want the rodeo. They ignore the money brought in, The history, and the past legal documents. Most of these people are transplants who do not want the western lifestyle.

Comment 64 — Jack Silva

I fully support the Master Plan

Comment 65 — Robin Steinmetz

The Prescott Rodeo is the greatest, I have been going for 3 generations. Keep it going

Comment 66 — Jim Dewey Brown

The MP has great potential for all stakeholders to create a lasting change and impact for the better, to the Prescott Rodeo Grounds, for all users, spectators, contestants, producers and Prescott Frontier Days staff that manage the majority of the property for outstanding events like the World's Oldest Rodeo, the Yavapai County Fair, the Grand Canyon Regional Finale College Rodeo, Equifest, Legacy Horse Sale and many more! Adopt this plan asap so we can begin work improving the grounds for these events and making them better for all to enjoy.

Comment 67 — Jeffrey Stecker

I am very pro rodeo. One thing I would like to see is upgrading of the toilets for the visitors. One thing I would not like to see is the loss of the feeling this rodeo has provided to everyone riding and attending. A lot of people come to this rodeo and it brings in a lot to the city's coffers. As a tax payer, to me that is a good thing. Let the rodeo be the rodeo and to those that have purchased homes in the area, you know or should have known there was a rodeo ground and I hope you can just learn to enjoy your neighborhood.

Comment 68 — Joseph Francuz

Makes me proud to be an American. Our rodeo is the greatest!

Comment 69 — Buffy Francuz

Love our rodeo and what it stands for. Freedom and Family

Comment 70 — Buffy Francuz

Love our rodeo and what it stands for. Freedom and Family

Comment 71 — C Jason Owens

Thank you for all the effort in building a working plan that benefits so many stakeholders in improving our signature event facility for the city of Prescott.

Comment 72 — Marianne Erickson

I urge the Prescott City Council to utilize as much as is needed from the \$15.3 million AZ state grant to improve drainage and provide necessary environmental mitigation to prevent the biological and pharmaceutical contamination of area streams and lakes from the effluent that seeps from livestock waste at the Prescott Fairgrounds. It is important to understand that municipal water treatment processes do not eliminate the presence of antibiotic resistant bacteria, related genes and antibiotic residues that exist in the natural environment. Reference: <https://pmc.ncbi.nlm.nih.gov/articles/PMC8665387/> Marianne Erickson, M.S., Specialist in Microbiology

Comment 73 — Virginia Ingram

Adamently opposed to the Farmers Market being allowed to reside on the Fairgrounds Property (Rodeo)...This is totally detrimental to the GGN...It bill bring in traffice that ios already a mess on GG and it will cohntinue to grow a more and more fendors are added to their Saturday morning rituals...No one is considering out neighborhood in this decision. It was accomplished by one person Earl Dubeck...who onwsn property across the sstreet from whre they will house and has two major conflicts of interest whicih no one investigated or cared to question...I have notified the City Council several times. This is a decision that will be permanent and grossly affecct the GGN. Ha anyone bothered to talk to Fry's about this before they added it to the master plan? What a slap in the face to them. The supposed new sound system has failed and still can hear it from my house which is nearly to Gurley and GG. And once again so it is thoroughly docyumented...the two people on that sterring committee that you say represents the GGN...NO THEY DO NOT...THEY REPRESENT THEMSELVES and BOTH have hefty financial reasons to be in conflict and they are not representative of the entire GGN. This whole Rodeo scenario has been a disaster from the get go....It is quite obviusse that the City

Manager has not a clue about the property...nor has he been involved personally to any extent...This is going to be an irreversible decision and will be a direct and negative hit on our neighborhoods. Stop it. It doesn't take a lot of intelligence to see the down the road residue from this move....and it was totally unnecessary...Have some guts...Get the Farmers Market back in parking lots where they belong...or move it to your neighborhood if you love it so much.

Comment 74 — Toni Denis

I'm extremely disappointed that this plan lacks a comprehensive manure remediation plan and detailed drainage plans. It's important to protect the creeks and waterways and ultimately the lakes. It's also a public health hazard.

Comment 75 — Bill Perry

Attending the County Fair on 9-12-26, I found the Fairgrounds to be a confusing, spread-out mess and feel sorry for the attendees and participating businesses. Invoking the Master Plan may help.

Comment 76 — David Humphrey

Please do your job and ensure that a portion of the \$15.3 million grant from the state legislature is used to address drainage and environmental mitigation as the legislature intended. The current plan has new toilets at a ridiculous price. Save money and use the portable toilets that can be cleaned out daily. I favor keeping a minimalist approach to improvements, which fills existing needs, but not a major growth approach. This old rodeo grounds is famous for its oldest of rodeos and we should preserve what we can of that element.

Comment 77 — GERALYN GARVEY

Please clean up the fairgrounds pollution once and for all now that we have the resources.

Comment 78 — Ann Friday

Number 1 needs to be: Address the inadequate drainage and lack of manure management are worsening due to an increasing number of livestock events. The City of Prescott already identified the Rodeo/Fairgrounds as one of Prescott's "pollution hotspots," yet so far has refused to earmark any of the \$15.3 million state grant for environmental improvements. Urge the city council to ensure that a portion of the \$15.3 million grant from the state legislature is used to address drainage and environmental mitigation as the legislature intended.

Comment 79 — Roy Smith

The unsanitary, unhealthy condition of Watson Lake is a direct consequence of the unmitigated pollution that comes from livestock in the rodeo grounds. Money needs to be allocated from the state grant to mitigate this unhealthy aspect of our communities well-being. There is absolutely no reason why mitigation of this pollution can occur. The grant money is there and it should be spent to the benefit of the entire community, not just the operators and participants in the rodeo grounds.

Comment 80 — Michael Otis

Please spend some of the \$15m on the animal waste and water runoff. The combination is sending highly toxic waste chemicals into our water systems. There are easy and inexpensive plants that will soak up some of these toxic byproducts. It should not be expensive or difficult to fix these issues.

Comment 81 — Patricia aka Trish Weems

MISTING SYSTEM FOR RODEO HORSES Installing a temporary misting system for the horse stalls or athlete areas at the Prescott Rodeo Grounds typically costs between \$1,500 and \$5,500 for a week-long rental and setup, depending on the scale and equipment choice. [1, 2, 3] Because horses require specialized 1,000 PSI high-pressure "flash evaporation" systems to keep them cool without soaking the bedding (which creates dangerous slip hazards and hoof issues), standard low-pressure hardware-store kits will not work. [1, 2] **Estimated Cost Breakdown** The overall price depends primarily on whether you utilize localized commercial misting fans or rent a high-pressure inline trailer/tent line: [1, 2] **Commercial Misting Fan Rentals (Most Common & Flexible):** Cost: \$350 to \$550 per fan for a weekly rental. Scale: Covering a standard row-of-stalls setup or a staging area usually requires 3 to 6 heavy-duty oscillating fans. **Total Hardware Rental:** \$1,500 – \$3,300. [1, 2] **High-Pressure In-Line Stall Systems (Temporary Rigging):** Cost: \$2,000 – \$4,500. **Details:** Arizona-based specialists like Mr. Mister or MistAir can rig temporary high-pressure nylon or stainless lines above stall beams. They drop ambient temperatures by up to 30°F. [1, 2, 3, 4, 5, 6] **Delivery, Setup, and Support Fees:** Cost: \$300 – \$1,000 additional. **Details:** Includes transport to the Prescott Rodeo Grounds, running proper lines to water hookups, and professional calibration to prevent nozzle clogging.

Comment 82 — Molly Romine

Thank you for your thoughtful work on this project, and your support of the various stakeholder interests. I support your plan as outlined, and look forward to future community events at the finished site.

Comment 83 — Antoine Hage

To the City of Prescott Mayor and Council, City staff, and the Rodeo/Fairgrounds Master Plan project team: I am a resident whose driveway is directly across from the proposed secondary entrance to the Rodeo/Fairgrounds site shown on page 39 of the draft Master Plan. This proposed entrance creates a direct conflict between event traffic and my ability to safely access my home. During Rodeo Week, I already have substantial difficulty returning to my property. On one occasion, I had to argue with a sheriff's deputy before I was permitted to access my driveway. On another occasion, while I was with my two young children, a driver used my driveway to make a U-turn and nearly struck us. The secondary entrance would add turning vehicles, gate activity, unfamiliar drivers, possible queues, and confusion directly across from my driveway. This could further interfere with safe access to my property and increase the risk of vehicles stopping, waiting, turning around, or using private driveways to bypass traffic. Residents must be able to enter and leave their homes safely at all times, including during major Rodeo, Fair, concert, and other event periods. This is not only an event-day problem. On regular days, it is difficult for me to leave my driveway and make a left turn onto Gail Gardner Way. Because the roadway bends near Fairgrounds Avenue, approaching vehicles can be difficult to see until they are already close. Drivers also travel through this area at speeds that make it difficult to judge a safe gap. This existing sight-distance and speed problem will be more serious if the secondary entrance increases turning movements, pedestrian activity, gate traffic, and stop-and-go conditions in the same location. For that reason, traffic calming and traffic redirection on Gail Gardner Way and Fairgrounds Avenue must be part of the Rodeo/Fairgrounds Master Plan. They should not be treated as a separate future issue after the secondary entrance is in use. The Master Plan proposes a new or expanded traffic function on Gail Gardner Way; it should therefore include a specific traffic-calming and residential-access solution for the

roadway immediately affected by that gate. I request that the City include and implement a measure that slows vehicles before they reach Fairgrounds Avenue, the secondary entrance, and nearby residential driveways. At a minimum, the City should consider a stop sign on Gail Gardner Way before the Fairgrounds Avenue intersection or a one-lane traffic circle in the existing green-space area. A properly designed traffic circle would require drivers to slow, organize turning movements, improve visibility, and provide residents exiting nearby driveways a safer opportunity to see approaching traffic. If the City chooses another approach, it should provide an equally effective physical or operational measure that reduces speed, improves visibility, controls turning behavior, and prevents unsafe U-turns near private driveways. The Master Plan should also make clear that event traffic, gate operations, traffic-control personnel, parking activity, and vehicle queues may not block or impair residential driveways. Event staff, volunteers, law enforcement, and traffic-control personnel should be instructed that residents must have continuous access to their homes. Visitors should be directed away from private driveways and prohibited from using them to turn around, wait, stage, park, or bypass event traffic. I also request that the final Master Plan provide for No Event Parking signs on Dougherty Street and active enforcement during Rodeo Week, Fair events, concerts, and other high-attendance events. Dougherty Street should not become informal overflow parking as it did during Rodeo Week this year. The City and event operators should install and maintain clear signage, direct visitors to authorized parking locations, and enforce the restriction so that residents are not left to confront event visitors or repeatedly seek assistance to keep their street accessible. The earlier rodeo traffic analysis documented an event-day vehicle queue that reached Gail Gardner Way and extended south toward Fairgrounds Avenue. It also proposed shifting public and VIP access toward Gail Gardner Way and using a multi-lane entrance configuration. That history shows that Gail Gardner Way is part of the event traffic strategy, not simply a road adjacent to it. The City has stated that the purpose of the Master Plan is to improve event operations while reducing impacts on the neighboring community. A plan that shifts more event traffic toward Gail Gardner Way while leaving existing speed, visibility, driveway-access, and neighborhood-parking problems unresolved would not meet that goal. I support responsible planning for the Rodeo/Fairgrounds, but public access to the facility cannot come at the cost of nearby residents' safe access to their homes. The final Master Plan should include enforceable traffic-calming and residential-access protections for Gail Gardner Way and Fairgrounds Avenue, along with no-event-parking signage and enforcement on Dougherty Street, before the proposed secondary entrance is used for public event traffic. Sincerely, Antoine Hage_x000B_ 606 Gail Gardner Way_x000B_ Prescott, Arizona_x000B_ antoine.hage@protonmail.com_x000B_ 602-549-2121

Comment 84 — Jim Knaup

>I prefer the name Fairgrounds to Rodeo grounds. For most of my time in Prescott, it was known as the YC Fairgrounds. Rodeo grounds doesn't sound as inclusive or inviting. >Bicycle and pedestrian access is not addressed. There are no bike lanes on Fair, Rodeo or Schemmer. No Sidewalks on Rodeo or Schemmer. If the Rodeo /Miller Valley intersection is to be improved, it needs to be a signalized intersection with crosswalks. There is no acknowledgement of the Miller Creek Trail of our Downtown Greenways trail system, why isn't it shown as an access point?. There is no bicycle parking shown on site, city code says bike parking to be included at the same rate as handicapped parking. >The whole site looks barren and devoid of shade. The spectator parking should have trees planted at regular intervals. The entrance to spectator parking is too close to the Gail Gardner/Fair intersection to be safe or functional. The two story restroom facility is too far from the ticket entrance, parking exit. More restrooms with showers should be added to accommodate onsite campers (including visiting fire crews, etc.) There needs to be attention to, and a plan for dust abatement. >In general, the parking space counts are fiction when the plan says things like runoff and environmental remediations still need to be figured out. There is no acknowledgement of the existing runoff capture and natural filtration efforts, and who knows how many acres of parking more efficient systems might require. Other event use could conscript parking spaces for portolets, generators, and other equipment. If there are things that still need to be figured out, what improvements could also be made? Could the Extension Service building or

others be two stories to reduce their footprints? >This is a city project, but the plan does little to integrate this site into the greater community, i.e. no integration with the greenways trails and the downtown area. It surrounds city open space, but doesn't acknowledge it. Where do the shuttle buses pick up and unload? Are they thinking ahead for public transit stops? >Imagine if the advice of the previous study on an equestrian center was followed, which concluded that the Fairgrounds site was too small, and a better venue was needed. The rodeo would have all the space it needed, and all the community uses could have all the space they want, maybe even with room for a pool.

Comment 85 — Tony Hamer

I'm Tony Hamer. I'm a 20-year resident of Prescott, and I've seen this fight now go on for 20 years as well, and I'm sure it's gonna continue. GH2, great job of leadership here and also herding the cats, and we've got plenty of cats. I'm a co-owner of, uh, Eye on Prescott, and, we test the community all the time in terms of whether they want a rodeo in town or not. And the majority of our community recognizes the degree of importance of the events, of the ground, of the rodeo itself, and the value of the brand. The value of the brand of the rodeo is huge for us. But there's 2 things that worry me right now, and I think they should be in your bailiwick in terms of going forward. The governance of the rodeo fairgrounds and its continuing operation, its upkeep, its maintenance, and the capital required for the future should be part of your thinking in terms of this project. Secondly, the initial ticket is 42,000,000 plus or minus who you believe, et cetera. We are assured that that's not gonna go to the taxpayers. Well, in which case, there's a heck of a job to do in terms of private-public partnerships and/or grants to get this thing done. So that is a big barrier going forward for the rodeo. Thank you for listening.

Comment 86 — Bonnie McMinn

Thank you again. Good evening, Mayor and Council. Bonnie McMinn, Prescott. The number of people this venue is designed to accommodate should be the starting point for this master plan. Every major planning decision that follows depends upon it. Capacity drives parking, traffic, circulation, ADA requirements, restrooms, infrastructure, public safety, neighborhood impacts, what gets built, and how 10s of millions of dollars of public dollars are spent. During the master plan procurement, a bidder asked how many seats were at the rodeo fairgrounds. The city's June 3rd, 2025 minutes show staff's response was approximately 3,800. In February 2024, Lee Engineering used approximately 4,000 as the current maximum single attendance event, contemplating that to maybe increase to 4,500. This master plan now identifies a current venue capacity of 5,360. I understand, with all due respect, there was a, there was a typo, but that's something that needs to be rectified. And whether it's 5,000, 53, that's not a big difference. What is the real number, and what are we teeing everything off of? Whatever the number is, is larger than Finley Toyota Center when they do sporting events. So keep that in mind when you think about the, the size of a venue. There is no explanation for that, that increase. So based on the previous number, I didn't do the math, but it's about 41% increase from 3800, which was in, in the RFP. Okay, so a year ago, it was 3800. Now it's four—5,000. Maybe it's more than that. So it's not just a seating number. Everything in the master plan is based on that capacity, the scale, the impacts, what gets built, what it costs. So all of it depends on whether this property can actually accommodate a venue of that size. That's a lot of people. So was that number established before the multimillion-dollar master plan was built around it? Which number is correct? What are we, what are we even looking at here? I'm not asking you to resolve that number today. It needs to be resolved, certainly by the next public meeting. But we've seen this before. We've, we get data. We don't follow the data. SR89 is an example of that. We've got the police project. I mentioned that before. We're acting on incomplete information, and the taxpayers end up paying the cost at the end. But why does it keep happening? So we're here again, and we have to get to the basic number. If you can't know what your number is starting with, the, the capacity, how do you base anything after that? So when the master plan is based on that number, a trust just doesn't work. I mean, a verbal order doesn't go, and

it shouldn't go. So council's oversight responsibility is to require answers before this master plan moves forward, because if we cannot trust the data, we cannot trust the plan. Thank you.

Comment 87 — Sue Manuel

Good evening. Sue Manuel, Prescott resident, lifetime. Mr. Darby, just to clarify something, the county was offered you guys, like, 600 acres several years ago on Commerce Drive in Rodeo, and Fair turned them down. The master plan should not be adopted until lease agreements with all users have been negotiated and approved, and the rezoning process has taken place. I have counted at least 9 entities that use that property with their separate taxpayer numbers. Probably 4 of them have a lease agreement with the city. February 2026, a lease amendment permits PFD to construct anything as long as it's part of the master plan. This master plan is premature before zoning change. This master plan lacks the specificity to provide any protection to residents, neighbors in the Prescott community. A single tenant should not simultaneously serve as the property manager. This allows a single tenant to exert too much power over the other tenants and their use of the property. I have seen this 1st hand at our steering committees. This gives the sense of ownership to that tenant, and they are not the owners. They are renters. They are lessees. None of the existing tenants have the proper property management credentials required by Arizona state law to be property managers. The current lease is not enforced by the city. What and when will this occur? There needs to be guardrails incorporated into all the leases and consequences for tenants for not following the lease. The city's existing noise ordinance and camping ordinances are being violated, especially by PFD for non-rodeo events. Events are not grandfathered as a nonconforming use. When will these ordinances be informed? You're short 700 parking space. This is a business code when you build a building. Their off-site shuttle has some, what would you say, questionable ethics attached to it. As you have heard or will hear, some of the users of the community fairgrounds property will use retaliation against the neighborhood if they don't get what they want in response from the city. Thank you.

Comment 88 — Deb Thalasis

My name is Deb Thalasis. I am a Prescott resident, and I'm also on the steering committee. One thing we hear a lot about is how important this property is to Prescott, to Prescott's history, except the plan that we were just looking at doesn't preserve history. It's an expansion plan. All you have to do is look at all the new buildings. So other than replacing roughly 2,400 grandstand seats, this plan does not address safety or potential structural issues that Carter Labarge referenced. But that's not all that's excluded from this plan. On page 22 of their report, GH2 identifies construction-related costs that they've excluded from the almost 42,000,000 dollar estimate. This includes site preparation, design, engineering, hazardous material mitigation, and more. Who pays for these? We don't know. The 42,000,000 dollar estimate also excludes important community priorities. Council Member Ruby mentioned environmental remediation. There's no costs in the 42,000,000 for that. The Miller Valley Rodeo Drive intersection improvements, not included. Traffic bollards, not included. Again, who's gonna pay? Then there's the taxpayer requirement to pay for underground infrastructure. Those costs are remain uncertain, and the property already has known sewer challenges. The plan calls for the city's IT building to be demolished. This means taxpayers will have to pay for a new IT location with the associated equipment and relocation costs. The plan also ignores recent visual inspections from 2 different consultants hired by the city. And finally, if you read pages 35 through 37 in the report, there's a list of 9 additional costs that are not included in the plan, which includes archaeological. So at best, almost 42,000,000 dollars is an incomplete estimate, leaving taxpayers on the hook for some unknown number. And this is over and above whatever the stakeholders pay for their individual buildings. When neighborhood representatives asked, "What is the public purpose of this plan?" we were told, "The rodeo needs a way to make money so they can pay fair market rent." Except that public dollars should not be spent to expand a venue so a private organization can make more money. And that goes for any organization. As a member of the steering

committee, I don't support this plan. This version was presented to neighborhood representatives on July 23rd, less than a week before the community open house. There were items included that we'd never seen, like the 5,360 person venue capacity and the corresponding shortage of parking spaces. When we objected, we were told the plan wasn't going to change. And yet I hear today that, "Oh, maybe we had a mathematical error." I am asking you to honor our history. I want you to protect what's already there. Please use the remainder of the 15.3 million to fix the existing problems and not create new ones. There are too many expensive unknowns, and this plan shouldn't be adopted unless and until we get a better handle on 2 things. One, costs and who's gonna pay, and two, the zoning. Right now, you cannot turn a shovel of dirt or demo a building because PFD operates as a legal nonconforming use, and it is prohibited in our code for them to do any renovation. The last full fire inspection was 2021. I did a records request. There's nothing else except for a 2026 inspection of fire extinguishers. I will say, though, that Levi Darby and I finally agree on something. With the crowds that are coming to the fair and the rodeo, they really do need 200 acres, not in the middle of a neighborhood. Thank you.

Comment 89 — Rex Henshaw

Mayor, Council, my name is Rex Henshaw. I'm the vice president of Prescott Frontier Days. I'm a member of the steering committee. I have a 65-year history with this facility and this site. I had my 1st job here in 1960 when I was 11 years old, and my family and myself have worked at this facility over all these years. I have a 40-year experience with the rodeo, and my comments are just to say that this has been-- this process with GH2 is that they've done a great job. We have not always agreed in our meetings, and some of the meetings have been intense, but I think that this is the end result will be something that this community can be proud of. We have a 140-year history with the rodeo. This site has been part of Prescott since 1913, and I think that this master planning process will allow this city to be proud of what will remain for the next 140 years. So those are my comments. I'd be glad to answer any questions you might think I might be able to.

Comment 90 — Thomas Hillock

Mayor, City Council, thank you for allowing me to speak. When I was living in the valley, going to the Prescott Rodeo on the 4th of July was always a highlight of the summer. When my wife and I relocated to Prescott, one of the 1st things we did was to become members of the Prescott Frontier Days Rodeo. I presently serve as the vendor chairman, and I was the vendor assistant chairman prior to that. We have 52 vendors, up from 35 a couple of years ago. The main thing we want our vendors to do is to be profitable. We wanna provide a safe and enjoyable experience for them. While a majority of our vendors are local, about 40 percent are from the Tucson or Phoenix area. We have 2 vendors that are out of state. The longest term vendor that we have is from Reno, Nevada, and has been a vendor at the rodeo for 14 years. We have a waiting list to become member, to become a vendor, and people want to be a vendor at the world's oldest rodeo. Allens Lids is a fan favorite, and he travels from Frisco, Texas to be a part of the rodeo. He has over 3,000,000 followers on social media and mentions Prescott and the Prescott Frontier Days prior to, during, and even after our rodeo. Last year, Allen and his crew stayed for an additional 4 days because they enjoyed the event so much and the community. This year, Allen sent his father out early with a trailer because he wanted his father to experience the community and the world's oldest rodeo in Prescott. Our vendors, our members, and our volunteers are proud Americans to-- and to be part of the world's oldest rodeo in the city of Prescott. Thank you.

Comment 91 — Kathy Messinger

Good day, Mayor and members of the City Council. My name is Kathy Messinger, and I reside in Prescott. I'm here today regarding the Prescott Rodeo Grounds Master Plan. As a taxpayer and resident, I wanna ensure that this 42,000,000 dollar transformation respects our community's financial guardrails, public transparency, and

local neighborhood balance. Serious governance questions remain regarding the 42,000,000 master plan scope. Prescott Frontier Days is expected to shoulder the vast majority of this cost. However, because this is city-owned land, the taxpayers need absolute, legally binding assurance that 0 municipal operational funds or structural debt will fall back on the city if private fundraising targets fall short. We need a transparent, ironclad operational agreement established before the master plan is adopted. Finally, we must address the commercial footprint. Expanding extension facilities and gathering spaces cannot turn a tax-exempt rodeo operator into a direct competitor against local private hospitality businesses. Furthermore, the final plan must mandate finalized traffic metrics, stormwater runoff protection, and manure management solutions to protect the surrounding historic neighborhoods. Before the final vote scheduled for October 13th, I urge the council to consider your approval on 2 things. First, a formalized financial indemnity clause protecting city taxpayers from project overruns. And second, an independent traffic and environmental impact study. Let's preserve our historic rodeo heritage without compromising municipal oversight. Thank you for your time.

Comment 92 — Robin Woosley

Thank you. I'm Robin Woolsey with the Prescott Antique Auto Club. I'm a director for the club. The auto club has a separate lease with the city for its little corner of the world on the north end of the rodeo, and it actually sits a little bit lower than the main dirt parking area of the rodeo. We're fine with what is going to be done at the rodeo itself. We have no objection to that, and we shouldn't, probably. We are concerned about the ramp that is proposed to be built from the upper dirt area down into our little corner of the world because it's right near our buildings where we store the restored 1931 Seagrave's firetruck that was the City of Prescott's firetruck for decades. And we bring it out for parades and other public activities. And if we have to try and negotiate it up that ramp right outside the door of the, of the building where it's stored, you're never gonna turn that monster around. I, I have driven it. You know, to make a U-turn, you need about a half a mile. It drives like a truck, and it is a truck. It's a firetruck. And we're restoring and finishing up on a 1947 Prescott School District bus that's I think is probably about 30 feet long. Same problem. So really, our concern comes down to where that ramp is coming down from the upper parking area. And, not to speak for Levi, and I, I hate getting lost in the weeds of this, we wanna see, and Levi has told me that he would also like to see, the equipment barn shifted east towards our building. And instead of the ramp being on the east side of the equipment building, put it on the west side of the building, and we would have enough ability to get our firetruck out. Otherwise, we're gonna get stuck. Now, we do have access now at the good graces of the county, but the county has made some noises that they might wanna try and, and cut off our access through the gate that is behind the county administrative building. And if that happens, then we have to get out through the rodeo, and simply getting vehicles out that are very large and hard to steer would be not a good thing. It'd be a real problem. That's our only objection. And the current design doesn't provide for that problem, and we hope that it is redesigned in that small way to accommodate it. Thank you.

Comment 93 — Levi Darby

Hello, everybody. Chairman of the Yavapai County Fair. Mayor and y'all wanna say it's always memorable when I'm speaking. There's been a lot of trash talk and a lot of s**t talk going on in these meetings today. Gambogi left, and I wanted to know where he got his sunglasses 'cause I kinda liked them. There's a lot of stuff that goes on at the rodeo. There's been a lot of meetings with this GH2, the council. There's been a lot of hard work, a lot of sweat and tears put into this, this master planning. City Council, Dallin over there has put a lot of work, a lot of yard, a lot of hard work in doing this. We're not making anybody happy. Rodeo's happy, fair's happy. Rodeo's not happy, fair's not happy. Public's not happy, public's happy. I understand this is a huge project, but if we take a fine-tooth comb and start looking at everything in the grandstands, why don't we just take a piece of dynamite, blow the damn thing up, go out and buy some more property and build a whole new rodeo grounds? That's 100 years old because it's historic. We don't come to the rodeo, we don't come to the

fair that's 113 years old because it's brand new. We come because it's old and it's rustic. So if we're gonna let everybody tell us that we need to redo everything and make it new, buy some dynamite, blow it up. Let's go buy another 200 acres out there and build a community rodeo grounds complex that makes everybody happy, 'cause we're not gonna make everybody happy with this complex. It's old and it's small. Are we gonna make the public happy? Hell no. We got 51,000 people coming in 2 weeks. I was gonna give you a prompt. You forgot to say that the county fair was in September, September 10th through the 13th. And I'd like to invite you all to our mixer, August 27th, but you probably won't come because I'm such a jerk and I'm up here, but please come. I'll try to dress up for once. My daughter told me I had to, so I'll try to dress up, but I probably won't. But this is what you guys gotta understand. The rodeo's getting bigger, the fair's getting bigger, the events are getting bigger. How do we make the public happy? How do we make the city council happy? How do we spend this money? It's 15,000,000 dollars. 1st thing that needs to be fixed, electrical, water, sewer, runoff. Barn B needs to be torn down. If we're gonna get rid of Barn B, we gotta build a building to put all the equipment in to store it. That building needs to be set to where it can be set. Next thing that needs to be built is the pole barn. Once the pole barn's built, then we can build the, the other hall for the main entrance of the fairgrounds, the rodeo grounds, all that. Everything south of Rodeo Drive is all depending who has the money to build it. If the U of A is gonna put in 10,000,000 dollars to build the 10,000,000 dollar building, it's gonna be built tomorrow. If they don't put a penny in for it, it's not gonna get built. I get it. Truly, everything south of Rodeo Drive is parking for us, parking for the rodeo. The park is a park. But until you put a fence around the trailhead and keep all the drugs and the crap and the people sneaking in to the fair and the rodeo through the mountains, it needs to stop. People sneak in all day, all the time. When we have a problem at fair, guess where everybody runs? Right to the rocks, because is a cop gonna chase 5 kids, 5 guys running in through the rocks? Hell no. I'm dumb enough, I probably would, but I'd shoot 1st and ask questions later. That would probably be why I ain't a cop. But you guys gotta understand something. The public is never gonna get happy. You're never gonna make the rodeo happy. You're never gonna make the fair happy. But 1st things we gotta do is water, electrical, sewer, runoff. And like the phasing of GH2 said, at one time I picked on GH2. GH2 has listened to many ex- many complaints from me. Me and Robert spent many hours, 5 hours exactly, sitting and talking and got to know each other. There's things that they wanted to do that has moved across the rodeo grounds to keep the public happy, move the rodeo, the indoor arena away from the public, help with parking. People don't understand that people don't show up to a rodeo from the 1960s in a 2-horse horse trailer that has a front axle, a rear axle, and pulled by a Cadillac. They show up with 2 horses with a 45-foot living quarters that stretches out to 16 feet wide, and they got a 300,000 dollar rig and 100,000 dollar truck pulling it for 2 horses. I have a lady that lives in Williamson Valley, showed up multiple years ago with 2 horses and said she'd come back tomorrow. There's where you guys gotta understand. I'm probably running out of time 'cause she's gonna rub it to you. You know, it's the way it is. I'm just... You know me. I don't care. If you don't like me, you like me. If you don't, I don't care. That's just me. I thank you guys for everything. Appreciate your hard work.

Comment 94 — Carter LaBarge

Mayor, Council, my name's Carter LaBarge, resident of Prescott. Long before we began with the rush to buy the new seats and sound equipment in time for the July 26th rodeo, Mayor Goode, remember him? Mayor Goode had asked a serious question of the staff, and it's never been addressed. Mayor Goode asked that a structural engineer do an analysis of the grandstands to ensure that the structure was stable. And I can find no place in the doc-- in any document or plan that asks for a licensed structural engineer or prioritizes having this work done on the front end before we spend most of the 15,000,000 and commit 40 or 80 million more. The city consultants, Terracon and GH2, they performed visual inspections of our almost one-hundred-year-old grandstand. I don't know that that meets standards. Earlier this year, the council issued a contract to Ridgeline Builders for several line items and components for the rodeo. The PFD and state legislatures and a lot of others pushed hard to fast-track spending of the 15,000,000, and it was done. Ridgeline's contract included replacement of the wood bleachers with recycled plastic benches and seat backs, and it appears that they did

not do a proper takeoff of their purchase to purchase enough plastic lumber to complete that project. When they ran out of plastic seating, Ridgeline then installed as much 2 by 12 wood lumber in remaining seats, for the remaining seats that was available, and that was also not enough. Then they finished up with 2 by 6 lumber. And I even noticed one 2 by 6 wood seat back that was notched and still installed. There are splits and knots. But the most glaring indication that the design and engineering is off is the installation of wooden blocks under the seat supports. This begs me to ask, who was responsible for the execution and inspections on this project? As important as this project seems to be, don't you find it curious that the city failed to advise you of the problems when this 1st large spend of our 15,000,000 was completed? Why is that? If there had been project management on this large tranche of cash spent on the rodeo, the debacle would not have happened. The truth is, there seems to be no management on this segment in this contract, and I'd like to know why is that. Inside the grandstands, there are numerous ingress and egress and safety issues. There's a lack of handrails on stairs, standing columns that abut seats, as well as blocking walkways. I'd like you all to think emergency and fire marshal. We've got rows of seat, plastic seat backs with serpentine curves. Design and engineering again. There's obvious, there's exposed anchor bolts that are obvious trip hazards. Before you approve this master plan, I encourage this council to take a field trip with the fire marshal and then execute Mayor Goode's request. Let's hire a PE and get this structure inspected so you know what we're dealing with before we just spend millions upon millions of dollars. All right? Thank you. I think that's all for me for today.

Comment 95 — Thomas Hillock

I think this plan is a very good plan and integrates different entities areas to develop. As a resident of Prescott and living within within 3/4 of a mile of the project I believe this plan should be approved by the City Council

Comment 96 — Jeff Meyer

I understand that this new money (millions) to improve the fairgrounds DOESN'T include anything to update the treatment of horse/animal manure, and I'd like for the city to devise a plan to better handle that waste. Miller Creek is near-adjacent to the property. Contaminants (nitrates, etc.) can easily end up in the creek (through flood events or through the water table), polluting it and Watson Lake down below. Watson Lake has serious algae bloom issues and I would assume that part of the problem is from high nutrients from Granite Creek (which is fed partly by Miller Creek). Bottom line - please spend a portion of this money to improve the horse, etc. waste on this property. Thank you. Jeff

Comment 97 — Bonnie McMinn

I support preserving the historic uses of the Rodeo and Fairgrounds property, and there are elements of the proposed Master Plan that have merit. But critical questions remain unanswered at the very point when Council is being asked to adopt the final Master Plan. First, the existing facilities. The grandstands received a visual assessment, not a structural engineering evaluation. The recent bleacher-seat replacement illustrates the importance of proper sequence: evaluate the structure first, then determine the appropriate investment. Second, capacity. There is legitimate concern about the 5,360 capacity used in the Master Plan because it is inconsistent with figures in prior City documents and consultant reports. Capacity drives parking, traffic, infrastructure, including water and sewer upsizing, restrooms, accessibility, emergency planning and cost. Establish and document the actual capacity first, then plan around it. Third, taxpayer cost. The \$15.3 million State appropriation will fund only a portion of what the Master Plan contemplates. Significant additional costs—including infrastructure necessary to support the proposed new buildings—could fall to Prescott taxpayers. Identify the full cost and who will pay it first, then decide what level of public investment is justified. Ultimately, Council must determine whether the total public investment required by this Master Plan represents the best use of Prescott taxpayer dollars. These are not details to work out later. They are

fundamental questions that should have been answered before a final Master Plan was presented for adoption. Establish the structural condition. Verify the capacity. Determine the full taxpayer cost. Then decide what the facts support. This plan is not ready

Comment 98 — James Fields

I urge the Prescott City Council to adopt and approve the current draft master plan for the Prescott Rodeo/Fairgrounds.

Comment 99 — Mark Arnold

Please approve the Rodeo Masterplan. The rodeo brings great economic benefit to Prescott/Yavapai County. The rodeo actively and generously supports area charities. Outreach and benefit to education(eg. Rodeo Junior Ambassadors) is another mission of the rodeo. The rodeo is part of the history and legacy of Prescott, Yavapai County and Arizona. It embraces the spirit of the West and the freedom of the USA. The rodeo is community, bringing together local people and others from all over the USA and the world for eight days of fun and celebration every year over Independence Day, and to all of the county all of the year. It is a singular and valuable tradition since the 19th century . Let's see that its future continues well into the 21st. Again, please approve the Master Plan. Thank you.

Comment 100 — Judi Hamilton

The master plan looks like it will enhance the rodeo grounds which is needed in a big way. I urge the City Council to vote in favor of the master plan so improvements can begin. Thank you

Comment 101 — Jack Silva

I am for the Master Plan

Comment 102 — John Carson

Thanks to the city for finally helping to bring PFD closer to the common standards in pro rodeo when compared to other similar or even smaller rodeos. Continuing to hold up the historical significance of PFD is very important to the local economy.

Comment 103 — Jay Vaughan

This proposed master plan would enhance the facilities usability and provide easier access for rodeo patrons and contestants. Coupled with event access signage and directional flows, traffic congestion on the streets surrounding the rodeo grounds could be reduced minimizing disruption to adjoining neighbors and businesses. Additionally, the plan would showcase the historic buildings and facilities while replacing others that are no longer practical to use and maintain. If implemented, the renovated facilities would be a great presentation of Prescott history while offering modern access and convenience.

Comment 104 — Michael H Davidson

I like the master plan the way it is now need to move forward.

Comment 105 — Bonnie McMinn

I support preserving the historic uses of the Rodeo and Fairgrounds property, and there are elements of the proposed Master Plan that have merit. But critical questions remain unanswered at the very point when Council is being asked to adopt the final Master Plan. First, the existing facilities. The grandstands received a visual assessment, not a structural engineering evaluation. The recent bleacher-seat replacement illustrates the importance of proper sequence: evaluate the structure first, then determine the appropriate investment. Second, capacity. There is legitimate concern about the 5,360 capacity used in the Master Plan because it is inconsistent with figures in prior City documents and consultant reports. Capacity drives parking, traffic, infrastructure, including water and sewer upsizing, restrooms, accessibility, emergency planning and cost. Establish and document the actual capacity first, then plan around it. Third, taxpayer cost. The \$15.3 million State appropriation will fund only a portion of what the Master Plan contemplates. Significant additional costs—including infrastructure necessary to support the proposed new buildings—could fall to Prescott taxpayers. Identify the full cost and who will pay it first, then decide what level of public investment is justified. Ultimately, Council must determine whether the total public investment required by this Master Plan represents the best use of Prescott taxpayer dollars. These are not details to work out later. They are fundamental questions that should have been answered before a final Master Plan was presented for adoption. Establish the structural condition. Verify the capacity. Determine the full taxpayer cost. Then decide what the facts support. This plan is not ready

Comment 106 — Deb Thalasis

As I member of the Steering Committee, I am frustrated by the things this plan doesn't address (and we were not allowed to discuss). There's no assessment of the existing facilities to determine safety and structural repairs needed, leaving the city and taxpayers subject to unnecessary risk exposure. The 90 plus year-old Grandstands should be the top priority before any expansion or new buildings. There needs to be FULL disclosure of the costs taxpayers will be required to bear (ADA, environmental clean up, parking, circulation, intersection improvements, etc.). This is particularly concerning with undersized trunk mains in both Gail Gardner and Miller Valley and a questionable ability to use a gravity sewer service line on the site. Last, the far-fetched number of current capacity of 5,360 is wholly unacceptable. This creates a shortage of over 1,000 parking spaces and creates an unacceptable burden on the surrounding neighborhood and the entire west side. Even with off site parking, more businesses and neighborhoods will be negatively impacted by trying to squeeze an incompatible use into a small area. This plan is not ready to be adopted. The zoning must come first since PFD is prohibited from expanding under its legal non-conforming land use designation. Further any adoption of a master plan must be contingent upon successful rezoning and renegotiation of a lease.

Comment 107 — Gwen Parker

Who is paying for this and are you going to be transparent how each dollar is spent? Why would you put a metal building for the horses creating heat? Are you aware the Gralla Study concluded that this location is too small to do all the changes that PFD wants to make? Also, are you aware that Gralla Architects became GH2 Architects in 2007? Isn't it interesting that the Company originally hired to do the site study concluded that it was too small and the same Company with a different name happily takes the cities money to build where there is not enough land to accommodate all phases? Finally, how do these changes stop the noise, traffic, parking, lighting, flying insect and flood issues affecting the neighborhoods surrounding the property?

Comment 108 — Jacquelyn Dienstbier

I believe that a portion of the University of Arizona Cooperative Extension and community office building should be dedicated to local family's by establishing a family resource center as a part of the building plan. A

family resource center would be so incredibly beneficial to countless families in our town, do them a service and help them.

Comment 109 — Jake Morris

I proclaim that a portion of the University of Arizona Cooperative Extension and community office building should be dedicated to local family's by establishing a family resource center as a part of the building plan.

Comment 110 — Jan Jones

First, I would like to thank all who have worked so tirelessly on this project. Being born and raised in Prescott and having utilized the Fairgrounds while growing up for 4H & Rodeo events, the use of the area is near and dear to me. I hope the needs of the Rodeo have been adequately addressed to continue to make this a world class event. Also, I would like to mention that I live in the Gail Gardner neighbor but do not promote what this group has been advocating. Seems the composting & park could be in another place in Prescott and, while space is limited for the Fair, the area now designed for compost and park, should be dedicated to the Fair. Historically, this was called the Fairgrounds. Our horse 4-H meetings were held weekly there by Barn B. To preserve the legacy and historic aspect of the area, the introduction of this new area does not make sense to me. The Fair needs should take priority and another barn (since one is being eliminated) would be appropriate. Both barns were always full of animals and exhibits during the Fair. Thank you for your time. Jan Jones

Comment 111 — Kelly Jones

Grace Sparkes worked tirelessly for 35 years as the head of Frontier Prescott Frontier Days, Inc. - World's Oldest Rodeo She ALSO lead the Fair and obtained Federal funding during the Great Depression that literally BUILT the existing infrastructure of the grounds (the grandstands, barns, beautiful rock buildings, etc). SHE DESERVES ACKNOWLEDGEMENT ON THE RODEO GROUNDS!

Comment 112 — AJ Smith

Moving the public parking to the north west corner brings multiple movement times directly to our neighborhood. Have you considered how much dust this parking situation will cause compared to what the previous dust situation has been. In its current configuration the riders and horses arrive, stay put, clean up after themselves. The fair comes in and there is a day of dust as they set up, then they stay put. By moving the parking lot close to the neighborhood, now every single even will bring in multiple arrivals and departures next to all our houses. Previously these movements have all been next to the county build (unoccupied after hours), the creek, and the grounds themselves. Please consider what moving hundreds of cars nightly will do to the neighborhood. Consider the fence line, the entrance, maybe add some gardening or something else to reduce dust in those movement areas. Also consider requiring a water tender to keep dust down during this time. Thank you for your consideration, everything else looks amazing!

Comment 113 — AJ Smith

Moving the public parking to the north west corner brings multiple movement times directly to our neighborhood. Have you considered how much dust this parking situation will cause compared to what the previous dust situation has been. In its current configuration the riders and horses arrive, stay put, clean up after themselves. The fair comes in and there is a day of dust as they set up, then they stay put. By moving the parking lot close to the neighborhood, now every single even will bring in multiple arrivals and departures next

to all our houses. Previously these movements have all been next to the county build (unoccupied after hours), the creek, and the grounds themselves. Please consider what moving hundreds of cars nightly will do to the neighborhood. Consider the fence line, the entrance, maybe add some gardening or something else to reduce dust in those movement areas. Also consider requiring a water tender to keep dust down during this time. Thank you for your consideration, everything else looks amazing!

Comment 114 — David Fero

I generally approve the plan with some important additions. I am concerned about handicap access. This is an aging community and many individuals use walkers and canes and other assistive devices. I did see there would be some handicapped seating areas. The problem is how do you get from the parking lot to the grandstands. It is hard to walk over a dirt and gravel parking area a considerable distance to the handicapped seating areas. Another concern is pedestrian and bicycle access. The Dexter Neighborhood is a designated low income area. The neighbors deserve access and many would prefer to access the grounds walking or biking. You also need facilities for parking and locking the bicycles preferably near the entrance to the grandstand. I like that there would be access from Gail Gardner. The improvements for the Extension and Farmers' Market is desirable. Remember the Rodeo is essentially one week a year. The focus needs to be on access for other events and even access between events. This is a City owned property with a trail system going back to the WPA. The neighbors need to access the grounds. I read there were plans for trees. I would support more trees and shade and other natural vegetation where possible.

Comment 115 — Diane LaTulippe

Please honor Grace Sparks. She is very important to our rodeo history

Comment 116 — Sue Knaup

Circulation: Good to see that event vehicle entries are now limited to Fair St. and Rodeo Dr., plus bollards at the intersection of Fair St. and Gail Gardner Way to prevent traffic issues in the neighborhood. However, pedestrian circulation is only mentioned without a viable pathway system shown in the design, either within the property or connecting to the Greenways Trail for access to downtown. People, including those using wheelchairs and other mobility aids, need safe paths within all parking areas, not just along the perimeter of the gravel parking area, then paths connecting to all destinations on the site. Worst: bicycle accommodation is completely missing! Pedestrians alone can safely navigate a six-foot-wide path, but in order to safely accommodate both bicyclists and pedestrians, a path must be ten-feet wide. This requires significant design considerations and deliberate placement within the design plans. A viable, well designed, ten-foot wide bicycle/pedestrian path needs to be included in the design connecting from the Greenways Trail near the Auto Club through the property past the Multi-use Pavilion and connecting to Gail Gardner Way. Also completely missing is a quality bicycle parking area where cyclists can securely lock their bikes under shelter from rain. This would fit well in the Multi-Use Pavilion. These well designed, quality bicycle and pedestrian accommodations are vital if walking and cycling are to become viable, and even preferred, choices that reduce the need to drive to the property. Year-round Community Spaces and Green Spaces: It is good to see a few more trees and green areas as well as a small area in the southwest corner crammed with community uses and a small park area. However, the current design leaves much to be desired when considering this property during the majority of each year when no events are underway. There is no attempt to ensure or enable community usage of the vast barren areas set aside for event parking that dominate the current design. Segregating all park and community spaces into a small corner will leave this property as a blighted, ugly expanse; an eyesore for most of the year. Remedies for this are simple. Add trees within the gravel parking areas, particularly between the spaces facing each other. These trees will add beauty, offer shade, and will

add to the environmental remediation goals of this master plan. Also, as mentioned above, these parking areas must have viable pedestrian pathways added to ensure the safety of people once they exit their vehicles. These paths would best be placed between the spaces facing each other, alongside the trees. Along with such pathways, small seating and BBQ/picnic areas can be added under some trees. These mini green spaces would then invite community members to enjoy this vast open area year round with their children, dogs, model airplanes, and other activities without impacting the usage of the space as parking during events. The year-round, multi-use of many of the buildings for use by citizens other than events is a good start, but this concept must extend to the majority of the outdoor spaces as well, including addition of many more trees and more green spaces. Name of Property: A thoughtful renaming must take place. Please stop referring to this as the Rodeo Grounds! This entire property is owned by the citizens of Prescott and its name must reflect its year-round use as a community asset, not just one annual event. “Fairgrounds” works fine since it has been used for this property in the past. Also a “fairgrounds” is known to be a multi-use space. Something more creative that captures the community pride that should follow this redevelopment of the property would be better. But please, remove the term “rodeo” from the name. If necessary, it could be included in subtitles or mottos e.g., Prescott Community Fairgrounds, the site of the world’s oldest rodeo. Of course other renditions would then be possible such as: Prescott Community Fairgrounds, where Prescott gathers or ..., the place to share ideas and play, etc., etc. Thank you for all the effort so far capturing various ideas. I am hopeful that you will also ensure that the above concerns are remedied.

Comment 117 — Dennis McGowan

Please remember to HONOR ... GRACE M. SPARKES for all her efforts and dedication in making possible PRESCOTT FRONTIER DAYS, when you improve the Prescott Rodeo grounds and facilities.

Comment 118 — Robert Krause

This plan will serve the rodeo and all stakeholders. Everyone involved in the planning has done an outstanding job. The city of Prescott will be the ultimate winner with this plan

Comment 119 — David Klein

All for it, let’s make it nice and special!

Comment 120 — Mary Catherine Krause

I think the plan looks fantastic and does a great job in trying to satisfy all entities involved. I know every stakeholder wants more space. The only thing that maybe can be converted to give more space to an entity would be the park?? The park would be nice but that space might be used for something more functional?? All in all good job to the planning committee and everyone involved in this process.

Comment 121 — Jo Chaffeur

Great job on incorporating many groups on this city owned property. Thank you for all of the work you are doing to accommodate all folks!

Comment 122 — Michele Gerber

Please remember Grace Sparks

Comment 123 — Michelle Horton

Please don't make too many changes I've lived here 53 years..... Please include Grace Sparks as an exemplary person in our town

Comment 124 — Brenda Cusick

I'm in strong support of continuing to have the award winning Prescott Farmers Market programs (compost & next - Market) being held at the historic site. Additionally, I really hope Grace Sparkes will be honored for her 35 years of service at this historic venue (Prescott Frontier Days, Rodeo Rules, saving the rodeo in 1921-22, obtaining Federal funding due the Great Depression, etc etc etc!) will be acknowledged.

Comment 125 — Gary Lopez

Like what G2 has designed. Like street closure at Fair street at Gail Gardner. Like traffic routed down Miller Valley Rd. Good job G2. Concerned about dust mitigation and control during events with rod iron fencing around site. Will need excellent dust control. Also who will foot the bill for future maintenance? Stakeholders or tax payers?

Comment 126 — Sue Manuel

Water and sewer lines that need up sizing/grading on Miller Valley, Rodeo Drive, or Gail Gardner Way needs to be paid for by the 15.3 million given to The City of Prescott...Prescott Frontier Days is requesting increased water and sewer capacity (#of bathrooms and so forth) so I believe that the 15.3 needs to be used for that improvement before any demolishing or upgrading of any current buildings

Comment 127 — Dave Klein

Well done, I would suggest two things: 1. The city should buy or trade for more property to the east. To address the parking deficit. Buy the mobile home park, since it setup for RVs that could fit Fairgrounds needs. 2. Continue a design consultant, don't know if GH2 is the one. This will help scope how we can make it really nice. Thanks again Dave Klein

Comment 128 — Sue Manuel

1) NO APPROVAL OF MASTERPLAN WITHOUT NEWLY SIGNED LEASES FROM ALL USERS OF THE COMMUNITY FAIRGROUNDS PROPERTY 2) THE RODEO IS 139 YEARS OLD....IT IS TIME TO CUT THE TAXPAYER APRON STRINGS...PFD refuses to provide a business plan or open their books for accountability....990 Tax documents for PFD show large losses of approximately 1 million a year...It is not our job to build " so they can earn money to pay their rent" ...that is not how renter/property owner relationship works 3) Repair buildings that are there, Repair concrete, Repair asphalt per GH2 document buildings are usable just need repair 4) New LEASES must contain strict usage of building and property guidelines with consequences for breaking lease by either party 5)City of Prescott must take over management of the Community Fairgrounds property....with "paper trails" on repairs or work done on the property Tenant should not be the Property Manager it is a conflict of interest and since the property belongs to the citizens of Prescott..we have the right to know what is going on with the property. 6) OCCUPANCY MUST NOT EXCEED AMOUNT IF PARKING AVAILABLE ON PREMISES...PER CITY OF PRESCOTT CODE 7) Fair Market Value rent must be in place for 1. PFD 2.Yavapai County Fair 3. U OF A Extention 4. Prescott Antique Auto Club 5. Prescott Farmer's Market Compost 6. 1888

Buckle Club (separate business with its own tax number) 7. Prescott Frontier Days Foundation (separate business with its own tax number) 8. Talking Glass Podcast studio. 9. Mercantile (year round) on premises 10. Prescott Farmers Market and any others

Comment 129 — Cindy Sessions

I really liked the changes/updates to the Rodeo Grounds Master Plan. Talking with the different stakeholders, they all seemed very excited and positive, except for the neighborhood but I personally do not see anything that would make them happy unless the grounds moved somewhere else. The city council would make a huge mistake not letting this move forward.

Comment 130 — David Klein

All for it, let's make it nice and special!

Comment 131 — Terry Sapio

The August 5, 2026 Draft Master Plan looks great! Now, let's see if we can get it built before all the delay and obstruction cost increases cause us to run out of money before it gets fully built.

Comment 132 — Steve Blair

I support the plan as submitted.

Comment 133 — Greg Mengarelli

I support the most recent draft