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TOWN COUNCIL
SPECIAL STUDY SESSION
PD Training Room
7601 E. Skoog Blvd., Prescott Valley, Arizona 86314, at 11:30am

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MEETING MINUTES
November 12, 2026

Present:	Mayor Kell Palguta
	Vice Mayor Matt Zurcher
	Councilmember Kendall Schumacher
	Councilmember Michael Greer
	Councilmember Kenneth Freund
	Councilmember Janell Kiehl
	Councilmember Jason Thornton
Absent:	None
Staff Present:	State Representative - District 1 Quang Nguyen
	State Representative - District 1 Selina Bliss
	Town Manager Gilbert Davidson
	Deputy Town Manager Ryan Judy
	Assistant to the Town Manager Skyler Barton
	Town Clerk Fatima Fernandez
	Town Attorney Ivan Legler
	Water Resources Advisor Tracy Lund
	Chief of Police Bob Ticer
	Assistant Chief Jeremy Martin
	Assistant Chief James Edelstein
	Principal Julie Rees
	Public Affairs Advisor Roxanna Pitones

1. CALL TO ORDER AND ROLL CALL

Mayor Palguta called the meeting to order at 11:32am.

2. DISCUSSION ITEM(S):

a. Discussion of General and Mutual Topics of Interest with the Town of Prescott Valley's Legislative Representatives on Local and Statewide Concerns - Discussion Only [Arizona Legislatures and Triadvocates]

Mayor Palguta welcomed state representatives Bliss and Nguyen, who were in attendance to share ideas and discuss the future of Prescott Valley.

Representative Quang Nguyen provided an update on legislative matters and his efforts to secure financial assistance for Yavapai County residents affected by flooding in the Verde Valley. He reported that he has been in regular communication with the Governor's Office regarding relief efforts and that the Governor allocated $200,000 in assistance. However, he noted that the funding is insufficient to address the extent of the damage, explaining that floodwaters had risen approximately two feet and that the available assistance would cover damages for only a limited number of households.

Representative Nguyen also discussed concerns regarding potential well contamination resulting from sewage exposure. Residents have been advised not to drink the affected water, and efforts are underway to coordinate well testing. He noted that additional resources are needed to address the situation and that he continues to advocate for assistance on behalf of affected residents.

Regarding Veterans Day activities, Representative Nguyen reported that he spoke at American Legion Post No. 1 in Phoenix. He also shared that he serves as the Arizona House of Representatives' liaison to the USS Arizona Legacy Foundation.

Representative Nguyen explained that the USS Arizona is anticipated to be decommissioned in 2029 or 2030 and that he has been asked to represent Arizona in connection with the ship's legacy. Members of the Legacy Foundation visited the area on Thursday, including Prescott, where they expressed interest in visiting the courthouse and Ruger's firearms manufacturing operations.

He further reported that he has been invited to represent Arizona at the Pearl Harbor commemoration in Hawaii. The invitation was extended by the event's keynote speaker. Representative Nguyen expressed appreciation for the opportunity and stated that he looks forward to participating in the event.

Councilmember Kiehl asked Representative Nguyen if he had visited the Freedom Rock, noting that Arizona is represented there. Representative Nguyen stated that he had not but would welcome the opportunity.

Town Manager Davidson and Julie Rees thanked Representative Nguyen for his contributions to the community, particularly his efforts on water initiatives and opposing

legislation that could have negatively impacted Prescott Valley, including proposed sales tax legislation.

Representative Nguyen shared that this would be his final term. He noted that he has been a Prescott Valley resident for 23 years and looks forward to remaining involved in the community.

Representative Selina Bliss provided an update on her legislative priorities, with a focus on supporting rural schools and communities. She discussed her efforts to amend legislation she believed would negatively impact rural schools, noting that the measure ultimately failed at the ballot box.

Representative Bliss addressed the recent election results and the resulting shift in legislative representation. She noted that Republicans will have a reduced role in committee leadership and legislative decision-making. She also highlighted the increased representation of rural communities within the Republican caucus and explained that legislative strategies will need to adapt to the new political landscape. She explained that her legislative strategy has shifted and that her priorities generally fall into three categories: legislation intended for future consideration, legislation addressing life-threatening issues that may require bipartisan sponsorship, and continuing to sponsor priority legislation. Representative Bliss highlighted several policy areas, including tobacco taxation, childcare funding, hospital funding, and substance-use prevention. She discussed the importance of treating nicotine products consistently under tobacco-related legislation and shared her continued work with Representative Sarah Liguori, former County Attorney Sheila Polk, and MATFORCE on accidental overdose prevention. She also plans to continue working with Dewey-Humboldt on several legislative initiatives and advancing water policy. Representative Bliss emphasized the importance of presenting policy proposals to Democratic colleagues early in the legislative process so that their priorities can be considered as new legislation and policies are developed.

Representative Bliss also discussed the increased public attention surrounding Flock technology and her efforts to educate the public on its use. She noted that many residents are seeking additional safeguards and expressed her position that decisions regarding these technologies should remain under local control. She encouraged Prescott Valley to contact the committee chair as soon as possible to share its input and recommendations, emphasizing the importance of providing feedback early as the new legislative majority begins its policy discussions.

Representative Bliss noted that the legislative session begins on the second Monday in January, as established by the Arizona Constitution. She also discussed invitations to the annual session opening. Last year, tickets were provided to Councilmember Greer, Mayor Palguta, Tom Armstrong of Chino Valley, and a representative from Sedona. This year, invitations will be extended to representatives from Camp Verde, the City of Prescott, Dewey-Humboldt, and Clarkdale.

Representative Nguyen discussed proposed synthetic kratom legislation, explaining that the proposal sought to raise the minimum legal age for tobacco products from 18 to 21, prohibit synthetic kratom, and implement a modest increase in related regulations. He noted that the legislation did not advance out of the Senate.

Representative Bliss added that synthetic kratom products may contain chemical additives and referenced a case in Cottonwood involving these products. She discussed MATFORCE's advocacy for a complete ban, noting that a partial ban was considered a more attainable approach. Representative Nguyen indicated that continued efforts could result in progress. Bliss noted that 18 other states have adopted similar measures. The representatives discussed the possibility of obtaining bipartisan sponsorship for future legislation. Representative Nguyen noted that identifying a Democratic sponsor may be beneficial and that the Health Committee chair had not yet been determined.

Town Manager Davidson outlined the Town's guiding principles for legislative advocacy, emphasizing alignment with League of Arizona Cities and Towns (LACT) initiatives and prioritizing legislation that could impact the Town's water resources or finances.

He discussed several water-related legislative proposals, including a bill intended to close a loophole requiring certain developments, including build-to-rent apartment complexes that are not part of a traditional subdivision, to demonstrate adequate water resources. He noted that the Town is working to ensure the proposal does not unnecessarily increase development costs. He also stated that the Town intends to take an active role in advocating for the legislation through multiple avenues.

Representative Bliss acknowledged the Town's concerns regarding housing availability and stated that she would not want the proposed legislation to negatively affect apartment development. She indicated that she would not support removing apartments from the proposed legislation. Gilbert noted that this would be a separate standalone bill that is being pursued. Representative Bliss acknowledged that housing affordability would likely be a consideration during legislative discussions.

Councilmember Kiehl questioned whether Prescott Valley currently has an apartment shortage, noting that some properties are offering two months of free rent and that the Legado apartments had not yet opened. Councilmember Freund added that some apartment communities have even reduced rental rates.

Representative Bliss stated that she did not have the figures available, but knows that there is data pointing to apartment inventory not being comparable to that of other similarly sized communities.

Councilmember Schumacher noted that Tapestry Apartments reportedly has a six-month waiting list. She added that housing demand can fluctuate based on university enrollment, military activity, and seasonal workforce needs, including international pilot training programs.

Representative Nguyen returned the discussion to water-related issues and asked about the status of the water study being conducted with SRP, noting that the study had been underway for approximately 10 months.

Tracy Lund asked whether he was referring to the study associated with the Big Chino. She explained that a model is being developed and that a final report is being prepared to evaluate various legislative proposals and water-related scenarios. She described the model as a significant analytical tool capable of evaluating multiple scenarios.

Representative Nguyen asked when the results would be available. Tracy Lund stated that the timeline for releasing the information to the public would need to be addressed at the staff level. She noted that the model is still in draft form but is substantially improved from previous modeling efforts conducted approximately four and a half years ago. She added that the current model is intended to provide defensible and reliable results.

Representative Nguyen acknowledged the Town's efforts to seek federal funding for a potential water pipeline project but expressed concern about the likelihood of securing federal assistance.

Town Manager Davidson explained that Prescott Valley and the surrounding region cannot address the water supply challenges without outside financial assistance, including potential federal partnerships and long-term, low-interest loans. He emphasized the significant infrastructure investment required and stated that addressing the groundwater overdraft within the Active Management Area (AMA) will require identifying additional water sources and regional cooperation.

Tracy Lund agreed that the issue cannot be resolved by the Town alone, noting that the region has experienced a water deficit for approximately 50 years. Town Manager Davidson also discussed the Town's stormwater recharge project, noting that it did not produce the anticipated results. He highlighted the potential value of Water Infrastructure Finance Authority (WIFA) funding for pilot projects and expressed hope that funding for these programs would continue.

Town Manager Davidson also identified infrastructure improvements as an ongoing priority, including the expansion of Glassford Hill Road, potential infrastructure funding partnerships, sidewalk improvements, and enhanced community connectivity.

Representative Bliss stated that legislative priorities related to transportation and infrastructure are guided by recommendations from CYMPO and NACOG. She noted that she continues to support initiatives identified by both organizations and suggested coordinating with Vinny Gallegos for further discussion.

Town Manager Davidson recognized YPLAN's work in regional planning and stated that the Town supports its identified priorities. He also emphasized the importance of expanding economic development opportunities in rural communities outside the Phoenix metropolitan area, noting that rural communities could benefit from additional economic development tools and opportunities to attract businesses. He added that economic development was a frequently discussed topic during the Town's Citizens Academy.

Representative Bliss noted that Arizona's relatively low taxes and regulatory environment are attractive to businesses and contribute to the state's economic competitiveness.

Chief Ticer expressed appreciation for the funding received through the Governor's Office to support public safety initiatives. He discussed attending an international conference where multiple safeguards and guidelines for license plate reader (LPR) technology were presented. He noted that these recommendations aligned with Prescott Valley's existing LPR policies and safeguards.

Chief Ticer stated that the Arizona Association of Chiefs of Police intends to present its model

and advocate for maintaining local control over LPR policies. He added that if regulation is addressed at the state level, the goal would be to support legislation that preserves appropriate safeguards and local authority.

The Deputy Town Manager noted that participants in the Town's Citizens Academy expressed support for LPR technology when accompanied by appropriate safeguards. Chief Ticer emphasized the technology's role in supporting public safety, saving lives, and assisting law enforcement investigations. Representative Bliss suggested contacting lobbyist John Thomas for assistance with navigating the legislative process for public safety-related bills.

Assistant Chief James Edelstein recommended revisions to the laws governing the decommissioning of Police Department vehicles. He explained that certain equipment currently remaining in decommissioned vehicles, including prisoner cages, presents safety concerns and has raised concerns among officers. He also referenced five cases involving murders and child abductions in which decommissioned police vehicles were reportedly used. He requested that all police-related equipment be removed before vehicles are auctioned and that efforts be made to eliminate the appearance of the vehicles as former police vehicles. He noted that a 2006 decommissioned vehicle still has a light bar installed.

Representative Bliss inquired about how the proposed process would work for vehicles coming from out of state. Town Manager Davidson explained that this is a new concept and that the details would need to be worked out. Representative Bliss also referred to the Transportation Committee for further consideration.

Julie Rees and Roxanna Pitones, representing Triadvocates, thanked Representatives Bliss and Nguyen for their support of local control regarding housing issues as the state looks toward the 2027 legislative session.

Discussion also addressed short-term rental regulations. Representative Bliss stated that they closely monitor the League of Arizona Cities and Towns' efforts to restore local control over short-term rental regulations. She noted that the League and County Association have met and received direction to develop three to five potential approaches. She indicated that progress is being made in this area and raised concerns regarding the County Assessor's ability to verify property information.

Representative Selina Bliss expressed support for investment properties while emphasizing the importance of protecting the existing housing supply. She stated that she does not oppose individuals earning additional income through property ownership or exercising their property rights but believes local jurisdictions should have greater authority to address these issues. She emphasized the need for progress with fewer state-level obstacles.

Town Manager Davidson thanked both representatives for attending the meeting.

3. **ADJOURNMENT**

Mayor Palguta adjourned the meeting at 12:31pm.

ATTEST: APPROVED:

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Fatima Fernandez, Town Clerk Kell Palguta, Mayor

STATE OF ARIZONA)
COUNTY OF YAVAPAI)
ss:
TOWN OF PRESCOTT VALLEY)

CERTIFICATE OF COUNCIL MINUTES
I, Marissa Greenwood, Deputy Town Clerk of the Town of Prescott Valley, Arizona, hereby certify that the foregoing minutes are a true and correct copy of the Minutes of the Special Study Session Meeting of the Town Council of the Town of Prescott Valley, held on November 12, 2026.

I further certify that the meeting was duly called and held and that a quorum was present.

Dated this December 10, 2026

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Fatima Fernandez, Town Clerk