



City of Prescott

City Council - Study Session

March 11, 2025 | 1:00 PM
201 N Montezuma Street
City Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Phil Goode - Mayor
Connie Cantelme - Mayor Pro Tem
Lois Fruhwirth - Councilwoman
Ted Gambogi - Councilman
Brandon Montoya - Councilman
Eric Moore - Councilman
Cathey Rusing - Councilmember

3. DISCUSSION

- A. Presentation & Discussion Regarding an Update on the Pavement Management Program.

Deputy Public Works Director Janet Ramsay and PMP Project Manager Greg Patrick provided a presentation to Council regarding the FY25 Pavement Management Program. This is one of the most visible programs in the city. It is data-based with a goal of extending the life of existing roads in good condition for as long as possible through a variety of pavement preservation and restoration techniques. The annual budget is broken into preservation and reconstruction, \$10 million in FY25 from the Streets Fund. Continuing to keep the lifecycle up and costs down by doing more preservation than reconstruction. Currently, 34.6% of city streets are in the "satisfactory" category and 27.9% are "good" with only 2.1% in "very poor" condition.

Mr. Patrick continued the presentation with a discussion regarding maintaining and improving the PCI for city streets. All paved roads in the city have been evaluated through the system and will provide recommendations for where projects should take place. The current average PCI is 74. Preservation remains the primary focus, but staff is also looking at some of the worst streets to add them to projects.

32 Center Line Miles of Projects Completed this Year:

- * Rejuvenation
- * Fog Seal
- * Micro Seal
- * Chip Seal

- * Cape Seal
- * Pavement
- * Overlay

Upcoming Projects:

- * East Gurley Street
- * Whipple Street
- * Seal Coat utilizing recycled tires to Willow Lake Road, Williamson Valley Road, Gail Gardener, Iron Springs Road, and Hassayampa

Councilwoman Fruhwirth asked if staff could provide the Council with an overview of how many lane miles are done in total within the budget.

Staff confirmed.

Councilman Gambogi asked how the recycled tire compares to the durability of asphalt and if it improves traction.

Mr. Patrick responded that it is different, it is a seal coat but comes in at a much more reasonable cost and confirmed that it improves friction.

Councilman Moore commented that there are a number of roads which are troublesome, get addressed regularly and seem to always be on the list for projects and asked why that is.

Ms. Ramsay responded that traffic is a big factor, as well as the unique topography of particular streets. There are twenty-six planned projects which will address many of the areas where there are serious issues on city streets.

Mr. Patrick added that treatments are done on specific sections over time rather than the whole of the road with a full surface re-treatment.

Councilwoman Fruhwirth commented that it would be beneficial to have regular updates for the public on the condition of city streets.

Mr. Patrick stated that there is a 5-year rolling plan that can change and update over time but this helps them to plan ahead.

This item was for discussion only, no formal action was taken.

- B. Presentation & Discussion Regarding the Prescott Lakes Planned Area Development Master Plan and Development Agreement.

City Attorney Joseph Young provided a presentation to Council regarding the Prescott Lakes Development Agreement (DA) and Master Plan (MP). The DA was signed in 2004 and resolved a number of previous agreements. A proposed project was previously discussed but has lapsed and is not currently on the table.

Main Concerns:

- * City cannot unilaterally amend the MP (all parties in agreement)
- * Limited water rights remain (all parties not in agreement)
- * New projects require density transfers (all parties in agreement)
- * Only developer parties can transfer density (can only be done by the defined developer)
- * PADs require Council approval

DA & Density and Water:

- * Water is an adjunct to density transfers
- * Section 305
- * 3,504: total density allowed in DA minus 350 due to failure to plat enough lots by October of 2012 then 3,154 maximum permitted density
- * 2,718: total committed city water residential units (based on preliminary plats in the area at the time of approval); added to the previously approved units

Does Reduction of Density also Reduce Committed Water:

- * That is not what the contract says
- * City is committed to provide water service pursuant to DWR Order up to 2,718

Mr. Young commented that the gap of 400 units would be made up for either through: 1. Water credits could be purchased or, 2. Could go through the Water Issues Subcommittee for approval

Councilwoman Fruhwirth asked how the 350 are distributed among the various subdivisions.

Mr. Young responded that the defined terms are for the area in total, but they are not specifically laid out for certain areas. The 350 is a reduction of the approved density.

Public Works Director Gwen Rowitsch continued the discussion with a review of the spreadsheet which tracks water with the Prescott Lakes MP. Water is tied to dwelling units in the Development Agreement.

The total remaining dwelling units under the original allocation:

- * Total number of dwelling units under original water allocation - 625
- * If a project came forward it would have to be less than that number to be administratively approved
- * The developer did not meet the requirement under section 3.5, so the total amount is 1,061 for additional dwelling units within the development
- * If a project were to come to the city, there are 625 water allocations for dwelling units, and a developer has the right to more than that if they bring more water or request more water. Water is approved in a contract, and that is administratively done as long as they meet the criteria of the contract.

Councilman Moore commented that it is important for the public to understand what can be administratively approved based on the contracts.

Councilman Gambogi asked for clarification on the dwelling units still permitted

for Prescott Lakes.

Ms. Rowitsch reviewed the details provided in the chart.

Councilman Montoya asked staff to address the criteria for staff to administratively approve the requests.

Ms. Rowitsch responded that it is not subjective, it is part of a larger process worked on with the Planning Department as long as the request falls within the guidelines of the DA. Every DA is different, and they are tracked based on their individual criteria. This one is based strictly on dwelling units.

Mayor Pro Tem Cantelme commented that she has never seen a DA that would allow for a higher number of units than water.

Mr. Young responded that it is not common. There are many DAs that have provisions that are not common. Part of the reason it is structured the way it is because of all the previous agreements. This agreement is 21-years old so there are certainly things that would not be done in a new one that were done in this one and he feels having expiration dates and policies related to DAs would be appropriate moving forward.

Mayor Goode concurred and added that trying to make sense of old DAs and contracts leads to unintended consequences as policies and approvals change over time.

Community Development Director Chelsea Walton continued the discussion by reviewing the MP.

Master Plan:

- * Establishes uses and boundaries
- * Final plats to be in "general conformance" with the MP
- * All projects conform to underlying zoning and master plan uses
- * Prescott Lakes did not establish a special planned community area as some other areas did, they used underlying zoning already established within the city

Councilman Moore commented that most of the land within the MP has been identified for specific use and asked if there is room for 625 more dwelling units.

Ms. Walton responded that Astoria is mostly built out, Astoria II and Peregrine Ridge are under review, leaving only Petroglyph Office Park and the east/west side of the Senior Complex for dwelling units. Would have to be creative multifamily project to get to the total number of units still available.

Councilmember Rusing stated that at the base of the waterfall at the corner of Pioneer Parkway and Hwy89 there have been a few plans over the years and asked staff to address it.

Ms. Walton responded that there is nothing happening or planned there now. This was a mixed-use concept, and the projects going in had to conform to the

underlying zoning.

Councilman Montoya asked if it would be possible for someone to go in and do zoning different from what is in the Master Plan.

Ms. Walton responded that a project would have to conform to the underlying zoning and go through all the appropriate processes.

Zoning Map & Prescott Lakes PAD Approval:

- * Zoning Districts
- * Why is PAD attached to zoning - all planned area developments approved in accordance with the provisions of this code shall be parenthetically referenced on the official zoning map
- * Helps the public and staff understand that there are other things like DAs, Master Plans and other contracts associated with zoning in an area

Land Development Code (LDC) Applicable Zoning Processes:

- * Project scope determines process in LDC
- * If no process is required by LDC then
 - Discretion to require "area neighborhood meeting"
 - Discretion to bring Site Plans to the Planning & Zoning Commission (P&Z), limited review, then to Council for information

Councilmember Rusing commented on the importance of notifying the people that would be impacted when there are projects proposed.

Mayor Pro Tem Cantelme stated that if P&Z and Council can't make any changes, bringing things forward when they don't need to be can get people's hopes up that changes could be made. It would be appropriate to state up front that this is for informational purposes only.

Council Input Needed:

- * Neighborhood meetings performed by applicant
- * Site plan review process taken through P&Z limited review and information to Council

Councilmember Rusing and Councilwoman Fruhwirth discussed the importance of transparency and Council review in talking about things with the developers before projects are done. Both are very interested in having the neighborhood meetings by applicants and P&Z and the Council review and discuss.

Councilman Gambogi stated that it should go through P&Z.

Mayor Pro Tem Cantelme commented that things that cannot be changed don't need to come forward, but when it is a brand-new development and project, it should come forward. With regard to Prescott Lakes that ship has sailed.

Councilman Moore echoed Mayor Pro Tem Cantelme's statements. We have a DA that was approved in 1999 and confirmed in 2004, it can't be changed and there can be meetings and discussions, but it can't be changed.

Councilman Montoya commented that neighborhood meetings are good and limited reviews are beneficial, with the caveat that there isn't an ability to make big adjustments.

Member of the public Jim Orr addressed the Council regarding sunlight on projects of this magnitude. The Community Association supports responsible growth and development that follows rules, the Board philosophy is not to blame but problem solve by looking at the history of what occurred to get to this point. This group and Council want to get together and solve the issue and he hopes that continues. They see density and calculation methods totally differently.

Member of the public Jim Garing addressed the Council regarding an email sent from the Community Association to the Council. He suggested that staff and Council review the information and meet again to try and come together.

This item was for discussion only, no formal action was taken.

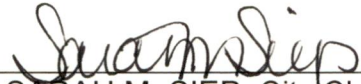
4. ADJOURNMENT

There being no further business to discuss, Mayor Goode adjourned the meeting at 2:48 p.m.



PHILIP R. GOODE, Mayor

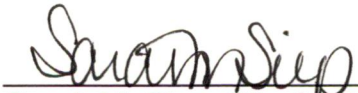
ATTEST:



SARAH M. SIEP, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Voting Meeting of the City Council Voting Meeting of the City of Prescott, Arizona held on March 11, 2025. I further certify the meeting was duly called and held and that a quorum was present.



Sarah M. Siep, City Clerk

