

MINUTES

1. Call to Order

Mayor Evans called the Work Session of the Flagstaff City Council held January 8, 2019, to order at 6:01 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Pledge of Allegiance and Mission Statement

The Council and audience recited the pledge of allegiance and Councilmember Odegaard read the Mission Statement of the City of Flagstaff.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

3. **ROLL CALL**

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:

ABSENT:

MAYOR EVANS
VICE MAYOR SHIMONI
COUNCILMEMBER ASLAN
COUNCILMEMBER MCCARTHY
COUNCILMEMBER ODEGAARD
COUNCILMEMBER SALAS
COUNCILMEMBER WHELAN

Others present: City Manager Barbara Goodrich; Assistant City Attorney Christina Rubalcava

4. Public Participation

Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

Marie Norton addressed Council with concerns about a new student housing development near Pinnacle Pines. She expressed concern about the lack of adequate parking for the facility and the impact that it could have on the surrounding neighborhood. She requested that the Council look closer at the development and request a traffic impact analysis.

5. Review of Draft Agenda for the January 15, 2019 City Council Meeting

Citizens wishing to speak on agenda items not specifically called out by the City Council may submit a speaker card for their items of interest to the recording clerk.

Councilmember McCarthy noted that there are four positions to fill on the Heritage Preservation Commission with only three available applicants. He asked if there had been outreach done to get additional applicants. City Clerk Stacy Saltzburg stated that the position had been advertised and the commission had been doing outreach as well.

Councilmember Whelan requested information regarding the Planning and Zoning Commission recommendation for Item 9B.

Councilmember Whelan also requested information about who would benefit from the utility easement referenced in Item 9C.

6. The City of Flagstaff and Northern Arizona University Neighborhood Liaison Update.

Neighborhood Liaison Valeria Chase provided a PowerPoint presentation that covered the following:

AN OVERVIEW OF ACCOMPLISHMENTS FOR OUR NEIGHBORHOOD LIAISON
DURING YEAR ONE
NEIGHBORHOOD LIAISON IS BORN
STUDENT OUTREACH
NEIGHBORHOOD OUTREACH
COMMUNITY MANAGER OUTREACH
PROFESSIONAL DEVELOPMENT

INTERNATIONAL TOWN & GOWN ASSOCIATION
COMMUNITY WELCOME 2018
COMMUNITY WELCOME 2019
PARTNERSHIPS
PARTNERSHIP HIGHLIGHT
CURRENT INITIATIVES

Vice Mayor Shimoni stated that the community is being challenged by NAU and their growth, the more transparency that can be given to the public is greatly appreciated. He asked if there was a social media campaign. Ms. Chase explained that she is an office of one and is reluctant to start something that she cannot dedicate appropriate time to. She has begun working with NAU and City Communications about internship opportunities that could help in this regard. The Office of Student Life as well as the City of Flagstaff Facebook pages are well followed and information is shared through those outlets.

Vice Mayor Shimoni asked about the long-term goals of the program and the cost to the City. Ms. Chase stated that she frequently receives feedback throughout the year that shifts the direction of her workplan. Her current initiatives are student workshops, updating websites, the off-campus student survey, and quarterly newsletters.

Assistant to the City Manager Cliff Bryson explained that the Neighborhood Liaison is a joint position between the City and NAU with each covering 50% of the costs; Flagstaff's obligation is \$30,000 each year.

Councilmember Whelan offered that she appreciated Ms. Chase's willingness to meet with Council to hear thoughts and ideas about her program. She encouraged Ms. Chase to continue to celebrate the students of NAU, the citizens of Flagstaff, and all the contributions they each bring to Flagstaff.

Mayor Evans thanked Ms. Chase for her work. She believes that it is important that her position is co-managed as it allows both agencies to have a joint partnership to build up the program. As someone who lives in an impacted community, she has seen a difference in the Southside with trash, noise complaints, and other things. She indicated that this has been the first semester in over eight years that she has not personally received complaints from her neighbors. Residents feel that they are being listened to and have someone to go to when they have issues.

Councilmember Odegaard stated that the University Heights neighborhood appreciated Ms. Chase attending their recent meeting to listen to their comments and concerns. It is about the students recognizing that they are part of the community and changing the thought process for everyone to work together.

Councilmember Salas thanked Ms. Chase for her work and helping students see Flagstaff as their home away from home. She encouraged finding more ways to outreach with students such as through local businesses and non-profits.

7. **Discussion:** Reestablish the conversation about Thorpe Park with regards to future use as a park, affordable housing, and the community building.

Councilmember Whelan stated that the reason she requested that this come back to Council is to support the process of finding common ground. She stated that the Flagstaff Open Space Parks and Recreation group worked hard to create a plan for a passive park at the Mogollon location and she would not want to see that plan dropped. There has also been discussion about using the space as a community space as well as possible homes along Dale. She asked if it would be possible to have it all, the park, housing, garden, and community center. She would like for the project to be put back into the community's hands for input and design. It would be an excellent platform for the Beautification and Public Arts commission to bring in possible ideas. The neighborhood is very concerned and untrustworthy of working with the City and she asked them to keep an open mind. It is not intended to be a take-over of the land but the creation of something that will help community members.

The following individuals addressed Council concerning Thorpe Park:

- Roabie Johnson
- Charlie Silver
- Janice Busco
- Lance Diskin
- Maria Castillo
- Mary Anne Cullen
- Jim David
- Norm Killip
- Rose Houk

The following comments were received:

- Flagstaff needs affordable housing and parks but these are two separate issues that should not be combined.
- Adding housing to this site threatens all parks, it will set a precedent.
- It is documented that the land is protected as a park.
- Just because the public works yard has been on this property for decades does not mean it should not return to a park.
- It is a bad precedent to cannibalize City parks.
- There is land already purchased for affordable housing elsewhere.
- The Parks and Recreation Commission should be looking at the land and offering a recommendation.
- Please do not cut away park land.
- The land is deeded in perpetuity for a park and the citizens trust that the City will keep it that way.
- The public has more and better information and documentation on this issue than the City does.
- This is a good idea in the wrong location.
- This project is directly contiguous to the Rio de Flag and it is not likely to be consistent with the JLUS land study.
- Development in this area will increase the sky glow at the base of the

- observatory.
- It is a bad precedent to eat up park lands for public housing.
- A community and a neighborhood is a place with a school, a park, and housing and year after year the issue keeps coming up that it is a good idea but not in the right place; it is disheartening.
- Affordable housing in Flagstaff is a real need for families.
- If more housing is built in that area it will put more traffic into an already high traffic area.
- Any time park land is usurped for another purpose; the community will never get it back.
- The issue should be further discussed and vetted with the community to make decisions collectively.
- The old rock building could be used as a multi-purpose facility that the whole community could benefit from.
- The park was created with a voter approved bond and it should stay a park for that reason.
- No one wants housing, they want playgrounds, trails, and wildlife observation.

Mayor Evans asked about the park being deeded in perpetuity to the City. Mr. Solomon stated that staff heavily researched the item and determined that the land was purchased in 1923 with no restrictions on use. In 1924 the City recorded a plat depicting city park that includes the Mogollon property and the dedication language did not include the streets and alleys around the park. In the 1940s the City sold property within that depicted area for residential subdivision. The City bond election in 1947 approved the construction of the public works yard. In 1949, the first zoning code was adopted in Flagstaff so the argument that people could rely on zoning to determine uses is not a solid argument. In 1957 there was an ordinance passed by Council to restrict Thorpe Park for park, recreation, and museum purposes. In 2012 voters approved a bond question for the use of funds of the sale of that property to help pay for the new public works yard. The City did not have an intent to dedicate all the property back to the public and the actions of the City throughout the 30s and 40s indicated that this was not the intent. The City can amend their ordinances and codes should that be the desire.

Mayor Evans expressed frustration about the numerous conversations and proposals about possible locations for housing and the constant feedback about the locations being inappropriate. Councilmember Whelan agreed adding that there should be opportunities to do both, provide park space and housing.

Vice Mayor Shimoni stated that there should be a way to find a way to integrate housing in a way that the community is involved in the development of what the neighborhood will look like. There are a lot of different models that can accomplish a multi-use project.

Councilmember Salas stated that she would like to see if there are models from other parks that have utilized areas of park property for affordable housing. It is important that this be a public process with appropriate staff and commissions involved. She is interested in furthering the discussion but without the component of housing.

Councilmember Aslan offered that the area is the wrong location for housing because it has been dedicated as park land for many decades. He wants to protect trails, parks, and open space and there is little of that left on the Thorpe property because most of it is dedicated to ball fields and soccer fields. This is an opportunity for taking the space which was inappropriately allowed to be used as a public works yard and restore it to its intended use instead of losing another piece of open space for development. This is about telling future generations about Flagstaff's values. He indicated that he is not supportive of moving the conversation forward.

Councilmember Odegaard stated that he approved the scattered sites project and Milltown but he does not feel that there would be enough housing at the Mogollon location to bring a developer in to partner with the City to build. He is supportive of the discussion about the park without the housing element.

Councilmember McCarthy stated that he envisions the area as a park that is different from any other park. He is not supportive of promoting the area as mixed use with housing.

Mayor Evans stated that the issue of affordable housing is not new. The movement on the park began in 1922 and discussions about affordable housing began in 1928. There are families in the community that cannot afford to live in Flagstaff, and they are leaving. The conversations have always been about having one thing or another but not both. When the issue came up in 2016 people were afraid of another massive project like the Hub; that is not the proposal for this property. The area on Dale is currently a parking lot; it could be returned to its natural state or six units could be built to keep six families in the community. This is an opportunity to uphold the use of the park and add another element to address a community need. She is supportive of continuing the conversation.

There is not majority support to move the item forward as presented for additional discussion.

8. Discussion: Condemnation of property in the general area of 703 Blackbird Roost for affordable housing.

Mayor Evans stated that the area has very limited affordable housing available. According to State statutes the City can condemn the property for the purpose of affordable housing. Taking this action does not mean that the owner of the property does not get paid, they would be compensated for the fair market value of the property. She asked Council to consider moving the item forward for future discussion.

The following individuals addressed Council concerning condemnation of the property:

- Rick Lopez
- Miriam Meza
- Maria Castillo

The following comments were received:

- I do not support condemning the property for affordable housing.
- The property will yield millions to the owner because of what has been developed along the surrounding corridor
- The costs associated with moving the property out of the floodplain will be astronomical.
- The City does not owe the owner of the property any type of zoning so there is leverage on what the property can be used for.
- The City owns land but every time someone comes along and wants to put affordable housing on it the conversation goes south; it will be no different with this property.
- It would be good to create affordable housing for families and children.
- Think with your hearts, mind, and feelings that this is an issue that is valuable and justified.

A written comment card in support of condemnation of the property was submitted by Alejandra Becerra.

Mayor Evans asked for Council support to look into the possibility of condemnation and allow for the analysis of costs association with moving forward. It is just about having a conversation and allowing staff the ability to gather information.

Vice Mayor Shimoni stated that he feels that it is an important topic with mixed feelings, but it should be discussed openly with the public. Flagstaff is in dire need of housing and this may be a possible step toward addressing that need.

Councilmember McCarthy stated that the property is zoned for mobile home housing which historically has been used for affordable housing. He is concerned that if the Council does not do something with the property it will sit vacant for a long time. He has concerns with eminent domain, but he will support the discussion moving forward and having some preliminary work done by staff to provide information.

Councilmember Aslan stated that eminent domain is not something that should be used lightly, and he is open to having a discussion about what the options might be.

There was a majority of Council supportive of moving the item forward for further discussion.

9. Public Participation

None

10. Informational Items To/From Mayor, Council, and City Manager; future agenda item requests

Councilmember Whelan shared that the Stronger as One Coalition continues to meet and they are looking at mental illness and suicide rates and how to aid in those challenges. They are doing good work and are excited about their program.

Councilmember McCarthy stated that he and Councilmember Odegaard attended an Eagle Scout Court of Honor and it was great to honor those scouts and their success.

Councilmember Odegaard requested additional information on the Planning and Zoning Commission agenda for the meeting on January 9, 2019. He expressed concern about a letter included in the packet that indicates approval before the commission hears the item. Ms. Goodrich acknowledged Councilmember Odegaard's concern and stated that the letter is a standard practice that provides the commission the letter that would be submitted on their behalf should they issue approval. Staff is discussing including the word "draft" on the document to better communicate that intention.

Councilmember Salas thanked staff for their help getting the new councilmembers up to speed on procedures and information. She requested that the new members of Council get an opportunity to meet with Division Directors and tour the various City facilities.

Councilmember Salas also reported that she attended the graduation of the Recovery Court and it was inspiring to see the process and hearing the graduates share their stories and testimonials. The program is a great example of community collaboration to make Flagstaff better and help residents succeed.

Councilmember Whelan offered thanks to the staff who are working to keep the streets clear and clean.

Ms. Goodrich offered gratitude to the Streets, Police, and Fire Departments for their work keeping the community safe during the three community events last week.

Ms. Goodrich reminded the Council about the budget retreat scheduled for the next day. She explained that there will be a Planning and Zoning Commission meeting beginning at 4:00 p.m. that same day and due to the number of people expected to attend they are unable to move the meeting to a different location. She indicated that Council will need to work through lunch in order to finish in enough time for the commission to meet.

Mayor Evans reported that she and Vice Mayor Shimoni attended the Pinecone Drop on New Year's Eve; she thanked the staff who made the event possible.

Mayor Evans also requested a CCR about the new Pinnacle Pines development, its zoning and why it is not a development that comes before Council for consideration. Councilmember McCarthy added that it would be helpful for Council to get an update on significant developments coming forward. Ms. Goodrich stated that she will work with staff to provide the requested information. She also reminded Council and the public that a development report is posted on the City's website that gives information about all the development activity throughout Flagstaff.

11. Adjournment

The Flagstaff City Council Work Session of January 8, 2019, adjourned at 8:46 p.m.

MAYOR

ATTEST:

CITY CLERK