

## MINUTES

### 1. CALL TO ORDER

Mayor Evans called the meeting of the Flagstaff City Council held February 5, 2019, to order at 4:30 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 regular meeting, 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. ROLL CALL

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

PRESENT:

ABSENT:

MAYOR EVANS  
VICE MAYOR SHIMONI (arrived at 4:32 p.m.)  
COUNCILMEMBER ASLAN  
COUNCILMEMBER MCCARTHY  
COUNCILMEMBER ODEGAARD  
COUNCILMEMBER SALAS  
COUNCILMEMBER WHELAN

Others present: City Manager Barbara Goodrich; City Attorney Sterling Solomon.

### 3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

#### MISSION STATEMENT

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

#### 4. **APPROVAL OF MINUTES FROM PREVIOUS MEETINGS**

- A. **Consideration and Approval of Minutes:** City/County Joint Work Session of March 12, 2018; City Council Work Session of May 8, 2018; City/County Joint Work Session of May 21, 2018; City Council Special Work Session of May 12, 2018; City/County Joint Special Meeting/Work Session of June 4, 2018; Special Meeting (Executive Session) of August 27, 2018; Special Meeting (Executive Session) of October 9, 2018.; Special Meeting (Executive Session) of October 16, 2018; Special Meeting (Executive Session) of October 30, 2018; Special Meeting (Executive Session) of November 13, 2018; Special Meeting (Executive Session) of November 20, 2018; Special Meeting (Executive Session) of November 27, 2018; Special Meeting (Executive Session) of December 4, 2018; Special Meeting (Executive Session) of December 11, 2018; Special Meeting (Executive Session) of January 8, 2019; Special Meeting (Executive Session) of January 22, 2019; and Special Meeting (Executive Session) of January 29, 2019.

**Moved by** Councilmember Charlie Odegaard, **seconded by** Councilmember Jim McCarthy to approve the minutes of the City/County Joint Work Session of March 12, 2018; City Council Work Session of May 8, 2018; City/County Joint Work Session of May 21, 2018; City Council Special Work Session of May 12, 2018; City/County Joint Special Meeting/Work Session of June 4, 2018; Special Meeting (Executive Session) of August 27, 2018; Special Meeting (Executive Session) of October 9, 2018.; Special Meeting (Executive Session) of October 16, 2018; Special Meeting (Executive Session) of October 30, 2018; Special Meeting (Executive Session) of November 13, 2018; Special Meeting (Executive Session) of November 20, 2018; Special Meeting (Executive Session) of November 27, 2018; Special Meeting (Executive Session) of December 4, 2018; Special Meeting (Executive Session) of December 11, 2018; Special Meeting (Executive Session) of January 8, 2019; Special Meeting (Executive Session) of January 22, 2019; and Special Meeting (Executive Session) of January 29, 2019.

**Vote:** 7 - 0 - Unanimously

#### 5. **PUBLIC PARTICIPATION**

*Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. 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 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.*

Sustainability Manager Nicole Antonopoulos announced that the City's Sustainability Section has received the Arizona Forward Award of Excellence for the Master Recycler Program. There are 20 to 30 new volunteers added annually and there is a new course scheduled for this year. Master Recyclers have helped many local businesses be successful in their recycling efforts. She recognized Sustainability Specialist Dylan Lenzen for all his work in starting the Program.

Eli Chamberlain addressed Council offering thanks for their unanimous decision to approve the Climate Action and Adaptation Plan. He spoke about the City's energy rebates for making energy efficiency improvements in their homes and the willingness of the public to make these improvements when there are rebates available. He requested that the Council increase the rebate fund budget to \$80,000 as requested by the Sustainability Section.

Ms. Goodrich introduced the City's new Indigenous Coordinator Catherine Esquivel. Ms. Esquivel addressed Council stating that she gratefully and humbly accepts the position to be a liaison between the City of Flagstaff and the indigenous community. She thanked the Council for creating the position and she looks forward to serving the community.

Deputy City Clerk Stacy Fobar addressed Council requesting that they reach out to their networks and connections to encourage citizens to apply and participate in the City's various boards and commissions.

## 6. **APPOINTMENTS**

*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 the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee, or employee of any public body...., pursuant to A.R.S. §38-431.03(A)(1).*

### A. **Consideration of Appointments:** Commission on Diversity Awareness.

**Moved by** Councilmember Jamie Whelan, **seconded by** Councilmember Charlie Odegard to reappoint Jean Toner to a term expiring September 2021.

**Vote:** 7 - 0 - Unanimously

**Moved by** Vice Mayor Adam Shimoni, **seconded by** Councilmember Jim McCarthy to appoint Alyssa Ashley to a term expiring September 2021.

**Vote:** 7 - 0 - Unanimously

**Moved by** Councilmember Austin Aslan, **seconded by** Vice Mayor Adam Shimoni to appoint Pamela Malone to a term expiring September 2020.

**Vote:** 7 - 0 - Unanimously

**Moved by** Councilmember Jim McCarthy, **seconded by** Councilmember Charlie Odegaard to appoint Daniel Williamson to a term expiring September 2020.

**Vote:** 7 - 0 - Unanimously

**B. Consideration of Assignments:** City Council Liaison Assignment to the Census Oversight Committee

Comprehensive Planning Manager Sarah Dechter stated that the committee is looking for one or two Councilmember representatives to review spending and budgeting and assist with the outreach for the upcoming census. The meetings would be quarterly beginning in the next six weeks.

Vice Mayor Shimoni and Councilmember Whelan expressed interest in participating and Council agreed to their participation.

**7. LIQUOR LICENSE PUBLIC HEARINGS**

Mayor Evans opened the public hearing for both applications.

Sgt. Collin Seay addressed the Council with a brief explanation of the licenses.

There being no public comment, Mayor Evans closed the public hearing.

**Moved by** Councilmember Jim McCarthy, **seconded by** Councilmember Jamie Whelan to forward both applications to the State with a recommendation of approval.

**Vote:** 7 - 0 - Unanimously

**A. Consideration and Action on Liquor License Application:** Edward Talkington, "Pay N Take", 12 W. Aspen, Series 07 (Beer and Wine Bar), Person Transfer.

**B. Consideration and Action on Liquor License Application:** Cecily Clift-Maniaci, "Grand Canyon Spirits", 982 Fort Valley Road., Series 07 (beer and wine bar), Person Transfer.

**8. ROUTINE ITEMS**

**A. Consideration and Adoption of Resolution No. 2019-04:** A resolution authorizing the Mayor to sign the Global Covenant of Mayors for Climate & Energy Pledge.

**Moved by** Councilmember Jim McCarthy, **seconded by** Councilmember Austin Aslan to read Resolution No. 2019-04 by title only.

Councilmember Whelan asked if the City will meet the six actions and if there is anything additional that needs to be done. Sustainability Manager Nicole Antonopoulos stated that the pledge only requires that the City commit to the six requirements and all six are included in the Climate Action and Adaptation Plan (CAAP).

Vice Mayor Shimoni expressed his excitement for the City's participation in the Pledge and he is excited to see the City continue to take further steps to achieving the goals in the CAAP.

Councilmember Aslan stated that he is also excited about the Pledge. He emphasized that he wants the City to be ambitious and aggressive in meeting the goals of the CAAP and that will involve some difficult decisions for Council in the coming years.

**Vote:** 6 - 1

NAY: Councilmember Charlie Odegaard

*A RESOLUTION FOR THE CITY OF FLAGSTAFF TO JOIN THE GLOBAL COVENANT OF MAYORS FOR CLIMATE & ENERGY AND COMMIT TO IMPLEMENT MEASURABLE CLIMATE AND ENERGY INITIATIVES.*

**Moved by** Councilmember Austin Aslan, **seconded by** Councilmember Jim McCarthy to adopt Resolution No. 2019-04.

**Vote:** 6 - 1

NAY: Councilmember Charlie Odegaard

## **9. Presentation of City Manager Awards**

Ms. Goodrich addressed Council and provided information regarding the City Manager Award nominees. There were 38 nominations and 11 awards. She recognized the following individuals/teams:

### **Fremont – Teamwork**

Recreation Program Coordinator Dan Carrick, Public Works

### **Fremont – Accountability**

Streets Manager Richard Hearne, Public Works

### **Fremont – Communication**

Wastewater Treatment Manager Jim Huchel, Water Services

### **Fremont – Quality**

Administrative Specialist Adela Eschelbacher, Fire Department

### **Fremont – Leadership**

Police Officer Matt Thompson, Police Department

### **Agassiz – Teamwork**

TeamWELL:

Sustainability Manager Nicole Antonopoulos, Public Works

AARF Specialist Joel Barnett, Economic Vitality

Housing Services Specialist Cherise Barreto-Aguilar, Community Development

Parking Enforcement Aide Gail Brockman, Economic Vitality

Support Services Manager Jennifer Brown, Police Department

Human Resources Analyst Jennifer Caputo, Human Resources  
Management Analyst Lisa Deem, Water Services  
Firefighter Kyle Denham, Fire Department  
Human Resources Supervisor Jessica Foos, Human Resources  
Solid Waste Director Todd Hanson, Public Works  
Library Circulation Attendant Theresa Huerena, Economic Vitality  
GIS Administrator Kim Istok, Management Services  
Water Conservation Specialist Audrey Kruse, Water Services  
International Travel Trade Manager Cherri Lamont, Economic Vitality  
Associate Planner Genevieve Pearthree, Community Development  
Parks Supervisor Emry Pensinger, Public Works  
Recreation Coordinator Jacqueline Richwine, Public Works  
City Clerk Stacy Saltzburg, Administration  
Firefighter Paul Sanders, Fire Department  
Volunteer and Event Coordinator Maggie Twomey, Public Works  
IT Administrator Beth Verstrate, Management Services  
Senior Assistant City Attorney Anja Wendel, City Attorney's Office  
Library Clerk Alisa Wenker, Economic Vitality

**Agassiz - Accountability**

Streets Supervisor Mike Stress, Public Works

**Agassiz – Communication**

Interim Planning Director Tiffany Antol, Community Development

**Agassiz - Quality**

CVB Director Trace Ward, Economic Vitality

**Agassiz - Leadership**

Housing Director Sarah Darr, Community Development

**Humphrey Award**

Senior Project Manager Adam Miele, Public Works

**RECESS**

The 4:30 p.m. portion of the February 5, 2019, Regular Council Meeting recessed at 5:09 p.m.

**6:00 P.M. MEETING****RECONVENE**

Mayor Evans reconvened the Regular Meeting of February 5, 2018, at 6:00 p.m.

**NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION**

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**10. 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; City Attorney Sterling Solomon.

**11. PLEDGE OF ALLEGIANCE**

The Council and audience recited the pledge of allegiance.

Mayor Evans announced that item 15A regarding Pine Canyon Fairway Peaks has been withdrawn by the property owner. She announced that item 15B regarding legislative priorities has been moved to the Budget Retreat on February 7, 2019 and that item 17A, a F.A.I.R. item from Councilmember Whelan, has been withdrawn as well.

**12. PUBLIC PARTICIPATION**

Emily Renn addressed Council asking them to consider a resolution against wildlife killing contests in the Flagstaff vicinity.

Joe Farnsworth addressed Council also urging them to consider a resolution against wildlife killing contests.

Written comment cards in support of a resolution against wildlife killing contests were submitted by Gaylene Soper and Deborah DeWolfe.

**13. CARRY OVER ITEMS FROM THE 4:30 P.M. AGENDA**

None

**14. PUBLIC HEARING ITEMS****A. Public Hearing: 2018 Biennial Development Impact Fee Audit**

Mayor Evans opened the public hearing.

Management Services Director Rick Tadder stated that the public hearing is required under ARS 9-463.05 which governs the assessment, collection, and reporting of development fees. The statute was amended in 2011 and the City established development fees that conformed to the new requirements. At that time, the Council chose to have a biennial audit of the City's development fees. Heinfeld, Meech and Company performed the audit which covered fiscal year 2017 and fiscal year 2018. The report was issued on December 2018 and included three exceptions. The exceptions do not show any significant or material weaknesses in the City's collection of development fees. Exception one is provided to present variances from the adopted plan's assumptions in growth projections. Exception two explains that there was one fee calculation that did not match the adopted plan and the over-charge of the fee was refunded to the customer. Exception three states that the City has not budgeted or expended any of the fees that have been collected in the current plan.

Mr. Tadder explained that the City is required to hold a public hearing within 60 days of the issuance of the report.

There being no public comment Mayor Evans closed the public hearing.

**B. Public Hearing, Consideration and Adoption of Resolution No. 2019-01 and Ordinance No. 2019-01: A resolution of the City Council of the City of Flagstaff, Arizona declaring that certain document known as the "2019 City Tax Code Amendments - Codification of Election Results" as a Public Record, and providing for an effective date; and an ordinance of the City Council of the City of Flagstaff, Arizona, amending the Flagstaff City Code, Title 3, *Business Regulations*, Chapter 3-05, *Privilege and Excise Taxes*, by adopting "2019 City Tax Code Amendments - Codification of Election Results" as set forth in that public record on file with the City Clerk; providing for penalties, repeal of conflicting ordinances, severability, authority for clerical corrections, and establishing effective dates. **(2019 City Tax Code Amendments - Codification of Election Results)****

Mayor Evans opened the public hearing.

Revenue Director Sandy Corder provided a PowerPoint presentation that covered the following:

TAXES APPROVED BY VOTERS  
ELECTION RESULTS  
WHY A PUBLIC HEARING?  
COUNCIL OPTIONS

## NEXT STEPS

There being no public comment Mayor Evans closed the public hearing.

**Moved by** Councilmember Charlie Odegaard, **seconded by** Councilmember Regina Salas to read Resolution No. 2019-01 by title only.

**Vote:** 7 - 0 - Unanimously

*A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, DECLARING THAT CERTAIN DOCUMENT KNOWN AS "THE 2019 CITY TAX CODE AMENDMENTS – CODIFICATION OF ELECTION RESULTS" AS A PUBLIC RECORD, AND PROVIDING FOR AN EFFECTIVE DATE*

**Moved by** Councilmember Charlie Odegaard, **seconded by** Councilmember Regina Salas to read Ordinance No. 2019-01 by title only for the first time.

**Vote:** 7 - 0 - Unanimously

*AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, AMENDING THE FLAGSTAFF CITY CODE, TITLE 3, BUSINESS REGULATIONS, BY ADOPTING "THE 2019 CITY TAX CODE AMENDMENTS – CODIFICATION OF ELECTION RESULTS" AS SET FORTH IN THAT PUBLIC RECORD ON FILE WITH THE CITY CLERK RELATING TO CODIFICATION OF THE PUBLIC TRANSIT SALES TAX, TRANSPORTATION SALES TAX, AND LONE TREE OVERPASS SALES TAX; PROVIDING FOR USE OF TAX REVENUES, PENALTIES, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING EFFECTIVE DATES*

### C. Public Hearing, Consideration and Possible Adoption of Ordinance

**No. 2019-02:** An ordinance amending the Flagstaff Zoning Map designation of approximately 14.51 acres of real property located at 825 and 829 E. Butler Ave. on parcel numbers 104-13-002B and 104-03-005B from Light Industrial (LI) and Heavy Industrial (HI) to 2.24 acres of Highway Commercial (HC) and 12.27 acres of High Density Residential (HR), for purposes of developing a multi-family residential and commercial project. **(McGrath Partners Zoning Map Amendment request for property located at 825 and 829 E. Butler Ave.)**

Mayor Evans opened the public hearing.

Planning Development Manager Elaine Averitt provided a PowerPoint presentation that covered the following:

ZONING MAP AMENDMENT REQUEST PZ-17-00089-03  
 LOCATION AND SURROUNDING USES  
 REQUEST  
 ZONING EXHIBIT  
 PROPOSED SITE PLAN  
 RENDERED SITE PLAN

Comprehensive Planning Manager Sara Dechter continued the presentation.

FLAGSTAFF REGIONAL PLAN 2030 – FUTURE GROWTH ILLUSTRATION MAP  
FLAGSTAFF REGIONAL PLAN 2030 CONFORMANCE

Ms. Averitt continued the presentation.

ZONING CODE STANDARDS COMPARISON  
ARCHITECTURAL ELEVATIONS  
COMMERCIAL ANCHOR  
COMMERCIAL CORNER BUILDING

Councilmember McCarthy asked if the elevations were binding. Ms. Averitt stated that they are binding as they are part of the overall site approval, but the commercial is left conceptual for final site plan. There is language in the Development Agreement that holds the developer to minimum square footage and height.

RESIDENTIAL BUILDINGS  
DEFERRED SUBMITTALS  
PUBLIC SYSTEMS IMPACT ANALYSIS  
DEVELOPMENT AGREEMENT  
CITIZEN PARTICIPATION  
FINDINGS  
RECOMMENDATION  
RECOMMENDED ACTION

Vice Mayor Shimoni asked for a breakdown of the rooms. Ms. Averitt stated that there are seven studios, ten one bed/one bath, ten two bed/two bath, 15 three bed/three bath, and 190 four bed/four bath. Vice Mayor Shimoni stated that the number of four bed/four baths are concerning, it is very student dominated and he is not sure that anyone else would want to live there. Ms. Averitt stated that one of the Regional Plan goals of the Urban Activity Center was to have mixed unit times. Staff was also concerned, and the developer agreed to bring the four bed/four bath numbers down from what was originally submitted.

Vice Mayor Shimoni offered that the collaboration with NAIPTA to provide bus passes to residents was successful for the Grove. Ms. Averitt stated that the developer has been talking with NAIPTA and they have a letter of intent to participate in a similar program.

Councilmember Odegaard asked about recycling. Ms. Averitt explained that there is a plan for recycling with a chute system for ease of use.

Councilmember Aslan stated that the project is not far from Sinclair Wash which is a nice area for recreating. There are discussions about getting water back into the wash and considering how close it is to the project it might be good to include improvements as part of the development. Ms. Averitt stated that there has not been much discussion about the open space off the site except for the plan to connect the FUTS trail with the existing trail. There is open space on the property, but it is steep and needs to be cleaned up a little bit. The Development Agreement indicates that

the area could not be developed and the trees that are there must be preserved.

Councilmember Whelan stated that every project that has come forward the traffic impacts are a major concern for the public. There are large developments that will truly impact the community, yet the reports say differently. She asked if there are turn lanes proposed in or out of the development. Ms. Averitt stated that the developer is required to build a turn lane off of Butler.

Councilmember Whelan stated that traffic moves quickly on Butler and a short turn lane is cause for concern and the other concern is the pedestrian traffic from the shopping area into this development.

Vice Mayor Shimoni stated that he is appreciative of the inclusion of the affordable housing units but he has a lot of concern about the number of four bedrooms. NAU's enrollment is not spiking and there are a lot of other student housing units coming down the pipeline and it may not be possible to fill those units.

Councilmember McCarthy offered that he likes the idea of mixing up the number of unit sizes so a project is not just for students but he knows that a lot of students live in areas that are more ideal for families and if they had a more appropriate place to live, that is conducive to their needs as a student, then that could free up more housing for families. There is a lot of community concern about too many student projects but the other side that is being ignored is that these developments can allow students to move out of the single family areas and into units that are more appropriate.

Mark Lindley with McGrath Real Estate Partners came forward and introduced the following:

Development Partner Barrett Kurt  
Architect Curtis Kirkly from Kirkly Watkins Group  
Civil Engineer Guillermo Cortes with SWI  
Retail Development Partner Trey Atkin with Accelerated Development Services  
CEO and General Manager Erika Mazza with NAIPTA

Mr. Lindley provided a PowerPoint presentation that covered the following:

MCGRATH REAL ESTATE PARTNERS  
SITE PLAN – MAIN STREET CONCEPT  
COMMUNITY CONCERNS  
COMMUNITY CONCERNS – TRAFFIC IMPACT  
COMMUNITY CONCERNS – MULTIMODAL TRANSPORTATION

Ms. Mazza addressed Council stating that she has received a letter of interest for bus passes for residents for five years. The residents would have direct access to Routes 3, 7, and 14. She also reported that the developer is also proposing a one-time donation of \$41,846 to a new fund that NAIPTA will be putting forward for low income, homeless, and disadvantaged individuals for low cost bus passes.

Mayor Evans asked the cost to have everyone in the development have an ecompass.

Ms. Mazza stated that the first year is around \$20,000, there is a caveat in that NAIPTA is working on a study to better evaluate the cost for a developer coming in which has a higher demand than an employer. Pricing will likely change once the study is complete.

Mayor Evans asked what the percentage of people is who actually use the ecopass. Ms. Mazza explained that they have not been able to delineate that out but the new program that is coming forward will hopefully help identify the different types of usage.

Mr. Lindley continued the presentation.

COMMUNITY CONCERNS – AFFORDABLE HOUSING  
COMMUNITY CONCERNS – POLICE DEPARTMENT  
COMMUNITY CONCERNS – MULTIFAMILY OR STUDENT HOUSING?

Councilmember Aslan asked how many units are being designated as affordable and how are they broken down by room. Mr. Lindley stated that there are 24 affordable units that range from studio to three bedrooms.

Councilmember Aslan stated that in terms of affordable housing and who needs it, it is the workforce, families, and professional graduate students. It seems unfair that the solution is to put them into a student housing development. Mr. Lindley stated that he understands the sentiment, but he cannot give his 10% of affordable housing to someone else. What he can do is give access to all the amenities the development can provide to 24 affordable units.

Ms. Averitt clarified that the reason the four bedrooms were not included in the affordable unit mix is because the demand for affordable housing units is for smaller units.

Mr. Lindley continued.

COMMUNITY CONCERNS – SUSTAINABILITY  
COMMUNITY CONCERNS – ECONOMIC IMPACT  
SUMMARY

Vice Mayor Shimoni asked what the rental cost will be for a four bedroom. Mr. Kurt stated that they do both multi-family and student housing developments, so they understand both project types. In looking at NAU and the existing supply and occupancy there is an average market of 98.5%; a healthy market is below 95%. Developers will keep coming until the market number gets below 95%. They are currently underwriting rents below everything out there and they will increase supply and provide a more affordable option to students and non-students. They have some flexibility in unit mix and want to work with the City to increase the efficiencies and one, two, and three bedrooms. In terms of a range for rent on the four bedrooms it is roughly \$2,000 to \$2,400 per month.

Vice Mayor Shimoni stated that he sees this as a nice infill project in a nice location that is not disturbing a neighborhood. He would like to see community reflected in the

space and asked if there is any thought of integrating a community garden, greenhouse, or pocket parks. Mr. Lindley stated that those things have been done in their other developments, but they have not been successful but if it is something the City would like to see it could be incorporated.

Mr. Kurt stated that a different unit breakdown could be to increase studios to 22, one bed/one bath to 20, two bed/two bath to 36, three bed/three bath to 25 and reduce the four bed/four bath to 165. This would increase the total units from 238 to 268 and the affordable units would increase from 24 to 27. In addition to the 10% affordable housing units there will also be a \$100,000 contribution to affordable housing.

Mayor Evans asked who does the leasing on the units. Mr. Lindley stated that they hire a third-party company to do the leasing and management.

Councilmember Aslan asked if the developer could add a commitment to maintain and restore the Sinclair Wash area. There is a community group that has a vision for that area that might be a good partner in that effort. Mr. Lindley stated that they are in the final stages of the development plans and the best he can do is offer his commitment to work with the community and see what could be done.

Councilmember Aslan stated that he applauds the effort to work with the City and the community. This development is reacting to the concerns of Flagstaff and that can go a long way. Mr. Lindley stated that they are a small company and they do not do a lot of projects. Being smaller allows them to do their best to be stewards of the communities they are in and take the time needed to do things right.

Councilmember Salas thanked Mr. Lindley and his partners for their work with City staff, the Council, and the community. She thanked them for their conscious efforts to include the community in the process. She encouraged them to continue working with them and involving other community stakeholders.

Justin Clifton addressed Council with concerns about how the development will impact the traffic in the area. He asked that there be a restriction on left hand turns into or out of the development from Butler. He is supportive of the project and feels that Council could push for additional concessions.

Trevor Carter addressed Council and offered that this is not about stopping the project but providing solutions. The developers are bending over backwards; they do not want to say no, but every concession they give has to be paid by someone. There is nothing wrong with a development being profitable. There are concessions but be careful not to scare away a developer who comes to this forum and is generous. There should be a compromise.

A break was held from 8:29 p.m. through 8:41 p.m.

Mayor Evans stated that the weather is beginning to turn and suggested that the public hearing be continued to the next Council meeting.

**Moved by** Councilmember Jim McCarthy, **seconded by** Councilmember Charlie Odegaard moved to continue the Public Hearing to February 19, 2019.

Vice Mayor Shimoni stated that he appreciates the postponement because the weather may have kept people from coming and providing comments.

**Vote:** 7 - 0 - Unanimously

**15. REGULAR AGENDA**

- A. Consideration and Possible Adoption of Resolution No 2019-05:** A resolution authorizing the execution of an Amendment to the Fairway Peaks (now known as Pine Canyon) Development Agreement between TLC PC Land Investors, LLC and the City of Flagstaff related to the development of approximately 15.14 acres of real property (Tract 22) generally located at 1380 East JW Powell Blvd.

ITEM REMOVED FROM AGENDA

- B. Consideration and Approval** of 2019-2021 State Legislative Priorities.

ITEM POSTPONED TO FEBRUARY 7, 2019.

**16. COUNCIL LIAISON REPORTS**

Councilmember McCarthy reported that he attended the JLUS meeting last week and it was great to see a team of such diverse interests come together on big issues in the spirit of compromise.

Councilmember Whelan reported that she attended the NACOG Head Start meeting. There were some concerns brought up about the LAUNCH proposal and Head Start not being included in the preparation. LAUNCH has agreed slow down a little bit and bring Head Start to the table.

**17. FUTURE AGENDA ITEM REQUESTS**

*After discussion and upon agreement by two members of the Council, an item will be moved to a regularly-scheduled Council meeting.*

- A. Future Agenda Item Request (F.A.I.R.):** A request by Councilmember Whelan to place on a future agenda a discussion on how the City can assist its diverse population, especially those who rely on us for their shelter and basic needs

ITEM WITHDRAWN

**18. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND STAFF, FUTURE AGENDA ITEM REQUESTS**

Vice Mayor Shimon stated that he and Councilmember Odegaard went on a tour of the Public Works facility with Streets Director Scott Overton. He stated that it was a great tour and there is a lot of room there to grow and expand.

Councilmember Whelan requested information on if it is possible to change the City Code with regard to renting by the bed. Mayor Evans stated that legal has provided information on that in the past and can provide it again in advance of the next meeting.

Councilmember McCarthy requested information about the Council's offsite meetings; there is a lot of time and money that goes into facilitating those meetings and he is not sure that it makes sense to continue doing them.

Councilmember Odegaard thanked Vice Mayor Shimoni and Councilmembers Salas and McCarthy for attending the businesses listening tour last Thursday. It was interesting to hear the challenges and successes of the businesses.

Councilmember Odegaard also mentioned that he is looking forward to attending the Greater Flagstaff Chamber Athena Awards luncheon on Friday.

Councilmember Salas commented on the business listening tour as well. She stated that it was very informative to see how the facilities work together in the different services they provide. It was encouraging to hear their successes and challenges and just being in the facilities gave a better perspective of how healthcare facilities operate in Flagstaff. She thanked staff for organizing the tour.

Vice Mayor Shimoni announced that he will be hosting a hot topics discussion at Fire Creek Coffee on February 18, 2019 at 6:00 p.m.

Ms. Goodrich stated that at the Budget Retreat on Thursday, she will be calling a special meeting to discuss the legislative priorities. The State legislative trip is scheduled for next Wednesday, February 13, 2019.

Mayor Evans reported that she spoke with Representative Blackman and sent him information about GAMA's proposal to address short-term rentals.

Mayor Evans requested a F.A.I.R. item to discuss 5.6 acres of land at 500 N. Circle View Drive for possible affordable housing.

**19. ADJOURNMENT**

The Regular Meeting of the Flagstaff City Council held February 5, 2019, adjourned at 9:07 p.m.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**CERTIFICATION**

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on January 15, 2019. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 7th day of January, 2020.

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CITY CLERK