

## MINUTES

### 1. Call to Order

Mayor Deasy called the Work Session of February 9, 2021, to order at 3:02 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 Aslan 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 DEASY (virtually)  
VICE MAYOR DAGGETT (virtually)  
COUNCILMEMBER ASLAN (virtually)  
COUNCILMEMBER MCCARTHY (virtually)  
COUNCILMEMBER SALAS (virtually)  
COUNCILMEMBER SHIMONI (virtually)  
COUNCILMEMBER SWEET (virtually)

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon

Mayor Deasy offered an apology to the City, the City Council, and to Flagstaff Shelter Services Executive Director Ross Altenbaugh.

#### 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.*

Sustainability Specialist Jenny Neimann addressed Council providing information on the upcoming Climate Emergency open houses. She also provided a brief demonstration of the Climate Emergency website.

#### 5. Review of Draft Agenda for the February 16, 2021 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.*

Mr. Clifton provided a reminder regarding the purpose of the Draft Agenda and the ability for Council to provide feedback or ask questions in advance of the next Regular Meeting.

#### 6. Discussion and Possible Direction Regarding City Council Rules of Procedure

City Clerk Stacy Saltzburg provided a PowerPoint presentation that covered the following:

CITY COUNCIL RULES OF PROCEDURE  
PROPOSED CHANGES  
3.01 REGULAR MEETINGS  
MODIFICATION OF COUNCIL BREAK  
MODIFICATION OF MEETING TIMES  
5.01 REGULAR MEETING AGENDA  
5.02 WORK SESSION AGENDA  
7.03 DECORUM AND ORDER  
9.02 PUBLIC HEARINGS  
11.07 LOBBYING MEETINGS AND TRIPS  
OTHER CONSIDERATIONS

After discussion, the Council gave direction to make the following modifications to the City Council Rules of Procedure:

- Change Rule 3.01 to allow the option to hold the August meeting on the fourth Tuesday.
- Change the Regular Meeting times to 3:00 p.m. and 5:00 p.m.
- Add Rule 5.02 to set the Work Session Agenda.
- Incorporate the staff recommended changes regarding public speakers in Rules 7.03, 9.01, 9.02.
- Add Rule 11.07 regarding Meetings with State and Federal Delegation and Lobbying Trips

Council also provided direction to Mr. Solomon to research and develop additional language for Rules 7.01 and 8.01 regarding decorum of the Mayor and Council and provide options for Council should there be any concerns that arise during a meeting.

Austin Kerr submitted a written comment regarding the Council Rules of Procedure.

A break was held from 4:45 p.m. through 4:55 p.m.

## **7. Overview of your Police and Fire Divisions**

Police Chief Dan Musselman provided a PowerPoint presentation that covered the following:

FLAGSTAFF POLICE DEPARTMENT  
MISSION STATEMENT  
OVERVIEW OF DIVISION

Deputy Chief Scott Mansfield continued the presentation.

OPERATIONS

Deputy Chief Frank Higgins continued the presentation.

SUPPORT SERVICES

Chief Musselman concluded the Police Department portion of the presentation.

ORGANIZATIONAL CHART  
A LOOK AT FY21  
DIVISION ACCOMPLISHMENTS  
2021 INITIATIVES

Vice Mayor Daggett asked about the Homeless Community Liaison position. Chief Musselman explained that rather than a single person, it is provided more as a homeless liaison squad, provided through the Special Enforcement squad. The members of the squad are crisis intervention trained on identifying and responding to people who may be suffering substance abuse, traumatic brain injuries, mental illness and the like. They have also partnered with Catholic Charities to help transport people to the shelter and assist with these calls.

Vice Mayor Daggett asked if there has been any consideration of utilizing communication staff in the field due to their extensive training in de-escalation and intervention. Chief Musselman acknowledged that it is an interesting consideration but the Department is struggling with a 20% staffing deficit so it would be something that could be investigated further in the future.

Fire Chief Mark Gaillard continued the presentation.

FIRE DEPARTMENT  
MISSION VISION VALUES  
DEPARTMENT DATA  
RESPONSE AREA  
ORGANIZATIONAL CHART

Deputy Fire Chief Jerry Bills continued.

COMMUNITY RISK REDUCTION-CRR  
CRR/WILDLAND FIRE  
CRR/FIRE PREVENTION  
CRR/EMERGENCY MANAGEMENT

Deputy Fire Chief Patrick Staskey continued.

OPERATIONS-OPS  
OPERATIONS/FIRE  
OPERATIONS/EMS

Deputy Fire Chief Mark Wilson concluded the presentation.

ADMIN-SUPPORT SERVICES  
FY 21 BUDGET INFORMATION  
2021 INITIATIVES  
YEAR TO YEAR TRENDS  
FIREFIGHTER FTE VS. CALL VOLUME  
SUMMARY OF IMPACTS TO FLAG FIRE  
CAPITAL EXPENDITURES  
FLEET NEEDS WITHIN FFD  
OTHER CAPITAL NEEDS WITHIN FFD  
SUMMARY OF FFD

## **8. Affordable Housing Overview and Project Update**

Housing Director Sarah Darr provided a PowerPoint presentation that covered the following:

HOUSING OVERVIEW 2021  
OUTLINE FOR TONIGHT  
HOUSING SPEAK  
AFFORDABLE HOUSING 101  
WHAT IS "AFFORDABLE HOUSING"?  
IT'S ALL RELATIVE  
WHY IS AFFORDABLE HOUSING IMPORTANT?  
BUT ISN'T ALL HOUSING AFFORDABLE IF YOU MAKE ENOUGH MONEY?  
BASIC HOUSING CONTINUUM  
PROGRAM INCOME LIMITS  
TWEEN CHALLENGE  
WHY ARE MOST EFFORTS FOCUSED ON LOW-INCOME HOUSEHOLDS?  
A FEW ITEMS TO REMEMBER  
YES, BUT HOW?  
RENTAL HOUSING

Housing Manager Justyna Costa continued the presentation.

OWNERSHIP HOUSING  
PERMANENT AFFORDABILITY PROGRAM GOALS  
PERMANENT AFFORDABILITY TOOLS

Ms. Darr continued the presentation.

TAX CREDIT 101  
LOW INCOME HOUSING TAX CREDITS (LIHTC)  
WHAT ABOUT OTHER FUNDING SOURCES?

Affordable Housing Advancement Project Manager Leah Bloom continued the presentation.

PROJECT UPDATES  
HOUSING EMERGENCY RES. 2020-66  
HOUSING PLAN PUBLIC PARTICIPATION

Councilmember McCarthy asked if there will be efforts to look at the zoning code and other City regulations to encourage developers to build housing without reducing the quality of housing. Ms. Costa stated that there will be a working group specific to zoning and land use and a working group specific to rewriting the Affordable Housing Incentive Policy.

Community Development Director Dan Folke added that in addition to the Housing Plan, staff will be doing a listening tour to evaluate how the development process impacts the cost of development and look for opportunities build efficiencies within the process.

Ms. Darr continued the presentation.

PUBLIC HOUSING SUMMARY  
DECLARATION OF TRUST  
SILER HOMES  
BRANNEN HOMES  
THE FUTURE OF PUBLIC HOUSING  
RENTAL ASSISTANCE DEMONSTRATION  
MORE RAD INFO  
OK.....BUT HOW?  
OTHER FUNDING SOURCES  
...WHAT DOES ALL THIS NOT MEAN?  
WHY WOULD ANYONE "GO RAD" OR "REPOSITION"?  
WHAT'S WORKING IN OUR FAVOR?  
HOW DO WE GET FROM HERE TO THERE?  
HOUSING BOND 2022  
TIMELINE 2020  
ATTAINABLE HOUSING BOND RECOMMENDATIONS  
EMERGENCY HOUSING RECOMMENDATIONS - \$10 MILLION  
RENTAL HOUSING RECOMMENDATIONS - \$10 MILLION  
WORKFORCE HOUSING – HOMEOWNERSHIP - \$10 MILLION  
HOUSING COMMISSION BOND RECOMMENDATIONS  
SEEKING DIRECTION

Vice Mayor Daggett stated that she is very interested in a Housing Bond and she looks forward to the Housing Commission bringing the matter back to Council for consideration.

Mayor Deasy agreed and asked that the Climate Action and Adaptation Plan and Climate Emergency Goals be included in the proposal.

Councilmember McCarthy indicated that a bond would be asking homeowners to subsidize housing for others. He is more inclined to support rehabilitating the existing housing stock and the reusable funds like the down payment assistance fund that are revolving. He is supportive of having the Housing Commission revisit and bring back specific recommendations and how the funds would be spent.

Councilmembers Shimoni, Sweet, and Aslan also expressed support for the Housing Commission to revisit the issue and bring back recommendations.

Ms. Darr concluded the presentation.

**MORE COMING ATTRACTIONS!**

Harlan Grossman addressed Council asking for them to consider all options available to expand affordable housing.

A break was held from 8:05 p.m. through 8:20 p.m.

**9. Acquisition of real property in the general area of 703 Blackbird Roost for affordable housing**

Mr. Solomon stated that there is no staff presentation but wanted to let the Council know that there may be additional legal advice in the future.

Tony Cullum addressed Council on behalf of the property owner at 703 Blackbird Roost. He stated that they have begun a development process and working with City staff on the zoning and required plans. He explained that the developer is willing to discuss a partnership with the City or possible sale or trade of the land should there be any interest.

**10. Case No. PZ-21-00019 Zoning Code Text Amendment - 2021: Affordable Housing Modified Development Standards**

Zoning Code Manager Dan Symer provided a PowerPoint presentation that covered the following:

CASE NO. PZ-21-00019 ZONING CODE TEXT AMENDMENT – 2021: AFFORDABLE HOUSING MODIFIED DEVELOPMENT STANDARDS  
REASON FOR THE PROPOSED ZONING CODE TEXT AMENDMENT  
PROPOSED ZONING CODE AMENDMENT  
REQUIRED FINDINGS  
POTENTIAL TIMING  
QUESTIONS TO CONSIDER

Tyler Denham addressed Council urging them to edit the proposed amendment to allow density increases so as to improve overall affordability and increase the number of families that can take advantage of the developments.

After a brief discussion Council indicated their support of the recommendations. Mr. Symer stated that he will be back before Council in a few weeks for formal action.

**11. State/Federal Legislative Updates****i. SB1431 (Flood control districts; Advisory board)**

Management Analyst Sarah Langley briefly reviewed SB1431.

**Moved by** Councilmember Adam Shimoni, **seconded by** Councilmember Jim McCarthy to recess into Executive Session for legal advice.

**Vote:** 7 - 0 - Unanimously

The Council recessed into Executive Session at 8:53 p.m. and reconvened the Work Session at 9:21 p.m.

Council indicated that they were in support of SB1431 and directed staff to advocate that support on behalf of the City.

## **12. Public Participation**

None

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

Mr. Clifton stated that the legislative update that was just provided is indicative of the practice going forward. He indicated that if there are things that come up that you would like to discuss please bring them to our attention.

Vice Mayor Daggett expressed appreciation for Mayor Deasy's apology. She encouraged the Council to focus on all the challenges before them and that she is optimistic about the Council moving forward.

Councilmember McCarthy reported that the MetroPlan met that week and elected him to be the Chair and County Supervisor Patrice Horstman to be the Vice Chair. He thanked Councilmember Salas for her willingness to be the MetroPlan representative to Rural Transportation Advisory Committee. Councilmember McCarthy also expressed a desire to have an unbiased public process regarding the Lowell Observatory property before Congress starts drafting bill.

Councilmember Salas acknowledged and thanked Mayor Deasy for his apology. She shared some recent experience with Flagstaff Shelter Services and encouraged the Council to redirect their energy toward working together and seeing understanding from each other. She also requested a FAIR item to have the Council consider a Code of Conduct and Ethics Standards to govern Mayor and Council.

Councilmember Shimoni echoed Councilmember Salas' comments and stated that the Council needs to recommit to be a Council that is based on integrity and mutual respect. He thanked Mayor Deasy for his apology and suggested that he post a public apology. He suggested another Council Retreat to reconnect as a group. Councilmember Shimoni stated that there was a Town Hall recently on alternative responses and also suggested that people take a look at the live stream he did with Solar United Leaders. Lastly, Councilmember Shimoni requested a FAIR item to discuss a possible increase in the Mayor and Council salaries.

Councilmember Sweet thanked Councilmember Salas for her statement and she also extended an apology to Ms. Altenbaugh. She thanked Mayor Deasy for his apology and stated that it is important that the Council set the standard for professionalism and respect as they focus on policy and moving the City forward.

Mayor Deasy stated that he recognizes that his apology must be followed up by action and he is committed to doing that and moving forward toward meaningful change. He announced that he was appointed to the Arizona League of Cities and Towns Executive Committee and looks forward to that appointment. He also requested a FAIR item to discuss putting forth legislation that makes it illegal to fabricate a 911 report based on someone's race, ethnicity, religious affiliation, gender or sexual orientation. Lastly he expressed a desire to have a discussion

about Land Value Tax and any process needed to convert parts of the City's property tax into this type of model.

**14. Adjournment**

The Flagstaff City Council Work Session of February 9, 2021, adjourned at 9:47 p.m.

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MAYOR

ATTEST:

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CITY CLERK