

MINUTES

1. CALL TO ORDER

Mayor Evans called the meeting of the Flagstaff City Council held December 15, 2020, to order at 3:01 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 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 (virtually)
VICE MAYOR SHIMONI (virtually)
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER MCCARTHY (virtually)
COUNCILMEMBER ODEGAARD (virtually)
COUNCILMEMBER SALAS (virtually)
COUNCILMEMBER WHELAN (virtually)

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

3. PLEDGE OF ALLEGIANCE AND MISSION STATEMENT

The Council and audience recited the pledge of allegiance and Councilmember Whelan 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.

4. TRANSITION OF NEW CITY COUNCIL

Mayor Evans handed the meeting over to the new Council. She offered her congratulations, and stated that she is excited to see how the Council grows and prospers.

5. ROLL CALL

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

PRESENT:

ABSENT:

MAYOR DEASY (virtually)
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER DAGGETT (virtually)
COUNCILMEMBER MCCARTHY (virtually)
COUNCILMEMBER SALAS (virtually)
COUNCILMEMBER SHIMONI (virtually)
COUNCILMEMBER SWEET (virtually)

6. SELECTION OF VICE MAYOR

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to appoint Becky Daggett as Vice Mayor in accordance with the City Council Rules of Procedure.

Vote: 7 - 0 - Unanimously

7. 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.

A written comment was submitted by Raina Delmar on behalf of the Coconino Anti-Tobacco Students requesting the implementation of the Tobacco Retail License for all tobacco retailers throughout Flagstaff.

8. LIQUOR LICENSE PUBLIC HEARINGS

Mayor Deasy opened the public hearing

Police Sergeant Ryan Turley introduced the applications and noted no concerns.

Councilmember Shimoni encouraged the applicant for the Butler Chevron to not sell items such as shooters, 40s, and malt liquor given the proximity to the interstate.

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

Moved by Councilmember Regina Salas, **seconded by** Councilmember Adam Shimoni to forward all three applications to the State with a recommendation of approval.

Vote: 7 - 0 - Unanimously

- A. **Consideration and Action on Liquor License Application:** Anthony Burton Coulston "Lake Mary Chevron," 4026 S. Lake Mary Road, Series 09 (liquor store - all spirituous liquor), Owner Transfer.
- B. **Consideration and Action on Liquor License Application:** Anthony Burton Coulston "Forest Meadows Chevron," 357 W. Forest Meadows Street, Series 10 (beer and wine store), New License.
- C. **Consideration and Action on Liquor License Application:** Michael Vito Giuliano "Butler Chevron," 2295 E. Butler Avenue, Series 09 (liquor store - all spirituous liquor), Owner Transfer.

9. **CONSENT ITEMS**

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Miranda Sweet to approve the Consent Agenda as presented.

Vote: 7 - 0 - Unanimously

- A. **Consideration and Approval of Grant Application (acceptance, etc.):** Wildland Fire Hazardous Fuels (WFHF) 20-202 grant award - Greater Flagstaff Fuels Reduction Project. Approve the Greater Flagstaff Fuels Reduction Project Wildland Fire Hazardous Fuels (WFHF) 20-202 grant award from AZ Dept of Forestry and Fire Management.
- B. **Consideration and Approval of Contract:** Approval of contract for the Flagstaff Police Department's Officer Safety and Wellness Grant-Deliverable #5-Incentivize Physical Fitness. This contract is between the City of Flagstaff and Summit Health and Fitness for \$348.00 per participating police employee and not to exceed \$61,200.00. Approve the contract between the City of Flagstaff and Summit Health and Fitness for \$348.00 per participating police employee and not to exceed \$61,200.00. The funding for this contract was awarded by a Community Oriented Policing Services (C.O.P.S) Microgrant, and there is no direct cost to the city.

10. **REGULAR AGENDA**

- A. **Consideration and Approval to begin Contract Negotiations:** Authorization to begin contract negotiations for the Flagstaff Pulliam Airport 31.45 acre parcel for master developer services.

Grants and Contracts Manager Stacey Brechler-Knaggs provided a PowerPoint presentation that covered the following:

AIRPORT 31.45 ACRE PARCEL – RSOQ CONTRACT DISCUSSION
OVERVIEW
BACKGROUND/HISTORY
SITE ASSESSMENT
SITE ASSESSMENT FINDINGS
POPULATION & EMPLOYMENT GROWTH
REAL ESTATE DEMAND ANALYSIS
MARKET TRENDS
LAND USE ALTERNATIVES
POTENTIAL SITE USES

Community Investment Director David McIntire continued the presentation.

WHY NOT RESIDENTIAL?
REQUEST FOR STATEMENT OF QUALIFICATIONS
VISION AND EXPECTATIONS
EVALUATION CRITERIA
TIMELINE

Deb Harris addressed Council stating that there is land out at Schultz Pass that should be developed for workforce housing before suggesting the land at the airport. The airport land should be used for airport or industrial operations that fit better with the area.

Vice Mayor Daggett asked what the incentive is for the developer and the city's financial liability in terms of maintaining tenants along with maintenance and operations. Mr. McIntire explained that those are the conversations they are hoping to have with the developer. The negotiations will focus on developing an agreement where the developer feels comfortable about making the money and the city is comfortable with the types of businesses they will bring in.

Councilmember Shimoni indicated that he would like to see the space considered for office space and retail. Mr. Clifton added that the emphasis in the submittal was on flex industrial and research and development with a commercial element. Telecommuting and doing things remotely is much more common place and it is conceivable that the parcel does not garner as much traffic but its proximity to the airport does enable out of state travel to come in and utilize the facility without a lot of additional infrastructure.

Economic Vitality Director Heidi Hansen stated that staff will be coming back to Council every step of the way about what is planned for the parcel and conversations about the best use of the area.

Councilmember McCarthy expressed his desire to see an emphasis on research and development, light industrial, and a small amount of commercial retail.

Mayor Deasy asked about the internet capacity near the airport in terms of redundancies and its impact on the research and development sector. Mr. McIntire stated that the site assessment found that all utilities, with the exception of electricity, should support all development out there. If additional broadband is needed that would be something that is included as part of the development proposal. The site should be able to support the uses and if not, those are conversations to have with the developer on how to bring them in.

Mayor Deasy asked about Federal Aviation Administration (FAA) rules related to housing in the area. Airport Director Barney Helmick stated that in recent discussions with FAA it was brought up that the location is an overflight area particularly for helicopters. Noise is

considered a subjective issue but the impacts could be substantial. Many noise complaints come from those who are having outside events and experience the sound impacts. Not sure if putting housing in an area that could have such an impact is ideal. Housing Director Sarah Darr added that low-income housing programs are held to environmental assessments including noise. There are units on High Country Trail that had specific actions tied to them to mitigate the noise from I-17 and the airport. It is doable but it can come with a cost.

Councilmember Sweet stated that finding ways to incorporate multi- or single-family housing could be attractive to potential tenants. She would not want to dismiss the idea of housing. Mr. McIntire stated that those are things that can be discussed with the developer in terms of what could be provided within the Regional Plan and the Zoning Code. With the John Wesley Powell expansion there would be land available for housing and new commercial and retail space would further encourage housing in the area. It really comes down to identifying possibilities with the developer.

Comprehensive Planning Manager Sara Dechter stated that the Regional Plan does allow for some residential in the employment area type. Mayor Deasy asked if there is a way to have a few acres designated as residential without triggering the need for a major Regional Plan amendment. Ms. Dechter indicated yes, so long as it is mixed-use for the primary use of industrial and research and development.

Councilmember Aslan stated that it makes sense to ask questions and explore opportunities with the developer. He does not believe that the location is appropriate for residential with the parcel being so close to the highway and airport. He suggested industrial, research and development, and perhaps a hotel.

Moved by Councilmember Adam Shimoni, **seconded by** Councilmember Austin Aslan to direct staff to proceed with contract negotiations for master developer services to begin with the highest scoring candidate, Genterra Enterprises, LLC.

Vote: 7 - 0 - Unanimously

B. Consideration and Adoption of Resolution No. 2020-69: A resolution adopting the City Council 2021 Commemorative Flag Designations

City Clerk Stacy Saltzburg explained that each year the City Council adopts a resolution setting the schedule for the display of flags on the temporary flag pole at City Hall. No additions were requested for 2021, only requests to maintain the current schedule.

Moved by Councilmember Adam Shimoni, **seconded by** Councilmember Miranda Sweet to read Resolution No. 2020-69 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF (PURSUANT TO THE CITY COUNCIL POLICY ON THE DISPLAY OF FLAGS) DESIGNATING ALL COMMEMORATIVE FLAGS THAT WILL BE DISPLAYED THROUGHOUT THE YEAR 2021 ON THE TEMPORARY POLE IN FRONT OF CITY HALL

Moved by Councilmember Adam Shimoni, **seconded by** Mayor Paul Deasy to adopt Resolution No. 2020-69.

Vote: 7 - 0 - Unanimously

11. COUNCIL LIAISON REPORTS

Councilmember Shimoni reported that the CJCC recently met and discussed criminal justice reform. They have hired an agency to help run the meetings and continue moving forward. He also reported that the Alliance meeting is scheduled to occur in the early part of January.

12. FUTURE AGENDA ITEM REQUESTS

After discussion and upon agreement by three 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 Aslan to place on a future agenda a discussion to formulate a resolution in support of efforts to lobby the incoming Administration to reinstate Bears Ears National Monument to its original dimensions, as proposed by the Bear Ears Inter-tribal Coalition.

Councilmember Aslan stated that the Bears Ears Inter-tribal Coalition is a historic consortium of sovereign tribal nations united in the effort to conserve the Bears Ears cultural landscape. The Coalition is an unprecedented alliance that formed in order to protect the unique cultural heritage of the Bears Ears region. Prior to designation of the monument, sites of sacred and cultural importance had been desecrated by recreationists, looters, and vandals, prompting the need for the coalition.

In order to honor and protect the needs and interests of the traditional peoples who occupied the region that is now Bears Ears National Monument, the reinstatement of the monument to its original dimensions, as proposed by the Coalition, is imperative.

Council expressed support to move forward with a resolution.

13. CITY MANAGER REPORT**A. City Manager Report**

Mr. Clifton briefly reviewed his report.

14. COVID-19 UPDATES

Deputy City Manager Shannon Anderson provided a PowerPoint presentation that covered the following:

COVID-19 UPDATE
AGENDA
CCHHS: COVID-19 WEEKLY CASES
CCHHS: COVID-19 DAILY CASES
CCHHS: HOSPITAL ADMISSIONS
CCHHS: COVID-19 RELATED DEATHS
CCHHS: COMMUNITY TRANSMISSION
ADHS DASHBOARD
NAH: HOSPITAL CENSUS

Coordinator for Indigenous Initiatives Rose Toehe continued the presentation.

INDIGENOUS NATIONS DATA
NAVAJO NATION
HOPI TRIBE

Council discussed the case numbers in Flagstaff along with hospital capacity concerns. They also discussed the challenges related to official reporting and comparing those with different data sources. Consistency is what the public needs to feel confident in the reporting. There was also discussion about relying on the local health authority for information. The city does not have its own health officials and the County Health Department is the guiding authority for these types of matters.

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

Vice Mayor Daggett thanked staff for the warm welcome and stated that she is excited to for the next chapter of the City Council.

Councilmember Aslan welcomed the new Council and stated that he is looking forward to working with everyone.

Councilmember McCarthy stated that he is looking forward to the team building retreat the next day.

Councilmember Salas welcomed the new members of Council. She reported that she had the opportunity to meet with USAGE Whitehall Industries which is a manufacturing company that is relocating to Flagstaff.

Councilmember Shimoni stated that there will be a COVID vigil on Saturday in front of City Hall. He also reported that BNSF was in town to meet with staff to discuss the steps ahead for completing the Rio de Flag project. He thanked the Police Chief candidates for their participation in the recruitment process. He also expressed appreciation to outgoing Mayor Coral Evans for her leadership and work for the City. He welcomed the new Council.

Mr. Clifton reminded Council about the upcoming day and a half retreat. The purpose of the retreat is to focus on relationship building and bringing the new members up to speed on government structure.

Councilmember Sweet thanked everyone for the warm welcome and that she looks forward to working with everyone.

Mayor Deasy stated that the eviction moratorium lifts on December 31, 2020 and he is concerned about facing a serious issue of evictions in the community. He requested a discussion at the following meeting on City preparations if there is no movement from the federal government.

16. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held December 15, 2020, adjourned at 8:02 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 December 15, 2020. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 20th day of September, 2022.

CITY CLERK