

MINUTES

1. CALL TO ORDER

Mayor Deasy called the meeting of the Flagstaff City Council held April 5, 2022, 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 DEASY
VICE MAYOR DAGGETT
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SALAS
COUNCILMEMBER SHIMONI (virtually)
COUNCILMEMBER SWEET

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

3. PLEDGE OF ALLEGIANCE, MISSION STATEMENT, AND LAND ACKNOWLEDGEMENT

The Council and audience recited the pledge of allegiance, Councilmember Shimoni read the Mission Statement of the City of Flagstaff, and Councilmember Salas read the Land Acknowledgement.

MISSION STATEMENT

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

LAND ACKNOWLEDGEMENT

The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. 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 Specialist Kaeli Wells addressed Council about recycling QR code stickers.

Elson Miles addressed Council and spoke about concerns with traffic congestion in Flagstaff. He encouraged Council to focus more on other modes of transportation and restrict the addition of any four lane roads.

5. Consideration and Acceptance: Resignation of Vice Mayor Becky Daggett effective April 4, 2022.

Vice Mayor Daggett offered a prepared statement. She thanked the City Council and staff for their outstanding service and commitment. She expressed appreciation for the different perspectives offered and what they have taught her through discussion and deliberation. She has been so impressed with staff's professionalism in the face of significant pressure and she is fortunate to have had the opportunity to work with them. She thanked the public for being engaged in the future of the community and she thanked those who took the time to write, call, and attend meetings. She also thanked all the volunteers who give countless hours to the commissions. She closed by stating that it was an honor to be elected to the City Council and it has been her privilege to serve the community as Vice Mayor.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Adam Shimoni to accept the resignation of Vice Mayor Becky Daggett effective April 4, 2022.

Vote: 6 - 0 - Unanimously

At this time Becky Daggett left the dais.

6. Selection of Vice Mayor

Moved by Councilmember Regina Salas, **seconded by** Mayor Paul Deasy to appoint Councilmember Miranda Sweet as Vice Mayor.

Vote: 6 - 0 - Unanimously

7. PROCLAMATIONS AND RECOGNITIONS**A. Proclamation: Coconino Community College 30th Anniversary**

Mayor Deasy read and presented the proclamation to Dr. Colleen Smith with Coconino Community College.

B. Proclamation: Flagstaff Kite Day

Mayor Deasy read and presented the proclamation to Convention and Visitor's Bureau Director Trace Ward.

C. Proclamation: NAEYC Week of the Young Child

Mayor Deasy read and presented the proclamation to NAEYC.

8. COVID-19 UPDATE**A. COVID-19 Update**

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

COVID-19 UPDATE
AGENDA
CCHHS: COVID-19 WEEKLY CASES
CCHHS: HOSPITAL ADMISSIONS
CCHHS: COVID-19 RELATED DEATHS
CCHHS: COMMUNITY TRANSMISSION & LEVEL
CCHHS: COMMUNITY VACCINATION
CCHHS: VARIANTS
NAH: HOSPITAL CENSUS

Coordinator for Indigenous Initiatives Rose Toehe continued the presentation.

INDIGENOUS NATIONS DATA
NAVAJO NATION
HOPI TRIBE

Ms. Anderson concluded the presentation.

RE-OPENING CITY FACILITIES

Council briefly discussed variants of concern and continued testing.

9. COUNCIL LIAISON REPORTS

Councilmember McCarthy reported that MetroPlan will be meeting on the first Thursday of the month at 1:00 p.m.

Councilmember Salas reported that the Flagstaff Sister Cities Board had its first ever in-person meeting after incorporating and they had a great guest speaker from Belgium. She

also reported that the Parks and Recreation Commission met last week where Comprehensive Planning Manager Sara Dechter presented on the Regional Planning process. Lastly, she reported that HB2396 which asks for one time funding of \$60 Million to 36 projects in Rural Arizona has been revived and Flagstaff may receive funding for the Lone Tree Overpass.

Councilmember Shimoni reported that he attended the 911 diversion meeting and received a presentation on call volume data. He also reported that the Indigenous Commission, the Transportation Commission, and the Bicycle Advisory Committee will be holding meetings in the next week.

10. LIQUOR LICENSE PUBLIC HEARINGS

Mayor Deasy opened the public hearing.

Police Sergeant Ryan Turley introduced the three applications noting no concerns.

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

Moved by Mayor Paul Deasy, **seconded by** Vice Mayor Miranda Sweet to forward all three applications to the state with a recommendation of approval.

Vote: 6 - 0 - Unanimously

- A. **Consideration and Action on Liquor License Application:** Christian Sheffield Day, "Sky Island Kombucha," 1515 N. Main Street, Series 03, New License.
- B. **Consideration and Action on Liquor License Application:** Andrea Lewkowitz "Hyatt Place Flagstaff," 397 S. Malpais Lane, Series 11 (Hotel/Motel), New License.
- C. **Consideration and Action on Liquor License Application:** Javier Magallanes Melendez, "Bow Wow Street Dogs and Grill," 1000 N. Humphreys #243, Series 12, New Application.

11. 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 Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to approve the Consent Agenda as presented.

Vote: 6 - 0 - Unanimously

- A. **Consideration and Approval of Final Plat:** PZ-21-00193-02 Craig and Christina Clark request Final Plat approval of a 2-lot subdivision titled Final Modified Clark Subdivision, at 6275 N Rain Valley Rd (APN 113-05-019) on an existing 10-acre parcel in the Rural Residential (RR) zone.
Approve the Final Plat and authorize the Mayor to sign the plat when notified by staff that the documents are ready for recording

- B. Consideration and Approval of Contract:** Approve the Cooperative Purchase Contract with Empire Southwest, LLC, for the purchase of one (1) 2022 CAT 950GC Wheel Loader in the amount of \$289,719.74 to be reimbursed 100% by the Arizona Department of Forestry and Fire Management.
1. Approve the Cooperative Purchase Contract with Empire Southwest, LLC for the purchase of one (1) 2022 CAT 950GC Wheel Loader in the amount of \$289,719.74 to be reimbursed 100% by the Arizona Department of Forestry and Fire Management; and
 2. Authorize the City Manager to execute the necessary documents.
- C. Consideration and Approval of Contract:** Cooperative Purchase Contract for Real Estate Appraisal Valuations with Appraisal Technology, LLC in the amount of \$61,500.00 in addition to other fees and taxes for property acquisitions necessary for the Milton Road and University Avenue Right of Way Capital Project.
1. Approve the Cooperative Purchase Contract for Real Estate Appraisal Valuation Services with Appraisal Tenchology, LLC in the amount of \$61,500.00, in addition to other fees and taxes for appraisals of property acquisitions necessary for the Milton Road and University Avenue Right of Way Project; and
 2. Authorize the City Manager to execute the necessary documents.

12. REGULAR AGENDA

- A. Consideration and Adoption of Resolution No. 2022-09:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement between Coconino County and the City of Flagstaff for Prescribed Fire Operations

Forest Health Supervisor Neil Chapman addressed Council stating that the resolution is to approve an Intergovernmental Agreement that would renew a prescribed fire agreement with Coconino County.

Moved by Mayor Paul Deasy, **seconded by** Vice Mayor Miranda Sweet to read Resolution No. 2022-09 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN COCONINO COUNTY AND THE CITY OF FLAGSTAFF FOR PRESCRIBED FIRE OPERATIONS

Moved by Mayor Paul Deasy, **seconded by** Vice Mayor Miranda Sweet to adopt Resolution No. 2022-09.

Vote: 6 - 0 - Unanimously

- B. Consideration and Adoption of Resolution No. 2022-11:** A resolution of the Flagstaff City Council, authorizing the grant agreement for an Arizona State Parks Heritage Fund - Environmental Education grant.

Open Space Specialist Robert Wallace provided a PowerPoint presentation that covered the following:

OPEN SPACE GRANT RESOLUTION AND AGREEMENT CONSIDERATION

OPEN SPACE BACKGROUND – WHO, WHAT, HOW
WHAT WILL THIS GRANT ACHIEVE
WHAT IS THE CITY AGREEING TO?
HOW GRANT ACCEPTANCE MEETS CITY GOALS
OPTIONS

Moved by Mayor Paul Deasy, **seconded by** Councilmember Adam Shimoni to read Resolution No. 2022-11 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING THE GRANT AGREEMENT FOR AN ARIZONA STATE PARKS HERITAGE FUND – ENVIRONMENTAL EDUCATION GRANT

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to adopt Resolution No. 2022-11.

Vote: 6 - 0 - Unanimously

- C. **Consideration and Adoption of Resolution No 2022-13:** Approval of an Intergovernmental Agreement between Mountain Line and the City of Flagstaff for project management of the First Mile Last Mile grant

Multi-Modal Transportation Planner Martin Ince addressed Council stating that the agreement with Mountain Line will define roles and responsibilities for the First Mile Last Mile grant. The grant is secured by Mountain Line and supports bike and pedestrian projects that support transit. The city will deliver pedestrian and bike improvements as part of its CIP projects.

Mountain Line Mobility Planner Astelle Hollander addressed Council and expressed excitement and support for the partnership to leverage the Proposition 419 funds to build more bike and pedestrian infrastructure.

Councilmember Shimoni and Mayor Deasy expressed appreciation for the work of staff and Mountain Line.

Moved by Councilmember Adam Shimoni, **seconded by** Mayor Paul Deasy to read Resolution No. 2022-13 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN MOUNTAIN LINE AND THE CITY OF FLAGSTAFF FOR PROJECT MANAGEMENT OF THE FIRST MILE LAST MILE GRANT

Moved by Councilmember Adam Shimoni, **seconded by** Mayor Paul Deasy to adopt Resolution No. 2022-13.

Vote: 6 - 0 - Unanimously

- D. Consideration and Adoption of Resolution No. 2022-12:** A resolution approving an Intergovernmental Agreement between the City of Phoenix Police Department and the City of Flagstaff Police Department for the receipt of funding for the investigation of Internet crimes against children.

Police Chief Dan Musselman addressed Council stating that the Intergovernmental Agreement allows Flagstaff Police Officers to receive training and coordination on the investigation of sex crimes involving the exploitation of children. The agreement also provides funding for outreach and education regarding the prevention of internet crimes against children.

Councilmember Shimoni asked if the Police Department will be working with the Flagstaff Initiative Against Trafficking (FIAT). Chief Musselman stated that the funding helps them be more efficient and effective with follow up and investigations; there is a training and education component that they do partner with FIAT on.

Moved by Councilmember Jim McCarthy, **seconded by** Mayor Paul Deasy to read Resolution No. 2022-12 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PHOENIX POLICE DEPARTMENT AND THE CITY OF FLAGSTAFF POLICE DEPARTMENT FOR THE RECEIPT OF FUNDING FOR THE INVESTIGATION OF INTERNET CRIMES AGAINST CHILDREN

Moved by Councilmember Jim McCarthy, **seconded by** Mayor Paul Deasy to adopt Resolution No. 2022-12.

Vote: 6 - 0 - Unanimously

- E. Consideration and Adoption of Ordinance No. 2022-07:** An ordinance of the Council of the City of Flagstaff, Arizona approving the form and authorizing the execution and delivery of a loan agreement with the Water Infrastructure Financing Authority of Arizona from its Clean Water Revolving Fund program; delegating the determination of certain matters relating thereto to the Mayor, the City Manager and the Management Services Director of the City; providing the transfer of certain moneys and making certain covenants and agreements with respect thereto; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by such loan agreement and this ordinance and establishing an effective date.

Management Services Director Rick Tadder introduced representatives from Stifel and bond counsel Michael Cafiso who have been working with staff to determine the best ways to issue the City's debt. The resolution provides authorization to enter into a loan agreement with the Water Infrastructure Finance Authority of Arizona. They are a state agency that helps support communities in Arizona with low-cost financing for water, wastewater, and stormwater projects. He is looking to issue \$20 million specifically for the Rio de Flag project which would be paid back by stormwater fees.

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to read Ordinance No. 2022-07 by title only for the first time.

Vote: 6 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH THE WATER INFRASTRUCTURE FINANCE AUTHORITY OF ARIZONA FROM ITS CLEAN WATER REVOLVING FUND PROGRAM; DELEGATING THE DETERMINATION OF CERTAIN MATTERS RELATING THERETO TO THE MAYOR, THE CITY MANAGER AND THE MANAGEMENT SERVICES DIRECTOR OF THE CITY; PROVIDING FOR THE TRANSFER OF CERTAIN MONEYS AND MAKING CERTAIN COVENANTS AND AGREEMENTS WITH RESPECT THERETO; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY SUCH LOAN AGREEMENT AND THIS ORDINANCE AND ESTABLISHING AN EFFECTIVE DATE

- F. Consideration and Adoption of Ordinance No. 2022-08:** An ordinance of the Council of the City of Flagstaff, Coconino County, Arizona (1) providing for the sale and execution and delivery pursuant to a Series 2019 Utility System Revenue Trust Agreement of utility system revenue obligations, in one or more series evidencing proportionate interests of the owners thereof in installment payments of the purchase price to be paid by the City of Flagstaff, Arizona, pursuant to a Series 2019 Utility System Revenue Purchase Agreement to finance costs of certain improvements to the water and sewer utility system of the City; (2) authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing the costs of such improvements and paying related financing costs; (3) delegating to the Mayor, the City Manager, and the Management Services Director certain authority with respect to the purposes hereof; (4) authorizing the Management Services Director to expend all necessary funds therefor and (5) authorizing the Management Services Director or his designees to take all other actions necessary to the consummation of the transaction contemplated by this ordinance and establishing an effective date.

Mr. Tadder stated that the resolution authorizes two potential financings, one for \$4.1 million of new debt in the stormwater fund and the second is approximately \$5.8 million in refinancing debt related to existing loans that are outstanding with the Water Infrastructure Financing Authority. The new debt of \$4.1 million will help fund the City's share of the detention basins that are being built at Killip School. They are looking to refinance the other \$5.8 million with a lower interest rate.

Moved by Councilmember Jim McCarthy, **seconded by** Mayor Paul Deasy to read Ordinance No. 2022-08 by title only for the first time.

Vote: 6 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA (1) PROVIDING FOR THE SALE AND EXECUTION AND DELIVERY PURSUANT TO ONE OR MORE UTILITY SYSTEM REVENUE TRUST AGREEMENTS OF UTILITY SYSTEM REVENUE AND REVENUE REFUNDING OBLIGATIONS, IN ONE OR MORE SERIES, EVIDENCING PROPORTIONATE INTERESTS OF THE OWNERS THEREOF IN INSTALLMENT PAYMENTS OF THE PURCHASE PRICE TO BE PAID BY THE CITY OF FLAGSTAFF, ARIZONA, PURSUANT TO ONE OR MORE UTILITY SYSTEM REVENUE PURCHASE AGREEMENTS TO FINANCE AND/OR REFINANCE COSTS OF CERTAIN IMPROVEMENTS TO THE WATER, WASTEWATER AND STORMWATER UTILITY SYSTEM OF THE CITY; (2) AUTHORIZING THE COMPLETION, EXECUTION AND DELIVERY WITH RESPECT THERETO OF AGREEMENTS NECESSARY OR APPROPRIATE AS PART OF FINANCING AND/OR REFINANCING THE COSTS OF SUCH IMPROVEMENTS AND PAYING RELATED FINANCING COSTS; (3) DELEGATING TO THE MAYOR, THE CITY MANAGER AND THE MANAGEMENT SERVICES DIRECTOR

CERTAIN AUTHORITY WITH RESPECT TO THE PURPOSES HEREOF; (4) AUTHORIZING THE MANAGEMENT SERVICES DIRECTOR TO EXPEND ALL NECESSARY FUNDS THEREFOR; AND (5) AUTHORIZING THE MANAGEMENT SERVICE DIRECTOR OR HIS DESIGNEES TO TAKE ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS ORDINANCE AND ESTABLISHING AN EFFECTIVE DATE

- G. Consideration and Adoption of Resolution No. 2022-14:** A resolution of the Flagstaff City Council, declaring, for the purposes of Section 1.150-2 of the Federal Treasury Regulations, official intent to be reimbursed in connection with certain capital expenditures relating to the Wastewater Projects, Reclaimed Water Projects, Stormwater Projects and Transportation Projects, and establishing an effective date.

Mr. Tadder stated that the resolution is related to reimbursement of future issuance of debt. It is a procedural step to reimburse the city for capital expenses incurred and it allows staff to determine the most appropriate time to issue debt based on the projects.

Moved by Mayor Paul Deasy, **seconded by** Councilmember Adam Shimoni to read Resolution No. 2022-14 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, DECLARING, FOR PURPOSES OF SECTION 1.150 2 OF THE FEDERAL TREASURY REGULATIONS, OFFICIAL INTENT TO BE REIMBURSED IN CONNECTION WITH CERTAIN CAPITAL EXPENDITURES RELATING TO THE WASTEWATER PROJECTS, RECLAIMED WATER PROJECTS, STORMWATER PROJECTS AND TRANSPORTATION PROJECTS, AND ESTABLISHING AN EFFECTIVE DATE

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to adopt Resolution No. 2022-14.

Vote: 6 - 0 - Unanimously

- H. Consideration and Adoption of Resolution No. 2022-15:** A resolution of the City of Flagstaff City Council, authorizing Amendment No. One to an Intergovernmental Agreement between the State of Arizona and the City of Flagstaff for the design and construction of a roundabout at the signalized intersection of Fourth Street and Cedar Avenue/Lockett Road.

Capital Improvements Project Manager Jeremy DeGeyter provided a PowerPoint presentation that covered the following:

FOURTH STREET/CEDAR AVENUE/LOCKETT ROAD ROUNDABOUT
CONSIDERATION AND ADOPTION OF RESOLUTION NO. 2022-15
PROJECT LOCATION
DESIGN RENDERINGS
IGA AMENDMENT OVERVIEW
FINANCIAL IMPACTS
NEXT STEPS

Councilmember McCarthy asked how much the project will cost and what a traditional intersection would cost. Mr. DeGeyter stated that the total cost is estimated at over \$4 million with \$2.2 million being the city share. City Engineer Rick Barrett stated that roundabouts

generally cost two to three times the cost of a signalized intersection not including property acquisition. It is very site specific but there are benefits from a roundabout with crash severity reduction, no complicated control boxes, and no transportation pre-emptions.

Mayor Deasy stated that there is some concern about the safety of kids due to the proximity to the schools, he asked staff to speak to pedestrian safety. Traffic Engineer Jeff Bauman stated that the reason for the project was because there had been serious injury crashes and a fatality at the intersection. Roundabouts are extremely safe and tend to never have fatalities which is why the city is receiving federal funding for the project. It also adds a fourth leg to the crossings which is a great improvement.

Councilmember Shimoni asked how the design compares to a protected intersection with conflict points and crash data. Mr. Bauman stated that conflict points are where vehicle paths cross each other. There are a lot of conflict points with a signalized intersection and roundabouts reduce that significantly. There is one leg eastbound to southbound that have a dedicated right lane. Small roundabouts are safer than any signalized intersection setup.

Councilmember Shimoni stated that a protected intersection is his preference but would support removing the slip lanes of the roundabout.

Councilmember Aslan expressed his support for the project and is ready to move forward. He is not interested in revisiting the design. Councilmember McCarthy agreed but indicated he would be supportive of a later discussion about the design of future intersections.

Mayor Deasy stated that the roundabout is a much safer option than what exists currently.

Moved by Councilmember Regina Salas, **seconded by** Mayor Paul Deasy to read Resolution No. 2022-15 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AMENDMENT NO. ONE TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE ARIZONA DEPARTMENT OF TRANSPORTATION AND THE CITY OF FLAGSTAFF FOR THE DESIGN AND CONSTRUCTION OF A ROUNDABOUT AT THE SIGNALIZED INTERSECTION OF FOURTH STREET AND CEDAR AVENUE/LOCKETT ROAD

Moved by Councilmember Regina Salas, **seconded by** Mayor Paul Deasy to adopt Resolution No. 2022-15.

Vote: 6 - 0 - Unanimously

A break was held from 4:56 p.m. through 5:13 p.m.

I. Consideration and Approval of Modifications to the Property Development Standards:

Request by Foundation for Senior Living to approve modifications to property development standards for an affordable housing development located at 320 N Humphreys Street.

Current Planning Manager Alexandra Pucciarelli provided a PowerPoint presentation that covered the following:

FOUNDATION FOR SENIOR LIVING

SAN FRANCISCO SQUARE AND ASPEN LOFTS
AFFORDABLE HOUSING PROJECT
SITE PLAN
PROCESS
SITE PLAN APPLICATION
ADJUSTMENT OF PROPERTY DEVELOPMENT STANDARDS
REQUESTS
APPROVAL CRITERIA
ELEVATIONS OF PROPOSED BUILDING

Lindsey Schube, Attorney with Gammage and Burnham, Steve Hastings, Director of Real Estate for Foundation for Senior Living, Doug McCord, Architect, and Julie Leid, with Peak Engineering continued the presentation.

FOUNDATION FOR SENIOR LIVING (FSL)
FSL MISSION
FSL VISION
THE FOCUS
OUR IMPACT
SAFE AFFORDABLE HOUSING
AERIAL MAP
CONTEXT PHOTOS
ZONING MAP – T5-OPEN
REQUEST
PROPOSAL
PERSPECTIVE RENDERINGS
ADJUSTMENT OF PROPERTY AND DEVELOPMENT STANDARDS & PARKING FOR
AFFORDABLE HOUSING
REQUESTS – UNIQUE TOPOGRAPHY & SIZE
REQUESTS – RESIDENTIAL USE
REQUESTS – ARCHITECTURAL MODIFICATIONS
REQUESTS – PARKING INCENTIVE
APPROVAL CRITERIA
CONCLUSION

David Hayward addressed Council and offered support for the project and urged Council to support the modifications being presented.

Councilmember Sweet asked how the waitlist works. Mr. Hastings stated that as they break ground, people will be able to sign up online to receive information and those who have shown interest will be forwarded an application. It will be on a first come first serve basis.

Councilmember Sweet also asked how long the units will be affordable. Mr. Hastings stated that the primary affordability is 30 years and they have no expectations that the project will move away from affordability. While there is no guarantee beyond the initial 30 year period, he noted that there are communities they developed back in the 1980's that are still affordable.

Councilmember McCarthy expressed his support for the project and the proposed modifications.

Mayor Deasy asked about parking and what would happen if they discover that there is a higher need for residents and if that would affect the public parking. Ms. Schube stated that an agreement has been reached and documented on the parking. Typically, there have not

been parking issues and the feeling is that they will be over parked for this project. Mr. Hastings added that the project also includes transportation vans and bus passes for residents.

Councilmember Shimoni asked Council to consider reducing parking for the project in support of the Carbon Neutrality Plan and making downtown more walkable. Mayor Deasy stated that a promise was made to the downtown businesses for parking; reducing the parking would put that promise in jeopardy. Ms. Schube also noted that they are asking for a parking reduction beyond the minimum as part of the request.

Councilmember Salas asked what the city will be paying for the parking spaces. Mr. Clifton stated that the purchase of spaces is the next phase of the project. There have been a lot of negotiations and they have been very fruitful. The cost will be for constructed spaces so the city will own them in perpetuity and will meet the needs of the courthouse and then some. Public parking will be available beyond business hours and on weekends. The Downtown Business Alliance has been involved in conversations and there has been a favorable response from them as well. He thanked the applicant and team for providing the city the opportunity to lease surface parking in the interim.

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to approve the modifications requested as presented.

Vote: 6 - 0 - Unanimously

13. **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 Salas to place on a future agenda a discussion about bringing back the city-owned parcel at Shultz Pass to the list of properties to be developed for workforce housing.

Councilmember Salas stated that her intent with the request is to bring the Schultz parcel back to the table for consideration to develop work force housing. The FAIR would allow for a discussion about the property and possible uses.

David Hayward addressed Council with concerns about how the placement of affordable housing is considered. He urged the Council to make a decision within the context of the entire community.

Staci Foulks submitted a written comment in opposition of advancing the FAIR item.

Council briefly discussed the Scattered Site project that was proposed a few years back that included the Schultz parcel. At the direction of Council, staff removed the parcel from consideration as part of that project. The parcel was initially purchased for the purpose of affordable housing and there were shared costs to bring in utilities and other infrastructure.

The requisite number of Councilmembers provided support to move the item forward for a future discussion.

14. PUBLIC PARTICIPATION

None

15. INFORMATIONAL ITEMS TO/FROM MAYOR, COUNCIL, AND STAFF, AND FUTURE AGENDA ITEM REQUESTS

Councilmember Salas reported that she will be attending the next Council meeting virtually as she will be attending the National Association of Workforce Board Conference in Washington DC.

Mayor Deasy reported that he had a great meeting with the Army Corp and BNSF regarding the Rio de Flag project and that it is great to see things moving forward in a positive way.

Councilmember Sweet reported that she will be presenting a proclamation at the State Capital the following week for Water Awareness Month. She stated that she was able to take a great tour of the Wildcat Hill Wastewater Treatment Plant. She also reported that she attended a virtual meeting with the Portland City Traffic Engineer where they discussed streets and human design.

Councilmember Shimoni offered an apology to the engineering team, staff, and Council for responding poorly at the Council Retreat the week prior. He had gotten frustrated and did not respond appropriately and wanted to publicly apologize. He reported that he also met with the Portland Traffic Engineer and it was great to meet and discuss how they focus so heavily on the pedestrian first. They focus on person delay rather than car delay and provide people options to how they travel; this has resulted in people choosing not to drive. He encouraged the Council and staff to consider shifting to a similar focus.

Councilmember McCarthy reported that he also attended the meeting with the Portland transportation team.

16. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held April 5, 2022, adjourned at 6:38 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 April 5, 2022. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 2nd day of May, 2023.

CITY CLERK