

MINUTES

1. CALL TO ORDER

Mayor Evans called the Special Meeting of June 25, 2019, to order at 6:01 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this 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 through other technological means.

PRESENT:

ABSENT:

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

Others present: Deputy City Manager Shane Dille; City Attorney Sterling Solomon

3. **Pledge of Allegiance and Mission Statement**

The Council and audience recited the pledge of allegiance and Deputy City Manager Shane Dille 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. 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.

Michael Hardy addressed Mayor, Vice Mayor, and Council and presented an idea he had while working with the Beautification and Public Art Commission to create a graffiti wall to reduce public vandalism. He emphasized that his ultimate goal is to establish a juvenile rehabilitation facility, envisioning such a center being built in Flagstaff to address issues related to adults.

5. PUBLIC HEARING ITEMS

- A. **Consideration and Adoption of Resolution No. 2019-31 and Ordinance No. 2019-22:** A Resolution of the City Council of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain document filed with the City Clerk and entitled "2019 Zoning Code Amendments Industrial Zones and Miscellaneous Revisions (PZ-19-00087 AND PZ-19-00093)"; and, an Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code (Ordinance No. 2011-20), Chapters 10-20, 10-40, 10-50, 10-60, and 10-80, as provided in that certain document entitled "2019 Zoning Code Amendments Industrial Zones and Miscellaneous Revisions (PZ-19-00087 and PZ-19-00093)" Declared to be a Public record by Resolution No. 2019-31; providing for repeal of conflicting ordinances, severability, and establishing an effective date.

Mayor Evans opened the public hearing.

Zoning Code Manager Daniel Symer presented the staff amendments and the applicant's amendments and addressed the requested additions and modifications.

Councilmember Whelan asked Mr. Symer about temporary use and whether there was storage available for the remainder of the time. Mr. Symer clarified that the applicant would have storage on-site, which was permitted.

Councilmember Odegaard asked about the membership of the Planning and Zoning Commission. Planning Director Tiffany Antol responded that there was not full membership on the Planning and Zoning Commission at that time.

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. 2019-31 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "2019 ZONING CODE AMENDMENTS INDUSTRIAL ZONES AND MISCELLANEOUS REVISIONS (PZ-19-00087 AND PZ-19-00093)"

Moved by Councilmember Charlie Odegaard, **seconded by** Councilmember Regina Salas to read Ordinance No. 2019-22 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE (ORDINANCE NO. 2011-20), CHAPTERS 10-20, 10-40, 10-50, 10-60, AND 10-80, AS PROVIDED IN THAT CERTAIN DOCUMENT ENTITLED "2019 ZONING CODE AMENDMENTS INDUSTRIAL ZONES AND MISCELLANEOUS REVISIONS (PZ-19-00087 AND PZ-19-00093)" DECLARED TO BE A PUBLIC RECORD BY RESOLUTION NO. 2019-31; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

6. REGULAR AGENDA

- A. **Consideration and Adoption of Ordinance No. 2019-25:** An ordinance of the City Council of the City of Flagstaff, Arizona, amending the Flagstaff City Code, Title 2, Boards and Commissions, by adding a new chapter 2-25, creating a Housing Commission; providing for repeal of conflicting ordinances, severability, and establishing an effective date.

Housing Director Sarah Darr addressed Council regarding the creation of a Housing Commission. She stated that staff had used the Transportation Tax Commission makeup as a reference for drafting the Housing Commission membership. She added that the intention was to have the commission appointed after the summer break. Ms. Darr stated that the final ordinance would be presented at the next Council Meeting with any updates requested by Council. She stated that staff suggested having seven members on the commission.

Councilmember Salas stated she wanted to incorporate the duties of the commission in the policy recommendations.

Councilmember McCarthy asked about exploring ideas to create market-rate homes within zoning codes. He stated that he wanted the commission to identify how to make it more practical for builders and developers to build more houses. He wanted to keep the scope of the commission broad.

Senior City Attorney Christina Rubalcava expressed concern about the broadness of the commission and the required expertise for not only housing matters but also bond management and zoning.

Councilmember Whelan agreed with Councilmember McCarthy. She stated that broadness needed to be added to the commission's authority to guarantee that the commission could get created now. She suggested that another committee might be necessary to make recommendations to the commission.

Vice Mayor Shimoni stated that he felt this commission needed to have a more philosophical discussion before they addressed the bond. He wanted to add "explore alternative models of housing" to the ordinance.

Councilmember Aslan added that he believed that the comment of putting up more housing quickly had more nuance with rapidly changing growth. He stated that growth needed to be in reason, the vision of the community needed to be measured, and the quality of housing needed to be considered.

Councilmember Odegaard stated that what was presented was not his vision of the commission. He asked the City Attorney if a first and second read could be done at the next meeting. Mr. Solomon stated that the Council could do a first read that evening and stated that it could be read for the second time and adopted at the next Council meeting with any requested changes.

Planning Director Tiffany Antol stated that the concern was that the broad duties of the commission would cross over multiple other commissions' work. She was also concerned that Housing staff did not have the expertise needed as it related to zoning matters. Her suggestion was to have a member from each commission sit as a representative on the others' commission to consider all matters collectively and collaborate on recommendations.

Mayor Evans stated that Council was making the commission more complicated than it needed to be. It was her impression that a Housing Commission would be created to look at how to get more affordable housing in the community and that experts from each field would review the recommendations. Her understanding was that the first goal was to review the past bond and figure out what was negative and positive in the bond. The second goal was to tell Council what it would take to make homes more affordable. She added that if the suggestion was to change the zoning code, then that would go to the zoning staff, and other changes would go to the respective staff for review.

Vice Mayor Shimoni stated that all recommendations would come to Council so it did not all need to be

figured out now and could be hashed out at later conversations.

Councilmember Aslan stated that he was not convinced that a second housing bond would be successful and may not be something Council wanted to pursue.

Ms. Darr added that the scope Council had placed in front of staff was very large and that staff would move it with the urgency and efficiency that Council had directed, but staff would probably bring the commission back several times for prioritization.

Councilmember Whelan stated that she understood that it was a large scope and that it would never be her intent to stop encouraging affordable housing/down payment assistance.

Mayor Evans addressed the number of commission members. She stated that the proposed membership concerned her. The original proposition was for fifteen members, and a group of seven created a constraint on diversity of thought. She focused on the building/real estate professionals being only two members and how that was very limiting. Mayor Evans proposed that the original membership of fifteen commissioners be brought back.

Council discussed the number of commissioners and the appointment of commissioners. Ms. Darr addressed the rolling seats and how there may be a lack of applicants if membership was very specific. Mayor Evans proposed to Council that they be mindful of assigning a diverse group of members.

Ms. Rubalcava stated that she suggested simplification because she could not tell the difference between the community representatives, the other category, and the at-large members. Ms. Darr added that it was important to have a renter representative. Ms. Rubalcava suggested creating four categories with more representatives in each.

Councilmember McCarthy stated that he thought that they could reduce the number of categories. He added that a builder and developer should be required, but he did not know what a land use expert was and thought it should be deleted and replaced with private business representatives.

Council was interested in moving the residential multi-family/property management seat to the Building and Real Estate Professionals category and broadening it. They supported creating six Building and Real Estate Professional seats and four Low-Income Housing seats.

Rick Lopez and Joe Galli, representing the Greater Flagstaff Chamber of Commerce, addressed Council. They stated that the issue was complicated, and a commission would not solve the problems immediately. The purpose of the commission should be broad enough that they can review anything staff proposed in order to make recommendations to Council to assist the entry-level homebuyer or tenant.

Vice Mayor Shimoni stated that the commission should start with thirteen seats with the possibility of increasing to fifteen seats if Council felt that was needed in the future.

City Attorney Solomon stated that the number of seats needed to be decided and that the commission can always seek expertise from non-members.

Councilmember McCarthy stated that he served on the Planning & Zoning Commission, the Water Commission, and the Regional Plan Committee which had thirty members. He added that the size of the Regional Plan Committee slowed down the process. He stated that the bigger the commission gets, the more difficult it is to control.

Deputy City Manager Shane Dille offered that the seven commission members helped keep the commission nimble and able to provide recommendations quickly. He stated that having thirteen or fifteen members could be problematic in terms of scheduling and quorum.

Councilmember Salas stated that thirteen members seemed reasonable and represented the

community's diversity.

Councilmember McCarthy stated that nine seats could be a better compromise.

Councilmember Whelan stated that her concern was that there was not a renter or homeowner seat currently. Ms. Darr stated that the membership would include renters and homeowners. Ms. Rubalcava added that the Community Representative was such a board category that a renter could come from that category.

Councilmember Odegaard stated that he would like to see thirteen seats and asked if there was a time limit on the commission. Ms. Darr stated that there was not a sunset date.

Mayor Evans asked if the commission could operate with less than thirteen members. Ms. Rubalcava addressed that the commission could still meet if all the seats were not filled so long as a quorum was present.

Councilmember Odegaard asked if there would be term limits for seats on the commission. Ms. Darr shared that terms would be three years long, except for the start of the commission so they can stagger seat expiration. She added that the application would allow for applicants to self-select their category.

Moved by Councilmember Jamie Whelan, **seconded by** Councilmember Jim McCarthy to read Ordinance No. 2019-25 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 2, BOARDS AND COMMISSIONS, BY ADDING A NEW CHAPTER 2-25, CREATING A HOUSING COMMISSION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

7. 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 Mayor Evans to place on a future agenda a discussion about a cell phone tower ordinance to require that the coverage map provided in the application be done by an independent third party.

Mayor Evans stated that it was optional to require a coverage map to be provided in an application to build a cell phone tower.

Planning Director Ms. Antol asked for clarification on whether the coverage map would be required to be provided by a third party or if the requirement was only to have a third party review the coverage map.

Mayor Evans stated that she would like a coverage map to be required as part of the application. Ms. Antol clarified that the current ordinance asked for a third party to review the coverage map, but that it was optional. Mayor Evans stated that she would like to work with a third party on the application.

The majority of Council supported advancing the item forward to a future meeting for further discussion and possible action.

- B. **Future Agenda Item Request (F.A.I.R.):** A request by Councilmember Odegaard to place on a future agenda a discussion about the creation of a City Veterans' Liaison Coordinator position.

John Davidson brought this item forward to Councilmember Odegaard to create a liaison for state-

level decisions on veterans' affairs.

Councilmember Whelan added that it was a great idea and that when the veterans' facility is built, perhaps forces could be joined.

Councilmember Aslan asked what type of position it would be.

Councilmember Odegaard stated that it would be discussed after the FAIR is moved forward.

Vice Mayor Shimoni asked for staff to look for other comparable positions in the nation.

Mayor Evans suggested looking at Parks to see what they have done.

The majority of Council supported advancing the item to a future agenda for further discussion and possible action.

8. Adjournment

Mayor Evans adjourned the Special Meeting of June 25, 2019, at 7:43 p.m.

WORK SESSION

1. Call to Order

Mayor Evans called the Work Session of June 25, 2019, to order at 7:43 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. Review of Draft Agenda for the July 2, 2019 City Council Meeting

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

Mayor Evans suggested that any Councilmembers who have questions on next week's agenda email the City Manager.

Councilmember Salas noted that the meeting time was changed to 4:00 p.m.

3. Greater Flagstaff Region (GFR) Regional Training Coordinator annual update

Regional Training Coordinator Scott Walton addressed the Council to provide an update. He gave a presentation regarding the training program that covered the following:

- Our GFR Partners
- Major Objectives of our GFR Partnership.
- How Many Members in Our Team
- GFR Firefighter Recruit Academy
- GFR Academy Partners' Participation.
- Retention of Firefighters Trained in GFR Academies.
- Average Academy Cost for Each Recruit
- Academy Focuses
- Examples of GFR Multi-Company Training
- GFR Sponsored Outside Training Opportunity

- Blue Card Communication Model Certification
- On-Going Training & Task Books.
- Joint Purchases
- IGA Opportunities Between GFR Partners.
- Common Radio Dispatching
- Not All Fire is Bad Fire

Councilmember Whelan thanked Mr. Walton for organizing and supporting the program. She asked how many instructors there were. Mr. Walton stated that there were instructors from every agency, and there were at least 20 on the books. Councilmember Whelan also asked if there were any needs in the academy. Mr. Walton stated that training was always expensive, but the partners were working very well together to create an amazing program. Mr. Walton stated that his position was annual, and he felt it was important to make the position permanent.

Councilmember Aslan extended his gratitude to Mr. Walton. He asked if Mr. Walton had seen any regional trends in search and rescue. Mr. Walton stated that mountain rescues were common and they partnered with the Sheriff's office to provide them with training on search and rescue on Mt. Elden.

Vice Mayor Shimoni asked about the education outreach efforts and technology associated with recruitment. Mr. Walton stated that the community college reached out to potential students. The Fire Science Director at Coconino Community College recently conducted a camp focusing on young women and introducing them to careers in fire service. Vice Mayor Shimoni recommended asking the interns to take videos for social media and congratulated the academy on their graduation.

Councilmember Salas stated that she would like to see the list of partner agencies grow and encouraged continued outreach.

4. Public Participation

None.

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

Councilmember Salas stated that she was appointed to the Coconino County Workforce Development Board.

Councilmember Odegaard expressed his thoughts on how Council serves the people and its role. He reminded all councilmembers to take their work seriously and to stay especially cognizant of what they do on social media.

Councilmember Aslan requested a Future Agenda Item: A discussion on potential strategies for cleaning up cinders in a more timely, efficient manner near the airport. He expressed that the airport was the gateway to the city and there were problems with leftover cinders throughout town. He stressed that it would be valuable to set aside time to discuss how to clean up cinders.

Councilmember McCarthy asked about the e-bikes decision and stated he would like to see the commissions recommend trails that allow e-bikes, especially the Open Spaces Commission.

Vice Mayor Shimoni stated that he would join the next meeting telephonically since he would be in Israel.

Councilmember Whelan stated that she toured the Phoenix Connection Center and learned about how the center benefited businesses near it. She also spoke about a Pride Event, the NAIPTA Board meeting, an upcoming meeting on the Rio de Flag project, the minimum wage and its effect on businesses, and the City Manager search.

Councilmember Salas stated that she took a tour of Kindercamp and attended the Greater Flagstaff Chamber of Commerce breakfast. Deputy City Manager Dille reported that the US Department of Transportation announced federal aviation grant awards. He added that the Flagstaff Pulliam Airport was one of thirteen airports to receive the funding.

Councilmember Whelan stated that Water Services Director Brad Hill took Councilmember Salas and her on a tour of Red Gap Ranch.

Mayor Evans thanked staff for their work on the grant and thanked Deputy Chief Musselman for his work at the Pride event. She also spoke about the Fourth of July parade float and stated that she spent the night at Flagstaff Shelter Services shelter last Friday with the Executive Director, which was a humbling experience.

6. Adjournment

The Work Session of the Flagstaff City Council held June 25, 2019, adjourned at 8:22 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 June 25, 2019. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 1st day of October, 2024

CITY CLERK