

MINUTES

1. Call to Order

Vice Mayor Sweet called the Capital Improvement Retreat held March 27, 2025, to order at 8:32 a.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 discussion and consultation 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:

MAYOR DAGGETT (arrived at 8:37 a.m.)
VICE MAYOR SWEET
COUNCILMEMBER ASLAN (arrived at 12:30 p.m.)
COUNCILMEMBER GARCIA
COUNCILMEMBER MATTHEWS
COUNCILMEMBER SPENCE

ABSENT:

COUNCILMEMBER HOUSE

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 Matthews read the Mission Statement of the City of Flagstaff, and Vice Mayor Sweet 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. Capital Improvement Retreat

Mr. Clifton offered opening comments and Deputy City Manager Joanne Keene introduced Kate Morely with Metro Plan who facilitated the retreat.

A PowerPoint presentation was provided that covered the following:

CAPITAL IMPROVEMENT PROGRAM COUNCIL RETREAT
AGENDA
WELCOME, OBJECTIVES AND OPENING COMMENTS

Assistant Budget Manager John Comer continued the presentation.

OVERVIEW/COLOR OF MONEY
CAPITAL IMPROVEMENT PROGRAM
WHAT IT PROVIDES
GENERAL GOVERNMENT
OTHER
COLOR OF MONEY

Grants, Contracts, and Emergency Management Director Stacey Brechler-Knaggs continued the presentation.

GRANT OVERVIEW

IT Director CJ Perry continued the presentation.

GENERAL GOVERNMENT

Police Chief Sean Connolly continued the presentation.

POLICE
JW POWELL POLICE SUBSTATION
SPECIALTY VEHICLE STORAGE AND ADVANCED TRAINING ROOMS

Deputy Fire Chief Mark Wilson continued the presentation.

FIRE DEPARTMENT

Council asked about the space needed for the new station. Chief Wilson explained that the projection for the admin building and station itself was around 4 to 4.5 acres. For Fire Station Number 10, which included a wildfire management station, further discussions are ongoing to determine the best approach in collaboration with Housing and Police regarding the substation. Additionally, the fire station is planned to have four drive-through bays to accommodate equipment. An additional smaller drive-through bay is designated for the Battalion Chief quarters, providing an independent space for that role.

Airport Project Manager Adam Miele continued the presentation.

LIBRARY

Assistant Parks and Recreation Director Amy Hagin continued the presentation.

PARKS, RECREATION, OPEN SPACE & EVENTS
COMPLETED
IN PROGRESS

Parking Manager Gail Brockman continued the presentation.

PARKING DISTRICT

Council discussed downtown parking services and potential enhancements, including the consideration of increasing parking rates, as the system has been in place for about eight years and has successfully regulated parking behavior. Previously, employees would shuffle their cars to avoid time limits, but paid parking and enforcement measures, such as booting and towing repeat offenders, have changed behaviors and improved space availability. While a standalone parking garage is not being pursued due to its high cost (around \$20 million), they continue to explore partnerships with private developments to integrate parking solutions within new projects. This would allow for smaller, strategically located parking areas across downtown, making use of available resources while keeping costs more manageable. Instead of a massive investment, the city could contribute smaller amounts to shared parking projects, allowing for quicker and more efficient expansion of parking availability.

Public Works Director Scott Overton continued the presentation.

STEM EDUCATION CENTER

Senior Project Manager Christine Cameron continued the presentation.

DOWNTOWN MILE SAFETY AND CONNECTIVITY PROJECT

Council discussed how the third rail would be constructed and the improvements to the underpass pump station to help with flooding along Milton.

AMTRAK PLATFORMS

Capital Improvement Engineer Trevor Henry continued the presentation.

SPRUCE WASH

Interim Water Services Director Lee Williams continued the presentation.

RIO DE FLAG TURBO BLOWERS RIO DE FLAG BACK UP GENERATORS

Councilmember Spence noted that in a decade or two, the diesel powered generators will be obsolete because hydrogen powered fuel cell standby generators will be the appliance of the future.

Public Works Senior Project Manager Jarrett Nelson continued the presentation.

STREETS/TRANSPORTATION ROAD REPAIR & STREET SAFETY

Ms. Cameron, along with Lead Senior Project Manager David Pedersen Project Manager Dave Lemke Project Manager Dave Nixon, Lead Senior Transportation Project Manager Martin Ince, Project Manager Alec Latino, and Project Manager Ann Taylor continued the presentation.

BEULAH & UNIVERSITY IMPROVEMENTS JW POWELL EXTENSION

Councilmember Garcia asked about wildlife crossings and the coordination with Arizona Game and Fish. Mr. Pedersen explained that there were no conclusive plans, but staff was working closely with Game and Fish on options. Mr. Clifton noted that the corridor would be 35 miles per hour which would be much safer for the wildlife than a faster moving arterial.

LONE TREE OVERPASS & CORRIDOR IMPROVEMENTS BUTLER-FOURTH STREET IMPROVEMENTS SMOKERISE AND HWY 89 SIGNAL FOURTH STREET & LOCKETT ROUNDABOUT

BUTLER AVENUE COMPLETE STREET
COUNTRY CLUB & OAKMONT INTERSECTION
LA PLAZA VIEJA -- PHASE II

A break was held from 11:00 a.m. through 12:25 p.m.

SWITZER CANYON FUTS TRAIL
FUTS ASPHALT REPAIR

Council discussed the decision to use asphalt instead of concrete for road and trail improvements. The primary reason for choosing asphalt was cost-effectiveness, allowing for more extensive improvements compared to concrete. The proposed asphalt mix is expected to perform better with proper maintenance and provide a longer lifespan. A similar treatment used on Pulliam Drive five years ago has held up well, reinforcing confidence in the material.

SIDEWALKS -- LINDA VISTA
FUTS TRAILS -- MOUNTAINVIEW ACCESS
FUTS TRAILS -- SINCLAIR RIDGE
FUTS TRAILS -- SAWMILL
FUTS -- SINGLETRACK/FOREST ACCESS
CROSSINGS -- HUMPHREYS AT FINE
FIRST MILE/LAST MILE

Beautification, Arts and Sciences Manager Jana Weldon continued the presentation.

BEAUTIFICATION, ARTS & SCIENCE, AND PROSE
BEAUTIFICATION
SPRUCE WASH WEDGE
SWITZER CANYON ROUNDABOUT 3D ARTWORK
HUNTINGTON GABION WALK
EASTSIDE STREETScape STUDY
LONE TREE OVERPASS
FOURTH STREET/LOCKETT ROUNDABOUT
WATER TANK MURAL @ BUFFALO PARK
FY2026-27 TO FY2029-30 UPCOMING PROJECTS
ARTS AND SCIENCES

Ms. Hagin continued the presentation.

SOUTHSIDE -- MURDOCH CENTER PARK 3D SCULPTURE
ANNUAL MULTICULTURAL COUNTY PARK
THORPE PARK SCULPTURE EXHIBITION
FY2026-27 TO FY2029-30 PROJECTS
PROSE -- BBB RECREATION FY2024-25
HAL JENSEN HVAC
RECONSTRUCTION
THORPE PARK ANNEX

Council discussed the maintenance responsibilities for the Cogdill Recreation Center that was leased by the Boys and Girls Club. Ms. Hagin explained that the maintenance falls primarily to the Boys and Girls Club in partnership with the city Facilities team.

FY2025-26 CHESHIRE PARK -- TRACK & FIELD
CONTINENTAL REGIONAL PARK

Council discussed the potential for an indoor facility as part of the Continental Regional Park. Staff noted that there was space available, but funding and floodplain restrictions posed heavy challenges. A facility could cost upwards of \$50 million, though planned area improvements might increase feasibility.

Roller derby advocates seek indoor space but currently have outdoor options. The Hal Jensen site could be considered for roller derby, but factors like striping and maintenance need evaluation. Nationwide, partnerships with malls and other sports groups have been explored to address facility needs. The city is working to connect stakeholders and explore collaborations, as building a new facility independently remains costly and complex.

Open Space Supervisor Robert Wallace continued the presentation.

MCMILLAN MESA TRAIL
PICTURE CANYON FUTS CONNECTION
OPEN SPACE SYSTEM IMPLEMENTATION
OBSERVATORY MESA TRAIL PLAN FY2028-29
MCMILLAN MESA RESTORATION FY2029-30

Airport Director Brian Gall and Airport Project Manager Adam Miele continued the presentation.

ENTERPRISE FUNDS
AIRPORT
CAPITAL IMPROVEMENT PROGRAMS (5-YEAR PROGRAM)
FY2025-26 PROJECTS
SNOW REMOVAL EQUIPMENT BUILDING
FY2026-27 THROUGH FY2029-30 PROJECTS
LAND ACQUISITION
RUNWAY CONSTRUCTION STUDY
RUNWAY PAVEMENT REPAIR
TAXIWAY W RELOCATION AND APRON EXTENSION

Mr. Overton continued the presentation.

SOLID WASTE
LANDFILL ROAD
CELL D PHASE 1 EXCAVATION AND DEVELOPMENT

Councilmember Spence asked about methane capture at the landfill. Mr. Overton explained that while methane control and monitoring are in place, actual methane capture is not yet happening. Typically, capture efforts begin when landfills or cells are closed or capped, which is still a long way off. There is an interest in ensuring that capacity for methane capture is being considered. However, Arizona's arid climate makes methane production lower than in other regions, making large-scale capture less practical at this stage.

Mr. Williams, along with Water Services Section Director Mac McNamara, Stormwater Manager Ed Schenk, Capital Improvements Engineer Trevor Henry, Senior Project Manager Ivey Coss, and Project Manager Geneva Lanzetta continued the presentation.

WATER SERVICES
DRINKING WATER INFRASTRUCTURE
METER VAULT REPLACEMENT
LMWTP MASTER METER UPGRADE
INNER BASIN WATERLINE
SEDIMENTATION BASIN IMPROVEMENT
RECLAIMED WATER PRV RELOCATE
RIO DE FLAG SOLIDS HANDLING PROJECT
8" BOTTLENECK -- RECLAIMED LINE
COUNTRY CLUB INTERCEPTOR
RIO DE FLAG FLOOD CONTROL PROJECT

Mr. Clifton asked about the construction schedule and if there had been any updates. Ms. Cameron explained that the Army Corp was still pushing for a 2026 start, and they are working to get all the real estate matters completed. There were nine private parcels remaining and then 16 BNSF parcels. She

noted that it may be necessary for the Army Corp to engage again with BNSF to put pressure on them to get those parcels conveyed.

DOWNTOWN LATERAL STORM DRAIN
LOWER SPRUCE WASH CHANNEL RESILIENCY
BIG FILL LAKE DRAINAGE
FANNING WASH SUITE OF PROJECTS
MEADE LANE DRAINAGE IMPROVEMENT
SHADOW MOUNTAIN DETENTION BASIN
LONGER TERM PRIORITIES
DOWNTOWN ENHANCEMENTS

Community Investment Director Dave McIntire along with Economic Vitality Director Heidi Hansen discussed downtown enhancements, particularly parking and infrastructure improvements. Key points included:

- Downtown Enhancements: Plans to improve cleanliness, maintenance, graffiti removal, and street aesthetics, with potential funding from parking rate increases.
- Funding Strategy: A mix of existing beautification funds, one-time funding, and potential new revenue sources. The goal is to implement enhancements before increasing parking fees to demonstrate their benefits.
- Community Engagement: Outreach efforts will take place before any rate changes to ensure public understanding and support.
- Long-Term Vision: A \$30 million reinvestment plan has been added to the unfunded projects list, with plans to break down priorities like lighting, landscaping, and street fixtures.
- Next Steps: Establishing a downtown enhancement team to define project details and secure funding opportunities.

PUBLIC PARTICIPATION

Hunter Herbert, Executive Director for the Flagstaff Downtown Business Alliance, addressed Council and expressed that capital investment downtown was a top priority. It was vital to the economy and led to increased tax collection. He encouraged smaller scale improvements such as pedestrian safety, wayfinding, and beautification as they look toward larger scale enhancements.

WRAP UP

Councilmember Garcia reflected on the overall impact to the community and how it was important to consider all points of view. He stated that the day was a big learning experience for him in understanding all the projects the city was involved in and the work of the team behind the scenes.

Vice Mayor Sweet expressed appreciation to staff for their work on all the projects; it was great to see all the progress that had been made.

Mayor Daggett spoke about the uncertainty associated with federal funding and how that might impact how the city approaches projects in the future. When looking at all the projects combined, there was no way they could be completed without the partnerships of the federal government. Flagstaff citizens are paying tax dollars to the federal government and it is appropriate to expect some of them come back to the community to fund local projects. If federal funding is not available our local communities will suffer greatly.

Deputy City Manager Joanne Keene pointed out that last year's theme was the struggle the city was having with staffing. The city has been fortunate to bring on some amazing project managers since last year and it has been amazing to see how many projects the organization has been able to take on. She thanked the Council for their support and staff for all the hard work and effort.

5. Adjournment

The Capital Improvement Retreat held March 27, 2025, adjourned at 4:06 p.m.

ATTEST:

MAYOR

CITY CLERK