

MINUTES

1. Call to Order

Mayor Daggett called the Work Session of the Flagstaff City Council held September 23, 2025, to order at 3:00 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 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: Becky Daggett, Mayor
Miranda Sweet, Vice Mayor
Austin Aslan, Councilmember
Anthony Garcia, Councilmember
Khara House, Councilmember
Lori Matthews, Councilmember
David Spence, Councilmember

Staff 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 Garcia read the Mission Statement of the City of Flagstaff, and Councilmember House 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. Open Call to the Public

Open Call to the Public enables the public to address the Council about an item that is not on the

prepared agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. Open Call to the Public appears on the agenda twice, at the beginning and at the end. The total time allotted for the first Open Call to the Public is 30 minutes; any additional comments will be held until the second Open Call to the Public.

If you wish to address the Council in person at today'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 Open Call to the Public and Public Comment. 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.

Gary Wright addressed Council regarding public safety at Sechrist School. He stated that due to high levels of traffic, residential streets including his own, are being used for arrivals/departures for the school. He is hoping to reduce the liability by asking for more police presence or alternative solutions.

5. PROCLAMATIONS

A. Proclamation: Suicide Prevention Awareness Month

Councilmember House read the proclamation.

B. Proclamation: Recovery Month

Councilmember House read the proclamation.

6. September Work Anniversaries

Senior Deputy City Manager Shannon Anderson highlighted those employees who have work anniversaries in September.

7. City Manager Report

City Manager Greg Clifton briefly reviewed his report including the recent Police Department pinning ceremony, the United Way Campaign Kickoff, and the recent employee BBQ, highlighting those who were in the dunk tank.

Parks and Recreation Supervisor Haley Reynolds reviewed the latest Parks, Recreation, Open Space, and Events Newsletter.

8. 2024-2025 Annual Report for the 10-Year Housing Plan

Housing Program Manager Adriana Fisher and Assistant Housing Director Justyna Costa provided a PowerPoint presentation that covered the following:

2024-2025 ANNUAL REPORT FOR THE 10-YEAR HOUSING PLAN
AGENDA
10-YEAR HOUSING PLAN OVERVIEW
REPORT OVERVIEW
2025 HOUSING MARKET CONDITIONS -- OWNERSHIP
2025 HOME PRICES
2025 HOUSING MARKET CONDITIONS-RENTAL
2024-2025 ASSISTANCE OVERVIEW
PROGRESS MONITORING AND IMPACT
MAPPING THE HOUSING CONTINUUM IN FLAGSTAFF
STRATEGY PROCESS

STRATEGIES COMPLETED IN 2024-2025
STRATEGIES IN PROGRESS: REGIONAL PLAN UPDATE
STRATEGIES IN PROGRESS: NOT PROJECT-SPECIFIC
HOUSING RESOURCES AND COMMUNITY EFFORT HIGHLIGHTS
COMMUNITY AND PLANNING PARTNERS
LEGISLATIVE BARRIERS AND EFFORTS
THANK YOU

Councilmember Garcia raised questions about the role of the Housing Navigator and how it impacts renters, expressing interest in how residents can access assistance. Ms. Fisher explained that the Housing Navigator helps current and prospective low-income housing residents navigate available programs, with support provided through front desk staff and online platforms.

Councilmember Garcia also questioned why the City of Flagstaff does not develop housing directly, to which Ms. Fisher responded that becoming a developer requires significant financial resources. Ms. Costa added that development is not currently within the city's direction, but this could be revisited if Council chooses to change course. Councilmember Garcia acknowledged public concern and emphasized the need to continue this conversation while recognizing current limitations.

Councilmember Matthews expressed appreciation for the Housing Division's work, noting increased momentum over the past year and a focus on vulnerable populations. She highlighted progress toward affordable housing goals and stressed the importance of workforce and market-rate housing to create a diverse range of options.

Vice Mayor Sweet thanked staff for tracking housing stability and asked how it is factored into the plan. Ms. Fisher responded that all strategies from the housing plan are continuously reviewed and measured. Ms. Costa added that all funding and beneficiaries are tracked and reported, which will be published on the city website.

Councilmember House inquired about a proposed amendment to eliminate the "Community Character" chapter from the regional plan. Ms. Fisher clarified that it is part of the regional plan update, with goals from that chapter being integrated into others. Councilmember House emphasized the importance of maintaining a sense of place in housing discussions and expressed gratitude to the housing team.

Mayor Daggett asked about the process for community members to file discrimination complaints. Ms. Fisher explained that residents can access resources and fillable forms on the city's website, and complaints are referred to the Southwest Fair Housing Council.

Mayor Daggett asked for clarification on the city's limitations regarding protections not listed in ordinances, such as source of income. Senior Assistant City Attorney Anja Wendel explained that the City cannot create its own fair housing ordinance due to state law, which only permits cities with populations over 350,000 to do so. While discrimination based on source of income is not prohibited under state or federal law, residents can still file complaints with the Arizona Attorney General's office.

Mayor Daggett asked whether the Housing Navigator builds relationships with landlords; Ms. Costa confirmed this is part of their role and that referrals are made to HUD and Southwest Fair Housing Council as needed.

Charity Lee of Capstone Homes addressed Council and voiced concern about the city's development timelines, suggesting that without improvements to the permitting and review processes, the goal of achieving 10% affordable housing will not be met. She also encouraged the city to incentivize net-zero housing options.

9. John Wesley Powell Project Update

Capital Improvements Project Engineer Manager David Pederson and Planning and Development

Services Director Michelle McNulty provided a PowerPoint presentation that covered the following:

J.W. POWELL EXTENSION PROJECT UPDATE
J.W. POWELL EXTENSION
ENGINEERING UPDATE

Councilmember Spence expressed appreciation for the John Wesley Powell project and noted it was the first time he realized different segments are managed by different entities. He asked if all participants are required to follow the same design standards, including walkways, bikeways, and medians. Mr. Pederson confirmed that all segments will follow a coordinated and consistent cross-section design over the nearly three-mile stretch.

Councilmember Matthews inquired about potential connections near Lake Mary and the airport. Mr. Pederson clarified that this is a separate project listed in the five-year Capital Improvement Plan, with no current timeline as it is still awaiting grants, though initial design may begin within the next 12 to 18 months.

Councilmember Matthews also asked whether road construction on the various parcels will occur simultaneously or be developer-driven. Mr. Pederson responded that while timelines may vary slightly, they are aiming for overall coordination to ensure uniform development.

PLANNING UPDATE

Vice Mayor Sweet asked how residents can continue to provide feedback on the John Wesley Powell project. Ms. McNulty responded that comments can be submitted through the project's website, and a QR code is available for access to updated feedback collected at public meetings.

Councilmember House brought up community interest in wildlife corridors. Mr. Pederson said they are working closely with Arizona Game and Fish and wildlife consultants, noting that each species requires different considerations. While no final plan is in place, designs are being developed with attention to factors like floodplains.

Mayor Daggett emphasized the importance of maintaining the promised 35 mph speed limit. Mr. Pederson confirmed that the project will keep the speed limit at 35 mph.

J.W. POWELL EXTENSION
STL405 ENTITLEMENT UPDATE
GOALS AND OBJECTIVES
VALUES AND CULTURE
PRIORITIES
QUESTIONS

Councilmember Garcia raised concerns about building homes in areas far from existing amenities, noting the importance of sustainability and community connectivity. He emphasized that while parks and trails are helpful, the proliferation of short-term rentals (STRs) poses a challenge, especially if many of the proposed 800 homes become STRs. He asked whether anything is being done to prevent this. Gammage and Burnham attorney for Symmetry Lindsay Schube acknowledged that state laws limit local control over STRs but said the concern is heard and that potential options could be brought forward.

Councilmember Garcia also shared his hope that the development will promote a strong sense of community living in Flagstaff.

Councilmember Matthews echoed appreciation for the developers, especially highlighting a recent \$400,000 donation to the Boys and Girls Club. She emphasized the potential for the John Wesley Powell extension to advance housing diversity and meet community goals, and noted that golf communities often support youth recreational programs. She urged continued momentum and investment to keep housing development on track.

Vice Mayor Sweet reflected on her initial criticism of the plan and expressed appreciation for how much the developers listened and modified the project. She asked about the vision for the community lodge. Mr. Severson described it as a family-centered space that connects to commercial areas and regional trails, and confirmed it will be open to the public.

Mr. Clifton commended the development team for their responsiveness to community and staff input, noting the evolution of the project and the alignment achieved through ongoing collaboration. He said the project is moving toward construction and expressed optimism about its positive impact.

Mayor Daggett closed by thanking the team and reiterating the importance of addressing STRs. She urged the development to follow the lead of others that have prohibited STRs, emphasizing that it would benefit the long-term community fabric.

Charity Lee from Capstone Homes addressed Council and provided an update on the Canyon del Rio project, noting that documentation, construction plans, and an appraisal for the right-of-way have been submitted, with approval expected soon. She highlighted the variety of housing types planned for the development and the inclusion of multiple trails to enhance community connectivity.

10. Discussion of Amended Agreement regarding reclaimed water for Pine Canyon

Water Services Division Director Lee Williams provided a PowerPoint presentation that covered the following:

PINE CANYON
CLERICAL CORRECTIONS
RENEW TIMELINE
ADDING TURF YET REDUCING ALLOTMENT
QUESTIONS?

Councilmember Matthews recalled the original agreements with Pine Canyon and pointed out there were past misconceptions about the purpose and use of reclaimed water. She asked for clarification on where the city currently sells reclaimed water.

In response, Mr. Williams explained that reclaimed water is primarily used by Snowbowl for snowmaking, by city parks for irrigation, and in construction projects for dust suppression. Councilmember Matthews emphasized the importance of reclaimed water for landscaping, turf, and public parks, and asked whether any users have ever returned or relinquished reclaimed water that had been previously allocated or guaranteed to them.

Vice Mayor Sweet followed up by asking how the city is monitoring future reclaimed water needs. Mr. Williams referenced a 2015 memo from Utilities Director Brad Hill and City Attorney Sterling Solomon, which discussed strategies to reduce reclaimed water commitments. He noted that the city is actively looking at opportunities to amend existing contracts as they come up for renewal, with the goal of reclaiming some of the allocated water for broader system needs.

Nicole Ellman addressed Council and expressed appreciation and support for the project.

Michele James on behalf of Friends of Flagstaff's Future addressed Council and stated she does not support the project moving forward and raised concerns.

Mr. Williams. He explained that concerns had been raised about whether the amended Pine Canyon agreement would impact the ability to irrigate turf at the new Kinsey Elementary School. He clarified that there is no basis for concern. Once the existing Kinsey Elementary is decommissioned, the water allotment currently in use under the Flagstaff Unified School District agreement will be transferred to the new school site. As such, there should be no disruption to turf irrigation at the new Kinsey Elementary School.

Councilmember Garcia thanked Mr. Williams for his service to the community and asked whether using reclaimed water in this way has any benefits, such as helping to recharge the system. Mr.

Williams responded that irrigating turf with reclaimed water does provide benefits. He noted that the landscape of reclaimed water use is changing rapidly, especially with the passage of new legislation aimed at water purification. There is also the potential for aquifer recharge in the future.

Councilmember Matthews inquired about what percentage of water is allocated from the reclaimed water supply and what the implications would be if the city did not follow through with those allocations. Mr. Williams acknowledged that the city might be over-allocated during summer months but is actively working to improve system efficiency. While there is currently no formal waiting list for reclaimed water, staff are developing one. He also highlighted that reclaimed water supports maintenance of riparian areas and wetlands, including Picture Canyon and Francis Short Pond.

Water Services Manager Erin Young added that the city is evaluating how different water types are used, for example, using reclaimed water for golf courses, and emphasized the importance of considering the community's overall water use when making such decisions.

Mr. Clifton concluded the discussion by noting that this topic has generated substantial internal discussion among staff. He stated that staff believe the agreement could be amended administratively without formal Council direction, but felt it was important to bring the matter forward for awareness and transparency.

Michele James on behalf of Friends of Flagstaff's Future and CJ Lucke submitted written comments opposing the use of reclaimed water for Pine Canyon.

Mayor called a break at 5:26 p.m. through 5:34 p.m.

11. Discussion regarding the continued release of reclaimed water into the Rio de Flag for the enhancement of wildlife habitat, consistent with the Bow and Arrow Park Agreement, subject to general availability and advanced water purification technologies.

City Attorney Sterling Solomon reviewed the proposed agreement and Resolution.

Mr. Solomon expressed special thanks to Parks, Recreation, Open Space, and Events Director Rebecca Sayers and Water Services Director Lee Williams, noting that it was a great day to finalize the matter at hand.

Councilmember Spence asked for clarification on how a flow rate of 200 gallons per minute translates into acre-feet. He also inquired whether Francis Short Pond's water use is deducted from the total reclaimed water allocation. Mr. Solomon confirmed that it is included as part of the total.

Councilmember Spence also asked about the termination date of the agreement and whether there is an escape clause should new advancements arise. Mr. Solomon explained that another Council could rescind the resolution if necessary. Mr. Williams added that the reclaimed water allotment amounts to approximately 322 acre-feet per year, addressing the earlier question.

Councilmember Aslan raised a point about the I-40 wetlands downstream from Sinclair Wash, emphasizing that the plan does not involve building into the wetlands but rather the wash leading into them. He praised the initiative for using water resources efficiently and confirmed the project remains on track to meet its goals.

Mr. Solomon noted that section one of the agreement expresses a willingness to provide reclaimed water to other areas as well, keeping future opportunities open.

Dr. Paul Beier, representing Friends of the Rio de Flag, addressed Council and voiced strong support for maintaining water flows to riparian areas, emphasizing their importance for wildlife and the community. He suggested some flexibility in water releases during dry months like May and June, provided scientific studies confirm that reduced flows will not harm the ecosystems. Dr. Beier praised local developers for responsibly dropping plans for a large golf course and noted concerns over restricted public access to lands near the Arizona Trail.

Councilmember Aslan asked about Dr. Beier's research idea, including potential funding and partnerships. Dr. Beier recommended consulting hydrologists to study the impacts of adjusting water flows, highlighting the area's complex hydrology and the need for informed decisions.

Barbara Phillips addressed Council and expressed support for the water management efforts. She highlighted her work on invasive species and restoration in Picture Canyon, including recent grant-funded projects and research with university students on flood impacts and invasive plants. Ms. Phillips also praised the maintenance of Francis Short Pond, noting osprey successfully raised young there. She referenced a detailed 2014--15 Museum of Northern Arizona report on Picture Canyon's restoration.

Vice Mayor Sweet offered support, acknowledging the efforts as a great community asset.

Hannah Griscon on behalf of Arizona Game and Fish submitted written comments in support of the Resolution.

12. Open Call to the Public

None

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

Councilmember Spence reported representing the Council at a recent two-day blood drive targeting the Hispanic community, which is underrepresented among blood donors. He also noted an upcoming event the following week about alternatives to utilities on Tucson Street.

Councilmember House shared that she attended the National Indian Health Board conference in Phoenix. She highlighted that the issues discussed reflect challenges in their own community and encouraged learning more at NIHB.org. She also reminded everyone to save the date for the upcoming Voices Unheard Breaking the Silence community gathering that's coming up in October.

Vice Mayor Sweet mentioned participating in the employee BBQ, attending an NAU football game, and sitting on a Flagstaff Leadership Program panel (FLP), noting these as great opportunities for community engagement. She announced the upcoming "Get to Know Your Neighbor" event at the Market of Dreams the following weekend.

Councilmember Aslan attended a recent presentation on the Northern Arizona Healthcare (NAH) 30-year healthcare plan. He raised concerns about NAH's communication regarding the need for a new facility and encouraged leadership to better explain the rationale and explore alternatives. He noted a shared urgency to address growing and aging populations' healthcare needs.

Councilmember Garcia, in recognition of Hispanic Heritage Month, discussed early Flagstaff families' experiences with racial discrimination and highlighted the contributions of local government members to human rights and environmental stewardship. He also promoted the upcoming Unity Ride, a motorcycle gathering welcoming all, and his role as a storyteller at the Human Library event.

Councilmember Matthews expressed enthusiasm for the upcoming Voices Unheard session and the Get to Know Your Neighbor event. She also noted Indigenous Peoples' Day celebrations that were upcoming. Additionally, she mentioned a waiting list of over 100 people for hangers at the airport, emphasizing the need for more flights and quicker leaseholder processes, suggesting the airport could become an enterprise fund to increase revenue.

Mayor Daggett congratulated the 2024 and 2025 Shoemaker Award winners, Mountain Mojo and Catalyst Space Technologies, and encouraged visiting Moonshot at moonshotarizona.com to learn more. She noted the recent "Welcome to Flagstaff" event for international NAU students and highlighted the ongoing Flagstaff Festival of Science through September. She announced the 12th Annual Flagstaff Star Party at Buffalo Park that week, with telescope viewings and talks, and a performance by the Dark Sky Quartet on Saturday night. Mountain Line will offer free bus service

Friday evening. The Symphony's new season kicks off Friday, and Tynkertopia, a makerspace for teens, opens the following weekend.

14. Adjournment

The meeting of the Flagstaff City Council held September 23, 2025, adjourned at 6:15 p.m.

MAYOR

ATTEST:

CITY CLERK