

MINUTES

1. CALL TO ORDER

Vice Mayor Sweet called the meeting of the Flagstaff City Council held April 21, 2026, to order at 3:03 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 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 Becky Daggett
Vice Mayor Miranda Sweet
Councilmember Austin Aslan
Councilmember Anthony Garcia
Councilmember Khara House
Councilmember Lori Matthews
Councilmember David Spence

Staff: City Manager Joanne Keene; 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 Austin Aslan 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. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

A. **Consideration and Approval of Minutes:** City Council Regular Meeting of March 3, 2026 and City

Council Special Meeting Executive Session of March 24, 2026.

Moved by Councilmember Khara House, **seconded by** Councilmember Anthony Garcia to approve the minutes of the City Council Regular Meeting of March 3, 2026 and City Council Special Meeting Executive Session of March 24, 2026.

Vote: 7 - 0 - Unanimously

5. OPEN CALL TO THE PUBLIC

River Ramuglia addressed Council and urged them to take a public stance on the reported establishment of an ICE presence in Flagstaff. The Council may lack legal authority to stop it; they can still issue a constitutionally protected statement condemning any actions that violate due process and human rights. It is important to speak out. He also questioned spending on police vehicles and hiring software when there are unmet needs of unhoused residents. He advocated for redirecting resources toward shelter and supportive services.

DJ addressed Council with personal statement on his opposition to circumcision. He describes it as a harmful and non-consensual act. He encourages others to speak out against circumcision, claiming that doing so would protect children and spark more honest discussion about the issue.

Eric Wolverton, CEO of Habitat for Humanity of Northern Arizona, thanked the Council for its support and highlighted the importance of the Fair Housing Act of 1968, noting it has not been updated since 1988. He encouraged more equitable housing policies and emphasized fairness in decision-making. He explained how Habitat homeownership can build equity and improve financial stability and offered continued partnership with the city on affordable housing after the Timber Sky project is complete.

Lindsay Schube, on behalf of Symmetry Companies and STL 405, informed the Council that they are coordinating closely with the city on the JWP extension project. She clarifies that activity on their property is limited to granting access for equipment and supporting project logistics, not new development.

Colleen Maring, Chief People Officer at Northern Arizona Health Care, announced the organization's expanded Mental Health Awareness Month campaign, "Mental Health Matters." The program includes region-wide events in partnership with local institutions and supports a first responder counseling initiative for Guardian Air and Guardian Medical Transport staff. She also promotes a featured film screening about trauma and recovery in first responders. She also highlighted the 988 Lifeline as a key confidential mental health support resource available 24/7.

David Portree spoke about the "Riordan Road Historic Corridor" project. He explains that Milton was once a nearby company town connected to Flagstaff by Milton Road and served as a major lumber industry hub in the late 1800s and early 1900s. He describes efforts by local partners to install historical markers, build a companion website with QR codes, and potentially add art installations to help preserve and share Milton's history.

6. PROCLAMATIONS AND RECOGNITIONS

A. Proclamation: Child Abuse Prevention Month

Councilmember Spence read and presented the proclamation.

B. Proclamation: Administrative Professionals Day

Councilmember Matthews read and presented the proclamation.

C. Proclamation : Fair Housing Month

Councilmember House read and presented the proclamation.

7. COUNCIL LIAISON REPORTS

Councilmember Garcia reported on a Parks and Recreation Commission visit to the Bushmaster Park sports courts, noting improvements in design and noise mitigation that have reduced prior neighborhood concerns and made the facility more successful.

Councilmember Spence shared that the Open Spaces Commission is collaborating on a long-term Parks and Recreation and Open Space strategic plan, which will include community outreach and guide priorities for the next five to ten years, encouraging public participation.

Vice Mayor Sweet shared that she attended a Rural Transportation Advisory Committee meeting in Phoenix and discussions with the Governor's office about Route 66 improvements and related funding efforts.

Mayor Daggett reports from the PSPRS board meeting, including approval of a return firefighter's rehire, and notes the upcoming Commission on Inclusion and Adaptive Living meeting.

8. CONSENT AGENDA

All matters under Consent Agenda are considered by the City Council to be routine. Unless a member of City Council expresses a desire at the meeting to remove an item from the Consent Agenda for discussion, the Consent Agenda 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 Anthony Garcia, **seconded by** Councilmember Khara House to approve the Consent Agenda as presented.

Vote: 7 - 0 - Unanimously

A. Consideration and Approval of Contract: 2026 Road Repair and Street Safety Construction Phase 2026 GMP 1 with C and E Paving & Grading, LLC in the amount of \$10,792,983.06.

1. Approve the 2026 Road Repair and Street Safety Construction Phase 2026 - GMP 1 and execute a CMAR Construction Phase Services Agreement with C and E Paving & Grading, LLC for a Guaranteed Maximum Price (GMP) of \$10,792,983.06; and
2. Authorize the City Manager to execute the necessary documents.

B. Consideration and Approval of Contract: Cooperative Purchase Contract with Governmentjobs.com, Inc., d/b/a NEOGOV in an amount not to exceed \$100,224.05 to provide software modules to support the Human Resources & Risk Management Division.

1. Ratify and approve the Cooperative Purchase Contract with Governmentjobs.com, Inc., d/b/a NEOGOV ("NEOGO") in an amount not to exceed \$100,224.05 to provide software modules to support the Human Resources & Risk Management Division ("HRRM"); and
2. Authorize the City Manager to execute the necessary documents.

C. Consideration and Approval of Contract: Cooperative Purchase Contract with San Tan Ford for the purchase of Two 2026 Ford F150 XLT SuperCrew Hybrid Vehicles for the Police Department in the amount of \$109,996.56 with Grant Funds.

1. Approve the Cooperative Purchase Contract with San Tan Ford for the purchase of Two 2026 Ford F150 XLT Hybrid 4x4 Vehicles for the Police Department in the amount of \$109,996.56 with Grant Funds; and
2. Authorize the City Manager to execute the necessary documents.

D. Acceptance of Dedications and Easements: John Wesley Powell Boulevard extension

Accept the dedications and easements

9. ROUTINE ITEMS**A. Consideration and Adoption of Ordinance No. 2026-07:** An ordinance of the City Council of the City of Flagstaff, amending the Flagstaff Zoning Map with a Direct to Ordinance Zoning Map Amendment conditioned on a revised Site Plan of approximately 12.29 acres of real property generally located at 1801 S Milton Road.

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

MILL TOWN THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT
 PURPOSE OF THE AGREEMENT
 DEVELOPMENT ALLOCATIONS
 AFFORDABLE HOUSING COMMITMENT
 SUSTAINABILITY FEATURES IN RESIDENTIAL DEVELOPMENT
 COUNCIL OPTIONS

Councilmember House asks for clarification on the meaning of the 120% Area Median Income (AMI) threshold. She notes that some residents might question whether that level is truly “affordable,” and suggests it is intended to serve the “missing middle” housing segment.

Housing Planning Manager Jennifer explains that for a household of two, the 120% AMI limit is about \$105,000. She clarifies that this threshold is intended to target middle-income households rather than only lower-income groups, providing more flexibility given uncertainty about future rental rates.

Councilmember House emphasized that the 120% AMI figure can seem high compared to more familiar 60% or 80% AMI thresholds, but is intended to target middle-income households, which is an important distinction in addressing the missing middle housing need.

Moved by Councilmember Khara House, **seconded by** Councilmember David Spence to read Ordinance No. 2026-07 by title only for the final time.

Vote: 7 - 0 - Unanimously

AMENDING THE FLAGSTAFF ZONING MAP TO REZONE APPROXIMATELY 12.29 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 1801 S MILTON ROAD (APNS 103-21-024, 103-21-025, 103-21-026 AND 103-21-027), BY MODIFYING THE PRIOR ZONING MAP AMENDMENT WITH A REVISED SITE PLAN AND CONDITIONS; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

Moved by Councilmember Anthony Garcia, **seconded by** Councilmember Khara House to adopt Ordinance No. 2026-07.

Vote: 7 - 0 - Unanimously

B. Consideration and Adoption of Resolution No. 2026-13: A resolution of the City Council of the City of Flagstaff, Arizona, authorizing the execution of the Third Amendment to the Mill Town Development Agreement between the City of Flagstaff and Vintage Partners, LLC, related to the development of approximately 12.29 acres of real property generally located at 1801 S Milton Road and establishing an effective date.

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Anthony Garcia to read Resolution No. 2026-13 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, AUTHORIZING THE EXECUTION OF THE THIRD AMENDMENT TO THE MILL TOWN DEVELOPMENT AGREEMENT BETWEEN VINTAGE PARTNERS, LLC AND THE CITY OF FLAGSTAFF RELATED TO THE DEVELOPMENT OF APPROXIMATELY 13 ACRES OF LAND LOCATED AT 1801 S MILTON ROAD; AND ESTABLISHING AN EFFECTIVE DATE

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Khara House to adopt Resolution No. 2026-13.

Vote: 7 - 0 - Unanimously

C. Consideration and Approval of Audited Financial Reports: Year ending June 30, 2025

Finance Director Brandi Suda introduced Audit Partner Michael Lauzon with HeinfeldMeech who provided a PowerPoint presentation that covered the following:

ANNUAL AUDIT FOR THE FISCAL YEAR ENDED JUNE 30, 2025
AUDIT REQUIREMENTS
IMPORTANCE OF THE AUDIT
AUDIT PROCESS
AUDIT METHODOLOGY
REPORTS ISSUED
FINANCIAL AUDIT HIGHLIGHTS – ACFR
SINGLE AUDIT HIGHLIGHTS

Councilmember Matthews expressed appreciation for the city's finance, grants, housing, airport, IT, and related teams for their work supporting the audit process. She highlights the importance of maintaining an unmodified audit opinion and low-risk auditee status, noting these outcomes strengthen the city's ability to secure grants. She emphasizes that the results reflect strong internal controls, teamwork, and fiscal responsibility.

Councilmember House also thanks the staff, echoing appreciation for transparency and clear reporting. She notes that the audit results demonstrate strong financial stewardship across divisions and expresses gratitude for the clarity and accessibility of the presentation, even for non-financial audiences.

Moved by Councilmember Lori Matthews, **seconded by** Councilmember David Spence to approve the FY 2024-2025 Annual Comprehensive Financial Report and the FY 2024-2025 Single Audit Report.

Vote: 7 - 0 - Unanimously

D. Consideration and Approval of Contract: JWP Extension Project - Construction Phase Services Agreement - Phase One - GMP 1 (Clearing and Erosion Control) with J. Banicki Construction, Inc.

Capital Improvements Project Manager David Pedersen provided a PowerPoint presentation that covered the following:

J.W. POWELL BLVD. EXTENSION
GMP 1 – BANICKI CONSTRUCTION
VICINITY MAP
PROJECT SECTIONS
ENGINEERING UPDATE
CONCEPTUAL RIO DE FLAG CROSSING
TIMELINES
GMP 1 COMPONENTS

Councilmember Aslan asked about wildlife crossings in the Rio de Flag underpass project, specifically whether it will support elk and other animals. Mr. Pedersen explained that the structure includes wider

bridge openings that will likely work well for smaller wildlife like deer and coyotes, but elk use is uncertain due to size, depth, and openness ratio concerns. He noted that successful elk crossings typically require extensive fencing to guide animals, and without it, effectiveness drops significantly. They are continuing discussions with Game and Fish and balancing design constraints, emphasizing that wildlife crossing systems are highly dependent on full supporting infrastructure like fencing.

Councilmember Matthews highlights that Flagstaff's lower speed limits help reduce wildlife collision risk and appreciates the inclusion of lighting and safety features. Vice Mayor Sweet emphasized the importance of continued community communication and outreach.

Moved by Councilmember Lori Matthews, **seconded by** Councilmember David Spence to approve the Construction Manager at Risk (CMAR) - Construction Phase Services Agreement - Phase 1 - GMP 1 with J. Banicki Construction, Inc. for a Guaranteed Maximum Price (GMP) of \$892,834.98 and a contract period of 150 calendar days and authorize the City Manager to execute the necessary documents.

Vote: 7 - 0 - Unanimously

E. Consideration and Approval of Contract: Contract for services with Sunnyside Neighborhood Association of Flagstaff, Inc. to implement the Lived Black Experience Program of Flagstaff.

Interim Deputy City Manager Heidi Hansen provided a PowerPoint presentation that covered the following:

LIVED BLACK EXPERIENCE PROGRAM OF FLAGSTAFF
THE LIVED BLACK EXPERIENCE
BACKGROUND
CONTRACT TERM
FINANCIAL IMPACT

Moved by Councilmember Anthony Garcia, **seconded by** Councilmember Lori Matthews to approve the contract for services with Sunnyside Neighborhood Association of Flagstaff, Inc. to implement the Lived Black Experience Program of Flagstaff and authorize the City Manager to execute the necessary documents.

Vote: 7 - 0 - Unanimously

F. Consideration and Adoption of Resolution No. 2026-17: A resolution of the Flagstaff City Council, ordering and calling a Primary Election, if necessary, to be held on July 21, 2026, and a General Election to be held on November 3, 2026

Communication and Civic Engagement Director Stacy Saltzburg explained that the resolution would formally call the Primary and General elections for 2026. The resolution provides notice to the public of the city's intent to hold the elections. Should additional measures be added to either election, an additional call would occur to properly notice the ballot measures.

Moved by Councilmember Austin Aslan, **seconded by** Councilmember Anthony Garcia to read Resolution No. 2026-17 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, ORDERING AND CALLING A PRIMARY ELECTION, IF NECESSARY, TO BE HELD ON JULY 21, 2026, AND A GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Austin Aslan to adopt Resolution No. 2026-17.

Vote: 7 - 0 - Unanimously

- G. Consideration and Adoption of Resolution No. 2026-16:** A resolution approving the Intergovernmental Agreement between the City of Flagstaff and Coconino County for election services for the Primary Election, if necessary, to be held on July 21, 2026 and the General Election to be held on November 3, 2026

Communication and Civic Engagement Director Stacy Saltzburg explained that the resolution would approve the IGA with Coconino County to provide election services for both the primary and general elections.

Moved by Councilmember Austin Aslan, **seconded by** Councilmember Anthony Garcia to read Resolution No. 2026-17 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF FLAGSTAFF AND COCONINO COUNTY FOR ELECTION SERVICES FOR THE PRIMARY ELECTION, IF NECESSARY, TO BE HELD ON JULY 21, 2026 AND THE GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026

Moved by Councilmember Khara House, **seconded by** Councilmember David Spence to adopt Resolution No. 2026-16.

Vote: 7 - 0 - Unanimously

10. DISCUSSION ITEMS

A. Introduction to Data Centers

City Manager Keene, Community Investment Director Dave McIntire, IT Director CJ Perry, Sustainability Director Nicole Antonopoulos, Water Services Director Lee Williams, and Interim Deputy City Manager Heidi Hansen provided a PowerPoint presentation that covered the following:

INTRODUCTION TO DATA CENTERS
 BACKGROUND ON DATA CENTERS
 ECONOMIC DEVELOPMENT PROCESS
 TWO PATHS FORWARD
 FIRST TYPE
 SECOND TYPE
 EXAMPLES OF INFORMATION SOUGHT
 ECONOMIC DEVELOPMENT'S INTENTION
 POTENTIAL IMPACTS OF DATA CENTERS
 SUSTAINABILITY IMPACTS
 ENERGY IMPACTS
 AIR QUALITY AND EMISSIONS IMPACTS
 EQUITY IMPACTS
 NOISE IMPACTS
 LAND DEGRADATION IMPACTS
 WATER RELATED ENERGY IMPACTS
 MORE ON WATER IMPACTS
 OVERVIEW
 WATER COMMISSION DECISION
 DIRECT VS INDIRECT WATER USAGE
 WHAT DO THEY LOOK LIKE?
 HYPER-SCALE DATA CENTERS (1 MILLION SQ FT +)
 AVERAGE DATA CENTERS (AI TRAINING WORKLOADS)
 AVERAGE DATA CENTERS (COLLOCATION OR EDGE DATA CENTERS)
 HOW BIG ARE THEY?
 WHAT DEFINES A DATA CENTER?

POTENTIAL IMPACTS OF DATA CENTERS
ECONOMIC IMPACTS REVISITED – INDIRECT IMPACT
ECONOMIC IMPACTS REVISITED – DIRECT IMPACT
LEARNING FROM OTHERS

Councilmember House asked whether the city's information gathering process would evaluate both community needs and community values, not just potential economic upside. Her concern was whether policy could require data centers to prioritize serving local needs rather than external demand such as preventing outside users like major streaming services from consuming capacity. Mr. McIntire responded that both factors would be considered: whether a data center improves services like business efficiency, healthcare, logistics, and communications, and whether it fits Flagstaff's character and zoning values. He also noted that scale matters, suggesting very large facilities (e.g., 500,000–1,000,000 sq. ft.) would likely not fit, though smaller ones might be evaluated case-by-case, along with economic impacts like revenue to the city, county, and schools.

Councilmember House then asked whether Flagstaff has geographic or logistical advantages for data centers. Staff discussed that Flagstaff's cooler climate could reduce cooling costs compared to Phoenix, but that Flagstaff is not uniquely required for data center placement. The typical drivers are proximity to population centers, latency needs, highway access, and power infrastructure. Arizona offers data center tax incentives, and Northern Arizona's solar potential and infrastructure access could be attractive factors.

Councilmember Garcia suggested that the city may want to think beyond data centers specifically and instead consider broader categories like high water and energy use industries. He asked about water recapture, wastewater treatment impacts, and concerns raised in presentations that future data centers may rely heavily on liquid cooling. Staff responded that water and cooling systems do involve liquid circulation and potential discharge, which could require treatment coordination and possibly development agreements.

City Manager Joanne Keene shared that policy structure, planning and zoning outcomes, and regulatory questions would be addressed at the upcoming May 5, 2026, meeting.

Councilmember Aslan expressed appreciation for a presentation that helped clarify misconceptions and wished more of the public could see it to reset the tone of the community conversation around data centers. He emphasized that not all data centers are alike and suggested the city use clearer terminology to distinguish smaller-scale facilities, like server rooms or computational hubs, from large industrial data centers, so residents do not conflate very different impacts. He also noted emerging technologies, such as underwater data centers, to illustrate how quickly the industry is evolving.

Councilmember Aslan challenged the road analogy used in the presentation. He argued the comparison breaks down because roads are public goods that broadly distribute benefits, while data centers are privately controlled, profit-driven infrastructure. Data centers often create limited local employment while consuming significant resources, meaning their benefits are narrowly captured while impacts, like water and energy use, are born locally. He advocated for a water productivity policy framework. Instead of simply asking whether the city has enough water, he proposed evaluating whether a project delivers sufficient economic return per gallon of water used, factoring in jobs, tax revenue, and overall community benefit. Flagstaff may not yet be a prime target due to limited broadband capacity; it could become more attractive in the future. He urged policy development to guard against large, water-intensive facilities that generate few local jobs and export profits.

11. OPEN CALL TO THE PUBLIC

None

12. ANNOUNCEMENTS AND UPDATES TO/FROM COUNCIL AND CITY MANAGER

Council Member Spence shared that he recently hosted a small listening session at a Dark Skies event in Heritage Square. It was a great way to have more direct community engagement and

encouraged his colleagues to consider doing something similar.

Ms. Keene provided an update on the upcoming Public Safety Power Shutoff announced by APS due to high fire danger and forecasted 60 mph winds. She noted that outages could last 12–24 hours, with preparations underway including use of the Aquaplex as a Red Cross shelter and ongoing public updates.

Councilmember Aslan highlighted a community event at Lowell Observatory for viewing the Lyrid meteor shower.

Councilmember Garcia shared an update on a recent trip to Washington, D.C., where he joined Mayor Daggett, Councilmember Matthews, and city leadership to advocate for key Flagstaff projects. He described meetings with the Bureau of Reclamation, members of Congress, and federal departments. The discussions were productive and aligned with Flagstaff's priorities and focused on securing final support to move projects forward. He also highlighted the strong teamwork and synergy among the delegation, noting their ability to collaboratively and effectively communicate the city's needs.

Councilmember Matthews emphasized the importance of maintaining strong relationships with federal and state partners since cities cannot fund major projects alone and are impacted by external policies. She reiterated that the trip focused on critical priorities such as the Rio de Flag flood control project, Red Gap Ranch water supply, forest health, airport infrastructure, transportation, and housing. The trip was fast-paced and demanding but ultimately valuable and productive in advancing the city's goals.

Vice Mayor Sweet highlighted local events including Palette to Palate, Water Professionals bowling date, and the Viola Award.

Ms. Keene reminded Council about the upcoming budget retreat and additional community events, the High Country Humane brunch, Miss Cleo's Tea Party, and Drop-Off Day.

Assistant City Manager Shannon Anderson promoted "Go Orange Day," led by the American Traffic Safety Services Association. She encouraged everyone to wear orange to raise awareness for roadway worker safety.

13. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held April 21, 2026, adjourned at 7:42: 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 21, 2026. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 19th day of May, 2026

CITY CLERK