

MINUTES

1. CALL TO ORDER

Mayor Daggett called the meeting of the Flagstaff City Council held June 16, 2026, to order at 3:04 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: Joanne Keene, City Manager; Kevin Fincel, Deputy City Attorney

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 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. OPEN CALL TO THE PUBLIC

Colleen Maring, Chief People Officer at Northern Arizona Healthcare, addressed the Council with news about two recent external recognitions for quality of care. She reported that the Leapfrog Group

awarded Flagstaff Medical Center its seventh consecutive A grade, making it an official “straight A” hospital. Verde Valley Medical Center received its fourth consecutive A. Of 53 Arizona hospitals evaluated, only 12 received A grades. She also reported that the Centers for Medicare and Medicaid Services Hospital STARS ratings placed both FMC and VVMC at four stars, above the national average. She expressed pride in staff and noted these recognitions represent both quality patient care and a contribution to the region’s health and economic vitality.

5. PROCLAMATIONS AND RECOGNITIONS

A. Proclamation: Juneteenth National Independence Day

Councilmember Garcia read and presented the proclamation.

B. Recognition: Flagstaff Robotics

Mayor Daggett read and presented recognitions to the Coconino CocoNuts, Flagstaff Christian School Warrior Bots, and Flagstaff Christian School Quantum Warriors.

6. COUNCIL LIAISON REPORTS

Councilmember Spence reported that the Pedestrian Advisory Committee meets every other month, alternating with the Bicycle Advisory Committee, and that a full report would be provided the following month.

Vice Mayor Sweet announced an upcoming Water Commission meeting.

Councilmember Garcia reported on the Parks and Recreation Commission’s field trip to Hal Jensen Recreation Center. He highlighted recent improvements including a thriving community garden space, an upgraded computer and gaming room with new equipment, and a newly installed HVAC system in the gymnasium. He encouraged community members to visit the center, noting the low monthly cost for access to a full range of facilities. He also reported that the Ponderosa Park Spruce Wash flood mitigation improvements have been completed, and that Parks and Recreation staff are planning community listening dates in July to begin the process of designing new park amenities, with involvement of the Sunnyside neighborhood.

Councilmember Matthews recognized Mariah Zavala, co-chair of the Indigenous Commission, whose last meeting was that month. She expressed public appreciation for her hard work and enthusiasm on the commission and in the community.

Mayor Daggett noted upcoming meetings for the Flagstaff Housing Authority and the Commission on Inclusion and Adaptive Living.

7. 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.

Mayor Daggett stated that Item 7I has been pulled from the agenda and will come back to Council on July 7, 2026, as additional details between the parties needed to be resolved.

Councilmember Spence requested that Item 7G be pulled for discussion.

Moved by Councilmember Anthony Garcia, **seconded by** Vice Mayor Miranda Sweet to approve the Consent Agenda as posted with the exception of Items 7G and 7I.

Vote: 7 - 0 - Unanimously

- A. Consideration and Approval of Contract Change Order:** Change Order Number 8 with Peak Engineering, Inc., in the amount of \$207,577.00 and add 214 calendar days for the work associated with completing the engineering design for the JWP Extension.

1. Approve Change Order Number 8 with Peak Engineering, Inc.; in the amount of \$207,577.00;
2. Add 214 calendar days to the design services contract; and
3. Authorize the City Manager to execute the necessary documents.

- B. Consideration and Approval of Contract:** Amendment One to Cooperative Purchase Contract 2025-155 with Kaizen Laboratories, Inc. for a Point-of-Sale and Reservation Management System.

1. Approve the contract amendment to change the payment model from 5% per transaction, to a Software as a Service (SaaS) model at a cost of \$70,000 annually for the initial three-year term of the contract, ending June 30, 2029
2. Authorize the City Manager to execute the necessary documents

- C. Consideration and Approval of FY27 Liability Insurance Renewal Premiums**

Approve the liability insurance renewal premiums for FY27 submitted by:

1. Arizona Municipal Risk Retentional Pool (AMRRP) for General Liability, Errors and Omission (E&O), Sexual Abuse and Molestation (SAM), Property, Auto, Marine, Crime, Cyber, Excess, and Workers' Compensation coverage;
2. Aon Risk Insurance Services West (Aon) for Airport Liability;
3. Aon for International Travel;
4. Industrial Commission of Arizona (ICA) to fund the Firefighters Presumptive Cancer Claims;
5. New automobile insurance premiums; and 6) Flood Coverage.

- D. Consideration and Approval of Contract(s):** Approve the Contracts for Residential Food Scrap Drop-Off Program with Sedona Compost Crowd, LLC and Restoration Soils, LLC.

The staff recommendation includes approving service contracts with two vendors, Sedona Compost Crowd LLC and Restoration Soils LLC, to enhance the program's resilience by ensuring uninterrupted service in instances where one provider experiences staffing, equipment, or capacity challenges. This strategy allows the City to capitalize on diverse expertise across both the collection and processing of food waste, resulting in a more robust, higher-quality service. The collaboration with both vendors will provide the necessary flexibility to address current demand and future program growth.

1. Approve the Services Contract with **Sedona Compost Crowd LLC d/b/a Compost Crowd** for an annual expenditure of \$11,700, for a contract term of up to five years and a total not-to-exceed amount of \$58,500, to service, maintain, and compost food scraps collected at the drop-off locations for the Residential Food Scrap Drop-Off Program; and
2. Approve the Services Contract with **Restoration Soils, LLC** for an annual expenditure of \$13,300, for a contract term of up to five years and a total not-to-exceed amount of \$66,500, to service, maintain, and compost food scraps collected at the drop-off locations for the Residential Food Scrap Drop-Off Program. Authorize the City Manager to execute the necessary documents.

E. Consideration and Approval of Contract: Change Order No. 2 to an On-Call Professional Services Task Order with Ardurra Group, Inc. in the amount of \$24,157.00 for the Downtown Lateral – Santa Fe Ave Project, for a total project contract amount of \$123,809.79.

1. Approve Change Order No. 2 to an On-Call Professional Services Task Order with Ardurra Group, Inc. in the amount of \$24,157.00, total project amount of \$123,809.79; and
2. Authorize the City Manager to execute the necessary documents.

F. Consideration and Ratification of Letter of Support: State funding for the Arizona Office of Tourism
Retroactively approve the letter of support.

G. Consideration and Approval of Contract: Materials Purchase Contract with PFVT Motors, LLC DBA Peoria Ford Government to purchase (5) Ford Police Interceptor Utility Hybrid Patrol Vehicles in the amount of \$249,936.80, including all applicable taxes.

Councilmember Spence requested this item be pulled from the consent agenda to discuss the city's progress toward its carbon neutrality goal of 2030. He acknowledged that hybrid vehicles are an improvement but expressed a preference for fully electric patrol vehicles and asked for context on the vehicle replacement schedule and the status of charging infrastructure at the police facility.

Public Works Fleet and Facilities Director Jennifer Brown provided background, explaining that fleet policy prioritizes electric vehicles where operationally feasible, with hybrids as the next step when full electric is not yet viable for the division's needs. She noted that the police department presents unique challenges including range requirements for rural response, equipment loads, and the need to quickly turn over vehicles between shifts. She described ongoing work with manufacturers to test electric patrol vehicles and coordination with the Sustainability Division to plan appropriate charging infrastructure. The current police facility has four Level 1 chargers, which are insufficient for rapid turnaround. Coconino County, which owns the land at the police facility, has already granted approval to expand charging infrastructure; funding and final configuration are being finalized. The annual vehicle replacement schedule is governed by a matrix of mileage, age, and condition, reviewed by the fleet management committee and sustainability staff. Approximately five patrol vehicles are replaced annually.

Moved by Councilmember David Spence, **seconded by** Councilmember Anthony Garcia to approve the Materials Purchase Contract with PFVT Motors, LLC DBA Peoria Ford Government to purchase(5) Ford Police Interceptor Utility Hybrid Patrol Vehicles in the amount of \$249,936.80, including all applicable taxes and authorize the City Manager to execute the necessary documents.

Vote: 7 - 0 - Unanimously

H. Consideration and Approval of Contract: Approve Change Order No. 19 with Ardurra Group, Inc. (formerly SWI) in the amount of \$264,070.00 and a 1,095-calendar-day time extension for the Rio de Flag Flood Control Utility Relocation Design Services Contract.

1. Approve Change Order No. 19 with Ardurra Group, Inc. (formerly SWI) in the amount of \$264,070.00 and a 1,095-calendar-day time extension for the Rio de Flag Flood Control Utility Relocation Design Services Contract; and
2. Authorize the City Manager to execute the necessary documents.

I. Consideration and Approval of Agreement: Partial Satisfaction of Reimbursement Agreement with CBAR 19 Flagstaff, LLC in the amount of \$112,486.43 related to the City's proportional share of the construction costs of Kitty Hawk Lane.

ITEM PULLED AND RESCHEDULED TO JULY 7, 2026 MEETING

8. ROUTINE ITEMS

- A. Consideration and Adoption of Ordinance No. 2026-12:** An ordinance of the City Council of the City of Flagstaff, amending the Flagstaff Zoning Map to Direct to Ordinance Zoning Map Amendment to rezone approximately 18.24 acres located at 6500 E Route 66, APN 113-07-003S with the Heavy Industrial (HI) zone with the Resource Protection Overlay (RPO).

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember Lori Matthews to read Ordinance No. 2026-12 by title only for the final time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF ZONING MAP TO REZONE APPROXIMATELY 18.2 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 6500 E ROUTE 66, APN 113-07-003S, TO MODIFY THE CONDITIONS OF THE PREVIOUS REZONE OF THIS REAL PROPERTY TO INCORPORATE A NEW SITE PLAN AND ALLOW A CONCRETE BATCH PLANT, PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember David Spence to adopt Ordinance No. 2026-12.

Vote: 7 - 0 - Unanimously

9. PUBLIC HEARING ITEMS

- A. Public Hearing:** Fiscal Year 2026-27 Budget, Property Tax Levy and Truth in Taxation

Mayor Daggett opened the public hearing.

Budget Director Heidi Derryberry provided a PowerPoint presentation that covered the following:

CITY OF FLAGSTAFF FY 2026-27 BUDGET AND PROPERTY TAXES
TIMELINE
LEGAL SCHEDULE A
TOTAL APPROPRIATIONS COMPARISON
PROPERTY TAX SHIFT
PROPOSED PRIMARY PROPERTY TAX
PROPOSED SECONDARY PROPERTY TAX
PROPERTY TAX RATE HISTORY
PROPERTY ASSESSED VALUES
CITY PROPERTY TAX IMPACT
RESIDENTIAL EXAMPLE
COMMERCIAL EXAMPLE

Mayor Daggett asked for context on the proportion of the overall budget funded by property taxes. Staff confirmed that primary property tax represents approximately 5.4% of total general fund revenues, with the proposed levy of \$7.8 million comprising a small share of the city's overall budget of over \$600 million.

Councilmember Matthews requested that, as a matter of future policy, the additional revenue from the property tax shift be formally designated for public safety, and City Manager Keene confirmed that designation would be addressed through the budget process.

There being no public comment, Mayor Daggett closed the public hearing and recessed into a Special Meeting at 3:56 p.m.

10. SPECIAL MEETING

- A. Consideration and Adoption of Resolution No. 2026-32:** A resolution of the Flagstaff City Council, adopting the Budget for the City of Flagstaff for Fiscal Year 2026-27

Moved by Councilmember Lori Matthews, **seconded by** Vice Mayor Miranda Sweet to read Resolution No. 2026-32 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ADOPTING THE BUDGET FOR THE CITY OF FLAGSTAFF FOR FISCAL YEAR 2026-27

Moved by Councilmember Anthony Garcia, **seconded by** Councilmember Lori Matthews to adopt Resolution No. 2026-32.

Vote: 7 - 0 - Unanimously

11. REGULAR AGENDA

- A. Consideration and Approval:** Primary Property Tax Levy of \$7,801,497 in FY 2026-27 by roll call vote.

AND

Consideration and Adoption of Ordinance No. 2026-13: An ordinance levying upon the assessed valuation of the property within the City of Flagstaff, Arizona, subject to taxation a certain sum upon each one hundred dollars (\$100.00) of valuation sufficient to raise the amount estimated to be required in the annual budget, less the amount estimated to be received from other sources of revenue; providing funds for various bond redemptions, for the purpose of paying interest upon bonded indebtedness and providing funds for general municipal expenses, all for the Fiscal Year ending the 30th day of June 2027. (Primary and secondary property tax levies for FY 2026-27).

Moved by Councilmember Anthony Garcia, **seconded by** Councilmember Lori Matthews to approve the Primary Property Tax Levy of \$7,801,497 in FY 2026-27 by roll call vote.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Lori Matthews, **seconded by** Vice Mayor Miranda Sweet to read Ordinance No. 2026-13 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE CITY OF FLAGSTAFF, ARIZONA, SUBJECT TO TAXATION A CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET, LESS THE AMOUNT ESTIMATED TO BE RECEIVED FROM OTHER SOURCES OF REVENUE; PROVIDING FUNDS FOR VARIOUS BOND REDEMPTIONS, FOR THE PURPOSE OF PAYING INTEREST UPON BONDED INDEBTEDNESS AND PROVIDING FUNDS FOR GENERAL MUNICIPAL EXPENSES, ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2027

- B. Consideration and Adoption of Resolution No. 2026-30:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement between the City of Flagstaff and Coconino County Fort Tuthill to provide fire and emergency medical services.

Fire Administration Manager Jessica Vigorito provided a PowerPoint presentation that covered the

following:

**FORT TUTHILL IGA FOR FIRE SERVICES
HISTORY**

Councilmember Matthews asked whether a team is dispatched during Fort Tuthill events and was informed that the IGA covers emergency 911 response only; the county handles event staffing separately. She also asked whether the rate was standard for three parcels, and Ms. Vigorito confirmed the rate is set per city ordinance based on the primary assessed value of the parcels in the service area, with an 18% multiplier applied to ensure cost recovery.

Moved by Councilmember Anthony Garcia, **seconded by** Councilmember Lori Matthews to read Resolution No. 2026-30 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN COCONINO COUNTY AND THE CITY OF FLAGSTAFF ON BEHALF OF THE FLAGSTAFF FIRE DEPARTMENT FOR FIRE SERVICE

Moved by Councilmember David Spence, **seconded by** Vice Mayor Miranda Sweet to adopt Resolution No. 2026-30.

Vote: 7 - 0 - Unanimously

- C. Consideration and Adoption of Resolution No. 2026-33:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement (IGA) between the City of Flagstaff and the State of Arizona, acting by and through the Arizona Department of Transportation (ADOT) for the design, procurement, construction, inspection operation and maintenance of a traffic signal at the intersection of W. Route 66 and Woody Mountain Road

Engineering Project Manager David Nixon provided a PowerPoint presentation that covered the following:

**ADOT IGA W. ROUTE 66 AND WOODY MOUNTAIN RD. TRAFFIC SIGNAL
ADOT TRAFFIC SIGNAL IGA
CONSTRUCTION PROGRESS
SCHEDULE**

Councilmember Spence asked whether the newly installed poles could be incorporated into future permanent corridor improvements given their deep foundations and quality construction. Mr. Nixon acknowledged the intent to find ways to reuse or repurpose the poles where feasible, though the long-term design is too early to confirm.

Councilmember Matthews asked for a timeframe on the permanent Route 66 corridor fix and Mr. Nixon indicated that, with funding now appearing in the approved budget for design work, a realistic horizon might be less than ten years, with 30% design potentially achievable within one to two years.

Moved by Councilmember Lori Matthews, **seconded by** Councilmember David Spence to read Resolution No. 2026-33 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE STATE OF ARIZONA AND THE CITY OF FLAGSTAFF FOR THE OPERATION AND MAINTENANCE OF A TRAFFIC SIGNAL AT THE INTERSECTION OF WOODY MOUNTAIN ROAD AND U.S. ROUTE 66

Moved by Councilmember Lori Matthews, **seconded by** Councilmember David Spence to adopt Resolution No. 2026-33.

Vote: 7 - 0 - Unanimously

- D. Consideration and Adoption of Resolution No. 2026-35:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement (IGA) between the City of Flagstaff and the State of Arizona, acting by and through the Arizona Department of Transportation (ADOT), for the preliminary scoping design of improvements along Fort Valley Road, between Navajo Road and Sechrist Elementary School.

Project Manager Ben Markert provided a PowerPoint presentation that covered the following:

FORT VALLEY ROAD, NAVAJO ROAD TO SECHRIST ELEMENTARY SCHOOL
IGA WITH ADOT FOR PRELIMINARY DESIGN SCOPING
CONTEXT MAP
SITE MAP
FORT VALLEY ROAD IGA

Mayor Daggett noted that Metro Plan and the city have been actively advocating to keep the project on ADOT's priority list and that the IGA represents an important step toward maintaining that priority due to Fort Valley Road being one of the corridors generating the most community safety concerns.

Moved by Councilmember Anthony Garcia, **seconded by** Vice Mayor Miranda Sweet to read Resolution No. 2026-35 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE STATE OF ARIZONA AND THE CITY OF FLAGSTAFF FOR PRELIMINARY DESIGN SCOPING FOR FORT VALLEY ROAD

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember Anthony Garcia to adopt Resolution No. 2026-35.

Vote: 7 - 0 - Unanimously

- E. Consideration and Approval of Contract:** Agreement for Purchase of Renewable Energy Credits with the Navajo Tribal Utility Authority.

Sustainability Division Director Nicole Antonopoulos presented a proposal to purchase renewable energy credits from the Navajo Tribal Utility Authority, replacing the city's prior contract with APS. The shift is expected to yield over \$20,000 in savings and continues the city's commitment, first established in 2017, to offset municipal electricity use with renewable energy credits. Ms. Antonopoulos noted her responsibility to seek cost-effective opportunities while also developing working relationships with tribal neighbors. The agreement is for up to five years.

Moved by Councilmember Anthony Garcia, **seconded by** Vice Mayor Miranda Sweet to approve the agreement for Purchase of Renewable Energy Credits with the Navajo Tribal Utility Authority for up to five years and authorize the City Manager to execute the contract.

Vote: 7 - 0 - Unanimously

- F. Consideration and Adoption of Resolution No. 2026-38 and Ordinance No. 2026-17:** Amending the Flagstaff City Code, Chapter 1-14, Personnel System, Section 1-14-001-0006, Employee Advisory Committee, and amending the Employee Handbook of Regulations Section 1-10-070, Employee Advisory Committee.

Human Resources and Risk Management Director Ryan Saxby provided a PowerPoint presentation that covered the following:

EMPLOYEE ADVISORY COMMITTEE POLICY CHANGES
CITY CODE CHAPTER 1-14-001-006 AND EMPLOYEE HANDBOOK ARTICLE 1-10-070
EAC POLICY KEY CHANGES
EAC POLICY STAKEHOLDER REVIEW

Moved by Councilmember David Spence, **seconded by** Vice Mayor Miranda Sweet to read Resolution No. 2026-38 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "2026 CITY CODE AND EMPLOYEE HANDBOOK AMENDMENTS – EMPLOYEE ADVISORY COMMITTEE"

Moved by Councilmember David Spence, **seconded by** Councilmember Lori Matthews to read Ordinance No. 2026-17 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, CHAPTER 1-14, PERSONNEL SYSTEM, SECTION 1-14-001-0006, EMPLOYEE ADVISORY COMMITTEE, AND THE EMPLOYEE HANDBOOK OF REGULATIONS, SECTION 1-10-070, EMPLOYEE ADVISORY COMMITTEE, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED "2026 CITY CODE AND EMPLOYEE HANDBOOK AMENDMENTS – EMPLOYEE ADVISORY COMMITTEE", PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

- G. Consideration and Adoption of Resolution No. 2026-34:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement between Coconino County, the Coconino County Free Library District, and the City of Flagstaff for the administration, operation, maintenance, and capital improvement of the Tuba City Public Library.

Library Administrative Specialist Amelia Mason presented the IGA renewal for the Tuba City Public Library, which operates as a branch of the City of Flagstaff. Under the existing arrangement, Coconino County performs building maintenance and handles the janitorial contract, then bills the Library District quarterly. The IGA formalizes this structure.

Moved by Councilmember Anthony Garcia, **seconded by** Councilmember Lori Matthews to read Resolution No. 2026-34 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN COCONINO COUNTY, THE COCONINO COUNTY FREE LIBRARY DISTRICT, AND THE CITY OF FLAGSTAFF FOR THE ADMINISTRATION, OPERATION, MAINTENANCE AND CAPITAL IMPROVEMENTS AT THE TUBA CITY LIBRARY

Moved by Councilmember Anthony Garcia, **seconded by** Councilmember Lori Matthews to adopt Resolution No. 2026-34.

Vote: 7 - 0 - Unanimously

- H. Consideration and Adoption of Resolution No. 2026-39:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement between the Coconino County Community College District ("CCC") and the City of Flagstaff to lease a portion of CCC's Fourth Street campus for use as the East Flagstaff Community Library.

Library Administrative Specialist Amelia Mason presented the IGA renewal for the East Flagstaff Community Library, which leases space from Coconino Community College at the Fourth Street campus.

Councilmember Spence noted that the agreement acknowledges the need for a temporary facility during construction of CCC's new Fourth Street building and asked for an update on relocation planning. Ms. Mason confirmed that a potential site has been identified and that a lease agreement is expected to be brought before Council at the July 7th meeting.

Moved by Councilmember Anthony Garcia, **seconded by** Vice Mayor Miranda Sweet to read Resolution No. 2026-39 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COCONINO COUNTY COMMUNITY COLLEGE DISTRICT AND THE CITY OF FLAGSTAFF FOR THE LEASE OF 3000 NORTH FOURTH STREET FOR OPERATION OF THE EAST FLAGSTAFF COMMUNITY LIBRARY

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember Anthony Garcia to adopt Resolution No. 2026-39.

Vote: 7 - 0 - Unanimously

- I. Consideration and Adoption of Ordinance No. 2026-15:** An ordinance of the City Council of the City of Flagstaff, authorizing the exchange of real property of substantially equal value with Leroux Retail, L.L.C.; providing for delegation of authority, repeal of conflicting ordinances severability, authority for clerical corrections, and establishing an effective date

Real Estate Manager Bryce Doty provided a PowerPoint presentation that covered the following:

BLOCK 19 ALLEY ABANDONMENT
VICINITY MAP
BACKGROUND
PROPOSAL
AREA OF CITY ABANDONMENT & EXCHANGE
AREAS CITY WILL RECEIVE
FINDINGS

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Anthony Garcia to read Ordinance No. 2026-15 by title only.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AUTHORIZING THE EXCHANGE OF REAL PROPERTY OF SUBSTANTIALLY EQUAL VALUE WITH LEROUX RETAIL, L.L.C.; PROVIDING FOR DELEGATION OF AUTHORITY, REPEAL OF CONFLICTING

ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

- J. Consideration and Adoption of Ordinance No. 2026-16:** An ordinance of the City Council of the City of Flagstaff, approving amended and restated easements on Observatory Mesa with the Hidden Bluff Homeowners Association; providing for delegation of authority, severability, and establishing an effective date

Real Estate Manager Bryce Doty provided background on the long history of this item. In September 2024, Council directed staff to consider amending an existing right-of-way on Observatory Mesa to address access for private landholders. The open space property was purchased using Arizona Parks and Wildlife grant funds, which attached a conservation easement, and the existing right-of-way predates both that purchase and the conservation easement. Through an extensive process of public meetings and condition-setting, city staff developed requirements to ensure that any amended right-of-way would comply with conservation standards, state historic preservation requirements, and extensive restoration guidelines. The amended and restated easement before Council incorporates all of those conditions, and the easement holders have fulfilled all requirements to date.

Cody Routson addressed Council and thanked the many city staff members, including Kevin Fincel, Robert Wallace, Rebecca Sayers, and Matthew Mansfield, who invested significant time guiding the process.

Alexis Stack addressed Council and also thanked the city and the other landowners, but expressed frustration with the length and difficulty of the process, noting that the property was purchased subject to recorded easements dating to 1986 and that the process spanned multiple years, nine official city meetings, and a state parks meeting. She quoted the original deed language affirming that existing access easements predating any conservation designation must be respected. She hopes that this hearing represents the conclusion of the process.

Moved by Councilmember Anthony Garcia, **seconded by** Councilmember Lori Matthews to read Ordinance No. 2026-16 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, APPROVING AMENDED AND RESTATED EASEMENTS ON OBSERVATORY MESA WITH THE HIDDEN BLUFF HOMEOWNERS' ASSOCIATION; PROVIDING FOR DELEGATION OF AUTHORITY, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

- K. Consideration and Adoption of Ordinance No. 2026-14:** An ordinance of the City Council of the City of Flagstaff, abandoning approximately 2,400 square feet of Right of Way in block of Townsite; providing for delegation of authority, repeal of conflicting ordinances, severability, and establishing an effective date

Mr. Doty briefly presented the formal abandonment ordinance for the portion of alley addressed in Item 11I, explaining that this ordinance is the mechanism to abandon the right-of-way so it can be conveyed as part of the exchange.

Councilmember Garcia asked about the condition of the existing adjacent alleyway and whether it would need improvements; Mr. Doty noted that the off-site improvements associated with the adjacent development would include bringing the new parcel up to standard, running concurrent with the current alley.

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Anthony Garcia to read Ordinance No. 2026-14 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF ABANDONING

*APPROXIMATELY 2,400 SQUARE FEET OF RIGHT OF WAY IN BLOCK OF TOWNSITE;
PROVIDING FOR DELEGATION OF AUTHORITY, REPEAL OF CONFLICTING ORDINANCES,
SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE*

- L. Consideration and Adoption of Resolution No. 2026-27:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement between Coconino County and the City of Flagstaff for a jointly funded dark sky code compliance specialist position.

Planning and Development Services Director Michelle McNulty introduced Dark Sky Specialist Robb Faus who provided a PowerPoint presentation that covered the following:

DARK SKY COMPLIANCE CHALLENGES FOR THE FUTURE
FLAGSTAFF – DARK SKY CITY
RESIDENTIAL CHALLENGES
COMMERCIAL CHALLENGES
SECURITY & SAFETY
FEEDBACK FROM THE FIELD
LOGISTICS & PRACTICE
POTENTIAL SOLUTIONS

Councilmember Aslan offered support of the program, highlighting the city's investment in the new open-sky planetarium on Observatory Mesa, the national security mission of the U.S. Naval Observatory, and the ongoing importance of the city's international Dark Sky designation as a model for other communities statewide and regionally. He encouraged continued strong enforcement and expressed personal appreciation for the new specialist position.

Mayor Daggett encouraged additional updates on dark sky matters at future Council meetings.

Moved by Councilmember Austin Aslan, **seconded by** Vice Mayor Miranda Sweet to read Resolution No. 2026-27 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 A JOINTLY FUNDED DARK SKY CODE COMPLIANCE SPECIALIST POSITION

Moved by Councilmember Austin Aslan, **seconded by** Vice Mayor Miranda Sweet to adopt Resolution No. 2026-27.

Vote: 6 - 0 - Unanimously

- M. Consideration and Adoption of Ordinance No. 2026-18:** An ordinance of the Flagstaff City Council authorizing the acquisition of approximately 14.7 acres of real property interests for the John Wesley Powell Extension Project.

Deputy City Attorney Kevin Fincel presented the ordinance, explaining that while the Council had previously approved the Second Amendment to the Canyon Del Rio Development Agreement via resolution on June 2nd, which included the city's commitment to compensate Canyon Del Rio for 14.7 acres of right-of-way needed for the John Wesley Powell Extension, the City Charter requires property acquisitions to be authorized by ordinance. By doing the first and second read at the meeting, it allows for the effective date of the ordinance to be closer to the development agreement timeline.

Moved by Councilmember Anthony Garcia, **seconded by** Vice Mayor Miranda Sweet to read Ordinance No. 2026-18 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE FLAGSTAFF CITY COUNCIL AUTHORIZING THE ACQUISITION OF APPROXIMATELY 14.7 ACRES OF REAL PROPERTY INTERESTS GENERALLY LOCATED SOUTHWEST OF EAST BUTLER AVENUE AND SOUTH FOURTH STREET, FOR THE JOHN WESLEY POWELL EXTENSION PROJECT, PROVIDING FOR DELEGATION OF AUTHORITY, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

Moved by Councilmember David Spence, **seconded by** Councilmember Anthony Garcia to read Ordinance No. 2026-18 by title only for the final time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE FLAGSTAFF CITY COUNCIL AUTHORIZING THE ACQUISITION OF APPROXIMATELY 14.7 ACRES OF REAL PROPERTY INTERESTS GENERALLY LOCATED SOUTHWEST OF EAST BUTLER AVENUE AND SOUTH FOURTH STREET, FOR THE JOHN WESLEY POWELL EXTENSION PROJECT, PROVIDING FOR DELEGATION OF AUTHORITY, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember Anthony Garcia to adopt Ordinance No. 2026-18.

Vote: 7 - 0 - Unanimously

- N. Consideration and Adoption of Resolution No. 2026-36:** A resolution of the Flagstaff City Council, ordering and calling a Special Election of the City for November 3, 2026, in conjunction with the City's General Election, to submit a bond question to the qualified electors of Flagstaff with respect to selling and issuing general obligation bonds in the aggregate principal amount of \$40,000,000, to be repaid with secondary property taxes for public safety infrastructure and equipment

AND

Consideration and Adoption of Resolution No. 2026-37: A resolution of the Flagstaff City Council, ordering and calling a Special Election of the City for November 3, 2026, in conjunction with the City's General Election, to submit a question to the qualified electors of Flagstaff with respect to the possible increase of the local Transaction Privilege Tax (Sales Tax) of an additional 0.5% for the purposes of enhanced public safety services

Assistant City Manager Shannon Anderson and Communication and Civic Engagement Director Stacy Saltzburg provided a PowerPoint presentation that covered the following:

CALL OF SPECIAL ELECTION
BACKGROUND
CITIZEN COMMITTEE RECOMMENDATION
ONGOING RESOURCES
ONE-TIME RESOURCES
SALES TAX
WHAT DOES A SALES TAX RATE MEAN TO CONSUMERS
SALES TAX BALLOT LANGUAGE
GENERAL OBLIGATION BOND
GENERAL OBLIGATION BOND BALLOT LANGUAGE
RESOLUTIONS

Councilmember Matthews asked whether the ballot language could include a parenthetical clarification of "half cent" to address public confusion about the 0.5% rate. Ms. Saltzburg acknowledged the concern but indicated that, after reviewing word count limits and potential complexity, her recommendation was to keep the existing language and address clarity through the publicity pamphlet and education materials.

Casey Gonzalez, speaking on behalf of a group of supporters, addressed Council and reflected on

the extensive and collaborative process that produced the recommendation, noting that both the mathematical case and the emotional case for action had been made clearly, and that education of voters would be the critical next step.

BJ Dempsey, who served on the Citizen Safety Committee, addressed Council and spoke of his initial skepticism about raising taxes and described his evolution over nearly seven months of weekly meetings reviewing the depth of underfunding across public safety departments. He described the committee's unanimous recommendation as coming after thorough, data-driven deliberation and emphasized that the need for action is urgent.

Patti Pastor addressed Council and expressed support for the measures as essential to sustaining the community's first responders.

Michael Oliver, on behalf of the Flagstaff Law Enforcement Association, addressed Council and described the unsustainable demands placed on current staff, the risks of continuing to operate with insufficient resources, and the need for a long-term funding solution rather than incremental band-aids.

Michele James, on behalf of Friends of Flagstaff's Future, provided written comments in opposition of the proposed sales tax increase and general obligation bond, arguing the proposal lacks adequate justification and should only go to ballot after a comprehensive review of the city's 5–10 year funding needs and a public discussion of priorities. Growth-related costs should be borne by developers rather than covered through bonding.

Councilmember Garcia reflected on the collaborative trajectory of the effort across multiple council terms and praised the citizen committee members for representing the full breadth of the community and asking rigorous questions.

Vice Mayor Sweet acknowledged the commitment of the city's public safety professionals and expressed readiness to provide them with resources to do their jobs well.

Mayor Daggett described the rigor of the process which included outside consultants, national standards, a representative group of skeptics who voted unanimously for the recommendation and expressed confidence that the approach was correct.

Councilmember Matthews reflected on additional context she had gained about demands on law enforcement and reaffirmed her support.

Councilmember Aslan stated that the need is real, the request is reasonable, and the process has been transparent; he expressed support for giving the public the final say.

Moved by Councilmember Lori Matthews, **seconded by** Vice Mayor Miranda Sweet to read Resolution No. 2026-36 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL ORDERING AND CALLING A SPECIAL BOND ELECTION OF THE CITY FOR NOVEMBER 3, 2026, IN CONJUNCTION WITH THE CITY'S GENERAL ELECTION, TO SUBMIT A BOND QUESTION TO THE QUALIFIED ELECTORS OF FLAGSTAFF WITH RESPECT TO SELLING AND ISSUING GENERAL OBLIGATION BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF \$40,000,000, TO BE REPAID WITH SECONDARY PROPERTY TAXES FOR PUBLIC SAFETY INFRASTRUCTURE AND EQUIPMENT

Moved by Councilmember Lori Matthews, **seconded by** Vice Mayor Miranda Sweet to adopt Resolution No. 2026-36.

Vote: 7 - 0 - Unanimously

Moved by Vice Mayor Miranda Sweet, **seconded by** Councilmember Lori Matthews to read Resolution No. 2026-37 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL ORDERING AND CALLING A SPECIAL ELECTION OF THE CITY FOR NOVEMBER 3, 2026, IN CONJUNCTION WITH THE CITY'S GENERAL ELECTION, TO SUBMIT A QUESTION TO THE QUALIFIED ELECTORS OF FLAGSTAFF WITH RESPECT TO AN INCREASE IN THE CITY'S TRANSACTION PRIVILEGE (SALES TAX) OF AN ADDITIONAL 0.5% FOR THE PURPOSES OF ENHANCED PUBLIC SAFETY SERVICES

Moved by Councilmember Lori Matthews, **seconded by** Vice Mayor Miranda Sweet to adopt Resolution No. 2026-37.

Vote: 7 - 0 - Unanimously

12. DISCUSSION ITEMS

- A. Discussion:** Land Availability & Site Suitability/Code Analysis Project (LASS + CAP) Code Recommendations Report.

Planning and Development Services Director Michele McNulty introduced Jamin Kimmell with Cascadia Partners who provided a PowerPoint presentation that covered the following:

CODE RECOMMENDATIONS REPORT

OVERVIEW

PART 1 PROJECT BACKGROUND

PURPOSE OF TONIGHT'S MEETING

THE RECOMMENDATIONS ARE DESIGNED TO ADVANCE THREE KEY POLICY GOALS

HOW WE GOT HERE

KEY FINDINGS OF THE LAND AVAILABILITY AND SUITABILITY STUDY (LASS)

IMPLICATIONS OF THE LAND AVAILABILITY AND SUITABILITY STUDY (LASS)

SUMMARY OF RECOMMENDATIONS

THE RECOMMENDATIONS HELP TO REDUCE THE COST OF DEVELOPMENT WHILE ADVANCING THESE GOALS

PART 2 ZONE DISTRICT STANDARDS

WHY HIGHER DENSITY IS CRUCIAL TO MEETING HOUSING AND CLIMATE GOALS

CURRENT DENSITIES LIMIT LAND WHERE IT IS FEASIBLE TO BUILD LOWER-COST HOUSING TYPES

RECOMMENDED DENSITIES ENABLE LOWER COST HOUSING TYPES IN ALL ZONES AND A MORE COMPLETE RANGE OF HOUSING OPTIONS

THE R1 ZONE WILL MAKE UP A LARGE SHARE OF FUTURE HOUSING DEVELOPMENT

CURRENT R1 STANDARDS DO NOT SUPPORT LOWER-COST HOUSING TYPES

RECOMMENDED R1 STANDARDS WOULD ENCOURAGE A MIX OF SINGLE-FAMILY AND MIDDLE HOUSING

INCREASING DENSITY ALLOWS FOR MORE UNITS, BUT THERE IS CURRENTLY NO REGULATION TO CONTROL OVERALL BUILDING SIZE AND SCALE

FLOOR-TO-AREA RATIO (FAR) CAN FILL THIS GAP

A MAX FAR CAN PREVENT OUT-OF-SCALE BUILDINGS AND ENCOURAGE SMALLER, LOWER COST UNITS

RECOMMENDED FAR LEVELS ARE SCALED BY NUMBER OF UNITS TO REWARD PROJECTS THAT BUILD SMALLER, LOWER-COST UNITS

CENTERS AND CORRIDORS ARE A KEY BUILDING BLOCK OF THE REGIONAL PLAN

THE COMMERCIAL ZONES ARE WHERE TRANSIT-SUPPORTIVE LAND USE IS MOST EFFECTIVE

CURRENT COMMERCIAL ZONE STANDARDS EITHER CONSTRAIN DENSITY TOO STRICTLY OR REQUIRE AN UNCERTAIN APPROVAL PROCESS THROUGH HOH CUP
RECOMMENDED COMMERCIAL ZONE STANDARDS ALLOW TRANSIT-SUPPORTIVE DENSITY BY RIGHT AND ATTRACTIVE INCENTIVES FOR AFFORDABILITY AND SUSTAINABILITY
WHY IS THE BY-RIGHT DENSITY RECOMMENDED FOR 50-60 UNITS PER ACRE?
ADDRESSING COMMON CONCERNS ABOUT HIGHER DENSITIES
PART 3 PARKING REQUIREMENTS
THE DIRECT COST OF PROVIDING PARKING IS SUBSTANTIAL AND SCALES UP IF STRUCTURED OR UNDERGROUND PARKING IS NEEDED FOR HIGHER DENSITIES
LOWER PARKING REQUIREMENTS ENCOURAGE LOWER COST HOUSING, SMALLER UNITS, AND LOWER EMISSIONS
RECOMMENDED BASE PARKING REQUIREMENTS FOR MULTI-FAMILY PROJECTS
PARKING REDUCTIONS ARE RECOMMENDED FOR PROJECTS THAT MEET STANDARDS WHICH INDICATE POTENTIAL FOR VEHICLE TRIP REDUCTION AND LOWER PARKING DEMAND
WINTER PARKING ORDINANCE: STUDY THE FEASIBILITY OF ALTERNATIVE SNOW REMOVAL OPERATIONS AND POLICIES
ADDRESSING COMMON CONCERNS ABOUT REDUCED PARKING REQUIREMENTS
PART 4 INTEGRATED INCENTIVE FRAMEWORK
HOW CURRENT INCENTIVES ARE RECOMMENDED TO BE INTEGRATED INTO NEW FRAMEWORK
A FLEXIBLE POINT SYSTEM WITH A REQUIRED BASELINE WOULD REPLACE CURRENT SUSTAINABILITY INCENTIVES
STAFF HAVE A TOOL AVAILABLE TO FURTHER CALIBRATE POINTS AND HELP APPLICANTS TO COMPLY
CARBON EMISSIONS ARE ESTIMATED TO REDUCE BY UP TO 14% COMPARED TO AN EXISTING PROJECT UNDER NEW CODE (2024 IECC), BUT COSTS OF COMPLIANCE CAN BE OFFSET BY OTHER CODE CHANGES
THE FRAMEWORK ESTABLISHES A SIMPLE THREE-TIER SYSTEM, WITH GREATER INCENTIVE VALUE COMMENSURATE WITH GREATER PUBLIC BENEFIT
OVERVIEW OF THE INCENTIVE FRAMEWORK
A DEVELOPER COULD CHOOSE WHICH INCOME LEVEL TO TARGET FOR AFFORDABLE UNITS
IF HIGHER INCOMES, THAN A HIGHER SHARE OF UNITS MUST BE INCOME-RESTRICTED
RECOMMENDED MAXIMUM DENSITY BY ZONE AND INCENTIVE TIER
PRO-FORMA MODELING INDICATES THAT THE INCENTIVES WOULD LIKELY BE MORE EFFECTIVE THAN CURRENT INCENTIVES IN DELIVERING BENEFITS THAT OUTWEIGH COST OF COMPLIANCE
ADDRESSING COMMON CONCERNS ABOUT ZONING INCENTIVES
PART 5 ADDITIONAL CODE BARRIERS
THE RPO IS BROADLY MAPPED ACROSS CITY ALONG PROPERTY LINES RATHER THAN DESIGNATED RESOURCE AREAS
THE RPO CAN BECOME A MORE TARGETED TOOL WITH MAPPED OVERLAYS WORKING IN TANDEM, SUPPORTED BY MANAGEMENT PLANS AND CLEAR MITIGATION PATHWAYS
STREET ENGINEERING STANDARDS
STREET CONNECTIVITY STANDARDS
SUMMARY OF RECOMMENDATIONS
ZONING CODE UPDATES HOUSING & CARBON NEUTRALITY GOALS PROGRESS
NEXT STEPS
TEXT AMENDMENT TIMELINE

Mayor Daggett asked about the relationship between developer profit and the proposed code changes, specifically addressing the public perception that developers seek exorbitant returns. Mr. Kimmell explained that developer pricing power is tied to housing supply: when supply is constrained by regulations and procedures, demand outpaces production, prices rise, and developers gain more pricing leverage. In the current market, with high construction costs and inflation, most projects struggle to pencil at all, and what appears to be a developer pushing for more is often simply the minimum return threshold required to secure financing. He emphasized that increasing housing supply through more permissive codes is itself a mechanism for reducing developer pricing power.

over time.

Councilmember Matthews expressed appreciation for the presentation and noted that parking management strategies for areas like the south side of town warrant further discussion as the code changes move forward.

Zoning Code Manager Tiffany Antol concluded the presentation.

ZONING CODE UPDATES

HOUSING & CARBON NEUTRALITY FOCUS 2021 – PRESENT

NEXT STEPS

TEXT AMENDMENT TIMELINE

Tyler Denham, speaking on behalf of Flagstaff for Affordable Housing, addressed Council and expressed support for the recommendations and asked Council to provide staff with clear direction to move forward, to prioritize swift implementation before the next construction season, and to pair any cost-increasing requirements with offsetting flexibility elsewhere in the code. He also suggested considering removing residential parking minimums entirely, extending parking reform to commercial zones, taking a more proactive approach to narrow street design, and converting portions of the traffic impact analysis process into a standardized development fee to reduce uncertainty for developers.

Councilmember Matthews asked Mr. Denham to expand on the development fee concept, and he explained that the current traffic impact analysis process creates financing uncertainty and can incentivize developers to cut units to avoid triggering infrastructure upgrade thresholds.

Ms. McNulty stated that the city is currently in the process of reviewing its development impact fees, which is required every five years, and that traffic and other impact areas are being considered as part of that review.

Councilmember Aslan asked Mr. Denham about Flagstaff for Affordable Housing's position on the relationship between the two declared community emergencies, housing affordability and climate action. Mr. Denham acknowledged areas of tension but stated that the organization's position is to avoid framing the two goals as being in conflict and instead advocate for finding additional flexibility elsewhere in the code whenever a new requirement would increase housing costs.

Councilmember Garcia asked about the proposal to remove parking minimums entirely, and Mr. Denham described a trend in planning practice toward replacing parking minimums with curbside management and parking benefit districts as more effective tools for managing on-street demand and improving land use efficiency.

Councilmember Spence asked staff about the proposed reduction in street right-of-way width from 57 to 52 feet and whether that change would affect emergency vehicle access. Mr. Kimmel explained that the 52-foot cross-section creates what is known as a yield street, narrower curb-to-curb width that requires vehicles traveling in opposite directions to yield when parked cars are present on both sides, while maintaining the same pedestrian infrastructure. He noted that other jurisdictions have addressed emergency access concerns by signing parking restrictions at intervals to ensure yield zones for fire apparatus. City Engineer Paul Mood added that a reduced street width would likely require restrictions such as parking on one side only.

David Hayward addressed Council and offered remarks from the perspective of someone who works through the city's development review process. He thanked staff for going beyond minimum job requirements to improve both the process and the city. He noted that while multiple city divisions review development applications, planning staff have carried a disproportionate share of the effort on this initiative and encouraged broader division engagement. He expressed hope that the direction of the code changes would create a more collaborative, less adversarial dynamic between developers, staff, and Council. He also underscored the scale of the housing challenge, noting that producing the roughly 7,000 units outlined in the city's housing plan at average prices in the range of \$750,000 per unit represents over \$5 billion in construction that must be financed through private capital.

Ace Overmann addressed Council in support of the recommendations, highlighting reduced parking minimums, narrower streets, higher base densities, and fewer cul-de-sacs as reforms that would make Flagstaff more walkable, more affordable, and more environmentally sustainable. He referenced the Presidio in the Pines development as an example of the kind of condensed, park-integrated neighborhood the recommendations are designed to encourage and advocated for more green space and design diversity in future projects.

Councilmember Garcia expressed interest in exploring a metric for removing parking minimums altogether and noted general alignment with the recommendations and the direction advocated by Flagstaff for Affordable Housing.

Mayor Daggett thanked the consultant for clearly demonstrating what different densities look like in practice, noting that the discussion helps dispel fears of extreme density by showing proposals that are appropriate to Flagstaff's scale and context. She emphasized that the code changes support both the housing emergency and the climate emergency as deeply interconnected goals, not competing priorities, and described the LASS+CAP effort as likely the greatest single initiative moving the city toward its climate and housing goals.

Councilmember House echoed that framing, emphasizing that housing affordability and climate action are complementary, not oppositional. She connected the discussion to earlier remarks about public safety and the city's most vulnerable residents, young people seeking to establish roots, elders hoping to remain in the community, and essential workers including teachers, nurses, and first responders, and stated that land use policy must reflect the goal of keeping these community members in Flagstaff. She expressed strong support for the recommendations and for continuing to find opportunities to strengthen and expand the work.

Council provided unanimous direction to staff to move the recommendations forward.

13. OPEN CALL TO THE PUBLIC

None

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

Councilmember Matthews shared a reflection from a conference she attended on human trafficking, noting a striking observation that the internet does not give children access to the world so much as it gives the world access to children, and urged parents and guardians to be vigilant about online platforms their children use.

Councilmember Garcia thanked the staff at Fire Station No. 3 for hosting a visit, during which he toured the facility and had an extended conversation with firefighters about the rewards and challenges of the profession. He also reported attending a Strong Towns meeting with Vice Mayor Sweet and city planning staff, which involved a walking tour of historic downtown Flagstaff examining opportunities for improved land use.

Mayor Daggett reported that the City of Flagstaff presented a resolution to a subcommittee of the League of Arizona Cities and Towns proposing an increase to the short-term rental license fee to help offset code compliance costs related to short-term rental complaints. The subcommittee voted unanimously to support the resolution, which will advance to the League's full resolutions committee at the upcoming conference. Mayor Daggett also reminded everyone of Pride activities occurring that weekend.

City Manager Keene reminded Council that City Hall and operations would be closed Friday for Juneteenth. She recognized staff across multiple divisions that reached conclusion at this meeting, including the LASS+CAP code analysis project, the FY 2026-27 budget process, and the public safety ballot measure. She gave a special recognition to Assistant City Manager Shannon Anderson for leading the public safety effort. She also recognized Public Affairs Director Sarah Langley and

City Clerk Stacy Saltzburg for their work during the state legislative session, noting that the city successfully secured an amendment to legislation that will facilitate annexation of a fire station currently located in the county. She noted additional legislative updates would be forthcoming.

15. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held June 16, 2026, adjourned at 7:43 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 16, 2026. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 7th day of July, 2026

CITY CLERK