

MINUTES

1. Call to Order

Mayor Daggett called the Work Session of the Flagstaff City Council held September 8, 2026, to order at 3:05 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: 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; Sterling Solomon, City Attorney

3. Pledge of Allegiance, Mission Statement, and Land Acknowledgement

The Council and audience recited the pledge of allegiance, Councilmember Spence read the Mission Statement of the City of Flagstaff, and Councilmember Garcia 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.

Ysabel M. Rivera addressed Council and stated she was a Flagstaff resident since 1951, spoke about traffic and safety concerns in the Southside neighborhood near Northern Arizona University (NAU). She noted recent incidents involving two damaged power poles and thanked City staff and police for their response. She expressed concerns about speeding, drivers not obeying traffic laws, the lack of speed limit and parking restriction signs, semi-truck traffic, and noise. She emphasized that many children and NAU students are in the area and requested additional measures to improve neighborhood safety.

Sean Golightly addressed the Council and spoke on behalf of Southside neighborhood residents and provided an update on ongoing concerns regarding noise, commercial activity, and compliance with zoning requirements. He stated that, following Council direction in November of last year, residents met with City staff in January to discuss potential solutions. While the meeting was productive and residents were open to proposed solutions, subsequent follow-up meetings were repeatedly canceled or postponed. Mr. Golightly expressed frustration that residents feel the issue has been stonewalled and called for Council leadership and direction to staff to resume meaningful collaboration and identify a solution. He noted that the zoning compatibility concerns have persisted for years, have negatively affected residents' quality of life, and have been previously identified by City officials and an expert consultant. He encouraged the City to revisit the consultant's recommendations as a potential starting point for addressing the ongoing issue.

Jacquelyn Beatty submitted a written comment regarding a city-wide scooter ban.

5. PROCLAMATIONS

A. Proclamation: Hispanic Heritage Month

Councilmember Garcia read and presented the proclamation.

6. Public Works Accreditation Update

Public Works Director Scott Overton reviewed the status of the Public Works accreditation process. Business Systems Analyst Bayley Chotena reported that the accreditation team will be in Flagstaff in October for a three-day review, including a facility tour and an assessment of requirements and documentation. Mr. Overton also presented the updated Public Works Accreditation Mission and Values.

Councilmember House expressed support for the proposed mission and values and recommended including a commitment to accountability, transparency, and community engagement in the values. She noted the importance of ensuring the community is informed about decisions and changes made by Public Works teams.

Councilmember Aslan recommended incorporating a generational mindset into the values and suggested a small revision to the mission statement to emphasize strengthening the future generations that will be served.

7. 2024 Suite of Codes Presentation and Adoption Update

Building Safety and Code Building Official Amy Tressler, Water Services Program Manager Tamara Lawless, Sustainability Analyst Genevieve Pearthree, Wildland Fire Captain Neil Chapman, and Fire Marshal Chris Jack provided a PowerPoint presentation that covered the following:

2024 SUITE OF BUILDING AND FIRE CODES
AGENDA
WHY UPDATE THE BUILDING AND FIRE CODE?
WHY UPDATE NOW
WHY IT MATTER IN FLAGSTAFF
WHAT CODES PROTECT
2024 SUITE OF BUILDING AND FIRE CODES
2024 SUITE OF CODES
WHY ADOPT THE ENTIRE SUITE OF CODES?
COMMUNITY OUTREACH AND REGIONAL COORDINATION
WHAT WE HEARD
WHY LOCAL AMENDMENTS?
KEY BUILDING SAFETY AMENDMENTS
2024 IPC CODE UPDATE
MOST BUILDING CODE CHANGES HAVE MINIMAL COST IMPACT
2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND RADON MIGRATION
DISCUSSION
WHY THE ENERGY CODE IS IMPORTANT?
WHAT THE 2024 ENERGY CODE REGULATES
THE 2024 ENERGY CODE ONLY APPLIES TO NEW CONSTRUCTION
FLAGSTAFF IS NOT ALONE
RECOMMENDED PATH FORWARD: ENERGY CODE
COMMUNITY OUTREACH AND ENGAGEMENT ON THE ENERGY CODE
RECOMMENDED PATH FORWARD
ADOPT ENERGY CODE "OPTION 2"
THE PATH TO NET ZERO
RESIDENTIAL ENERGY CODE AND READINESS APPENDICES
COMMERCIAL ENERGY CODE AND READINESS APPENDICES
ELECTRIC-READY APPENDICES
SOLAR READY APPENDICES
ELECTRIC VEHICLE CHARGING APPENDICES
DEMAND RESPONSIVE CONTROLS APPENDIX
RADON MITIGATION
ESTIMATED COST IMPACTS
ENERGY EFFICIENCY FEATURES
COST ESTIMATES: SINGLE-FAMILY PLUS DUPLEXES
COST ESTIMATES: MULTIFAMILY (3+ UNITS)
COST ESTIMATES: RADON MITIGATION (RESENTIAL)
BENEFITS OF UPDATING THE ENERGY CODE: INVESTING IN FLAGSTAFF'S FUTURE
FLAGSTAFF'S FUTURE HOUSING STOCK
ENERGY EFFICIENCY AND UTILITY COST SAVINGS
SAFER, HEALTHIER, AND MORE COMFORTABLE HOMES
THE MOST EFFECTIVE WAY TO MEET FLAGSTAFF'S CLIMATE COMMITMENTS
IN CLOSING
2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE UPDATE
WHY NOW?
FRAMING THE BENEFITS – FIRE & WILDLAND-URBAN INTERFACE CODE
INTENT – DISRUPT BUILT ENVIRONMENT FIRE PATHWAYS
INTENT
IMPACT
COST IMPACTS
2024 INTERNATIONAL FIRE CODE
MAJOR CODE IMPACTS: 2018–2024 IFC

IFC AMENDMENTS

SUMMARY

WHY UPDATE THE BUILDING AND FIRE CODES

FLAGSTAFF IS NOT ALONE

ESTIMATED BUILDING AND FIRE CODE COST IMPACTS

POTENTIAL COST SAVINGS FROM OTHER DEVELOPMENT CODE CHANGES

BUILDING & FIRE CODE ADOPTION TIMELINE

THANK YOU

Councilmember Matthews stated she observed that the stakeholder engagement process had primarily involved informational presentations rather than substantive feedback and discussion. She asked staff to clarify that the proposed energy code would apply to major alterations and changes in occupancy, not just new construction. She also asked about reduced insulation standards, multifamily housing, and installation requirements for certain siding materials. Ms. Pearthree explained that applicability depends on the extent of a remodel or change in occupancy. She noted that the proposed insulation standards would improve energy efficiency while balancing construction costs and provide a prescriptive compliance path. Mr. Chapman explained that some noncombustible siding materials require different tools and installation techniques, which may involve a learning curve for contractors.

Councilmember House asked about potential insurance savings associated with the Wildfire Prepared Home designation and the estimated costs and impacts of the proposed requirements, particularly for multifamily developments, affordable housing, and smaller builders. Mr. Chapman explained that the proposed standards would align new homes with the Wildfire Prepared Home Plus standard, addressing ember exposure, direct flame, and radiant heat. He noted that some homeowner responsibilities would remain outside the code. He also discussed the range of costs for wildfire-resistant materials, including gutter protection. Ms. Pearthree noted that cost estimates varied and were based on available data, with some reflecting higher-cost scenarios. Ms. Tressler explained that the new requirements would take effect January 1, with a transition period allowing projects to be submitted under either the 2018 or 2024 codes. Staff has been communicating with contractors and developers and plans to provide training on the updated requirements.

Vice Mayor Sweet asked about impacts to smaller lots and infill development, as well as the basis for the gutter cost estimates and which areas of Flagstaff may be most affected. Ms. Tressler stated that the 2024 code would not significantly affect smaller lots or homes differently based on size. Mr. Chapman explained that gutter cost estimates were based on a Headwaters Economics report and noted that costs vary depending on the type of protection used. He identified the area west and southwest of University Heights as one area where the standards could have a significant impact as future development occurs, increasing wildfire resilience for surrounding neighborhoods.

Councilmember Garcia asked why staff recommended Option 2 over Options 3 or 4. Ms. Pearthree explained that Option 2 represents a middle-ground approach based on community and Council feedback, balancing energy efficiency, emissions reductions, and construction costs. Climate Section Director Jenny Niemann noted that the option is generally consistent with approaches adopted by other Arizona cities and incorporates elements of the City's Carbon Neutrality Plan.

Councilmember Spence asked whether the cost examples for an 1,800-square-foot home could better reflect the range of costs available from different suppliers. Mr. Chapman stated that the estimates were based on costs tracked over approximately one year.

Mayor Daggett asked about the prevalence of radon in Flagstaff and the number of households potentially affected. Ms. Pearthree noted that Arizona has an average radon level of approximately 4.17 pCi/L and that Flagstaff may have higher concentrations based on local testing information.

Councilmember Matthews asked whether replacing an individual item, such as a water heater, would trigger the full energy code requirements. Ms. Pearthree clarified that replacing an existing water heater alone would not trigger the new requirements; they would apply when the work is part of an addition or other project subject to the energy code.

Christy Bolognani addressed Council and stated she was a 16-year Flagstaff resident and Building Program Manager with the Southwest Energy Efficiency Project, she urged Council to adopt the IECC. She emphasized that improved energy efficiency supports housing affordability through lower utility costs, while noting that City analysis found other factors, rather than building codes, are the primary drivers of construction costs. She also highlighted the importance of updated codes in meeting Flagstaff's 2030 carbon neutrality goals.

Dee Hoagland addressed Council and spoke in support of stronger energy efficiency standards, noting that updated codes can improve energy efficiency, solar and electric vehicle readiness, and heating and cooling performance. She acknowledged higher upfront costs but emphasized the long-term savings and challenges of retrofitting existing homes.

Jill Stephenson addressed Council and urged them to adopt the updated energy codes as part of the City's response to the climate crisis. She noted that the codes would reduce emissions, conserve energy, lower utility costs, improve comfort, and increase safety during extreme weather.

Tyler Denham addressed Council speaking on behalf of Flagstaff for Affordable Housing, he expressed support for the staff proposal as a reasonable balance between safety, efficiency, and housing affordability. He noted that most cost increases result from moving from the 2018 to 2024 codes and encouraged Council to pair the code update with a clear commitment to reducing housing costs through upcoming Land Availability and Suitability Study plus the Code Analysis Project (LASS CAP) reforms.

Michele James on behalf of Friend's of Flagstaff submitted a written comment in support of adopting the 2024 suite of codes.

Councilmember Matthews supported energy-efficient homes but emphasized that housing affordability must remain a primary goal. She supported Option 2 while stressing the importance of evaluating the combined impacts of housing and climate policies.

Councilmember Aslan emphasized a generational mindset and the need to design homes for future residents. He supported quick implementation of the updated codes, expressed interest in potential insurance benefits, and favored Option 3 to advance the City's carbon neutrality goals.

Councilmember House supported Option 2 and emphasized compromise, best practices, and preparation for future implementation. She supported Option 2 as a balanced approach to advancing the City's priorities.

Vice Mayor Sweet thanked staff for their work and expressed support for Option 2, noting the importance of coordinating with the LASS CAP.

Councilmember Garcia supported Option 2 and requested that other options be revisited following the LASS CAP project, along with input from housing staff regarding affordability and energy savings.

Councilmember Spence highlighted the importance of radon mitigation, noting that preventive measures are less costly when incorporated during construction than through later retrofits. He looked forward to seeing how the LASS CAP project could help advance affordability goals alongside the 2024 code.

Mayor Daggett noted that retrofitting her home had been expensive and said the proposed code updates were reasonable. She emphasized that the changes would improve safety, comfort, and energy efficiency while potentially reducing utility costs. She also expressed support for continued work through the LASS CAP project to streamline implementation.

Ms. Pearthree noted that radon test kits are available through the Flagstaff Public Library and the State of Arizona for residents interested in testing their homes.

8. Open Call to the Public

None.

9. Announcements and Updates to/from Council and City Manager

Councilmember House recognized City Manager Keene's birthday, and the Council sang "Happy Birthday" in celebration.

Councilmember Aslan discussed continued work on the Verde Wild and Scenic River designation, noting its importance to the Coconino Plateau Water Advisory Partnership and the Mayor's previous involvement.

Councilmember Garcia announced that the 4th Street Business Coalition will meet this coming Thursday at the Market of Dreams on 4th Street. Business owners, employees, and others in the corridor are invited to attend.

Mayor Daggett shared highlights from a recent ride-along with Flagstaff Fire Station 2 and encouraged residents to participate in ride-alongs. She also noted upcoming Arizona Bio Roadmap committee activities, Senator Kelly's constituent services event this upcoming Thursday at the downtown library, the Flagstaff Music Festival on Saturday, and the Just Serve 9/11 Day of Service at Flagstaff Mall.

10. Adjournment

The meeting of the Flagstaff City Council held September 8, 2026, adjourned at 5:22 p.m.

11. SPECIAL MEETING

A. Call to Order

Mayor Daggett called the Special Meeting of the Flagstaff City Council held September 8, 2026, to order at 5:22p.m.

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B. Consideration and possible action regarding Executive Session on September 8, 2026.

Moved by Councilmember Khara House, **seconded by** Vice Mayor Miranda Sweet to direct and authorize the City Attorney and/or designated city representative to proceed as discussed in the Executive Session of September 8, 2026 items 5Ai.

Vote: 7 - 0 - Unanimously

C. Adjournment

The meeting of the Flagstaff City Council held September 8, 2026, adjourned at 5:23 p.m.

MAYOR

ATTEST:

CITY CLERK