

MINUTES

1. Call to Order

Mayor Daggett called the meeting of the Flagstaff City Council held December 9, 2025, 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 work session, the City Council may vote to go into executive session, which will not be open to the public, for discussion and consultation with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Roll Call

NOTE: One or more Councilmembers may be in attendance through other technological means.

Present: Becky Daggett, Mayor
Miranda Sweet, Vice Mayor
Austin Aslan, Councilmember
Anthony Garcia, Councilmember
Khara House, Councilmember
Lori Matthews, Councilmember
David Spence, Councilmember

Staff Present: City Manager 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 Spence 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

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.

Dennis Givens addressed Council and expressed concern about the use of the Bonita Street Community Garden as a staging area for the Rio de Flag project. He highlighted the garden's importance, including the presence of perennial plants and personal significance. He suggested using a nearby parking lot instead to avoid destroying the garden.

Nadine Hart addressed Council and spoke about the Housing Commission and the need for representation of those with lived experiences of homelessness. She shared personal experiences of homelessness and challenges with housing policies. She also criticized the current composition of the commission, suggesting that some members did not reside in Flagstaff.

5. Review of Draft Agenda for the December 16, 2025 City Council Meeting

Citizens wishing to speak on agenda items not specifically called out by the City Council may submit a speaker card for their items of interest to the recording clerk.

None

6. December Work Anniversary Presentation

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

7. Discussion of 2026 State and Federal Legislative Priorities

Public Affairs Director Sarah Langley, State Lobbyist Brian Murray, and Federal Lobbyist Bob Holmes presented the 2026 state and federal priorities.

Mr. Holmes provided an update on current federal activity. He explained the return of earmarks in federal appropriations, the focus on the Water Resources Development Act for Rio de Flag, the Infrastructure Investment and Jobs Act reauthorization, and the potential for Indian water rights settlements, including the Northern Arizona Indian Water Rights Settlement Act (NAIW RSA).

Mr. Murray provided an overview of what to expect with the State of Arizona. He gave an update on the state's financial challenges, the importance of preserving local control and state shared revenues, and the city's focus on complete street infrastructure, aviation fund protection, housing, wildfire reduction, and environmental priorities.

Council discussed the following:

Insurance Market and Wildfire Risk: The impact of rising insurance rates due to wildfire risk, the limitations of federal solutions, and the need to collaborate with other states and national organizations to address insurance challenges, with emphasis on risk reduction and homeowner incentives.

Housing Program Advocacy: Protecting HUD continuum of care dollars, prioritizing permanent

supportive housing, and the need to reinstate state LIHTC funding, with Mr. Murray noting legislative opposition and the strategy to build support among rural lawmakers.

Short-Term Rental Regulation: The expiration of a legislative moratorium on short-term rental bills, ongoing negotiations led by the League of Arizona Cities and Towns, and Flagstaff's involvement in stakeholder meetings to advocate for local regulatory authority.

Energy Independence and Utility Rates: Community choice aggregation as a mechanism to reduce utility rates, referencing Tucson's study and the potential for Flagstaff to support enabling legislation, given APS's proposed rate increases.

NAIWRSA: Status update on the bill, including challenges with upper basin states and Navajo Nation, the high price tag, and the likelihood of the bill being included in a larger package after the election.

Ms. Langley explained that she would incorporate Council's comments and suggestions into a final draft that would be presented to the Council on December 16, 2025 for approval.

8. **Analysis of the Costs, Benefits, and Barriers to Building Highly Energy-Efficient and All-Electric Homes in Flagstaff, Arizona: Filling the Data Gap**

Senior Sustainability Planner Genevieve Pearthree and consultant Emily Artale with Noverra Collective provided a PowerPoint presentation that covered the following:

ANALYSIS OF THE COSTS, BENEFITS, AND BARRIERS TO BUILDING NEW HIGHLY ENERGY-EFFICIENT AND ALL-ELECTRIC RESIDENTIAL HOMES IN FLAGSTAFF

STUDY GOALS

FLAGSTAFF CARBON NEUTRALITY PLAN

KEY TAKEAWAYS: CITY OF FLAGSTAFF STAFF PERSPECTIVE

CONSULTANT INTRODUCTION

AGENDA

BACKGROUND AND PURPOSE

STUDY GOALS & OUTCOME

METHODOLOGY

STUDY COMPONENTS

MODELING: SINGLE-FAMILY HOMES

MODELING: MULTI-FAMILY HOMES

LOCAL BUILDER ENGAGEMENT

KEY CONCEPTS

BENEFICIAL ELECTRIFICATION

MIXED-FUEL AND ALL-ELECTRIC FEATURES

DUCTED VS. DUCTLESS HEAT PUMPS

AIR SOURCE HEAT PUMP

COLD CLIMATE AIR SOURCE HEAT PUMP

APS RESIDENTIAL ENERGY PLANS

APS FIXED ENERGY CHARGE ELECTRICITY PLAN

APS RESIDENTIAL ELECTRICITY PLANS

APS TIME OF USE ELECTRICITY PLANS

KEY FINDINGS

CAPITAL COSTS: SINGLE-FAMILY MIXED-FUEL

CAPITAL COSTS: SINGLE-FAMILY ALL-ELECTRIC DUCTED

CAPITAL COSTS: SINGLE-FAMILY ALL-ELECTRIC DUCTLESS

CAPITAL COSTS: SINGLE-FAMILY ENERGY EFFICIENCY UPGRADES

SUMMARY OF CAPITAL COSTS: SINGLE-FAMILY

CAPITAL COSTS: MULTI-FAMILY MIXED FUEL

CAPITAL COSTS: MULTI-FAMILY ALL ELECTRIC DUCTLESS

CAPITAL COSTS: MULTI-FAMILY ENERGY EFFICIENCY UPGRADES

SUMMARY OF CAPITAL COSTS: MULTI-FAMILY

IMPORTANT NOTES ON CAPITAL COSTS

KEY CAPITAL COST TAKEAWAYS

OPERATIONAL COSTS: SINGLE-FAMILY
OPERATIONAL COSTS: MULTI-FAMILY
ENERGY EFFICIENCY IMPROVEMENTS VS. COST SAVINGS
KEY OPERATIONAL COST TAKEAWAYS: SINGLE- AND MULTI-FAMILY HOMES
RETURN ON INVESTMENT: SINGLE-FAMILY HOMES
RETURN ON INVESTMENT: MULTI-FAMILY HOMES
KEY TAKEAWAYS: RETURN ON INVESTMENT
ADDITIONAL BENEFITS OF ALL-ELECTRIC HOMES
REDUCED GREENHOUSE GAS (GHG) EMISSIONS
PRACTITIONER FEEDBACK: NARRATIVES AND BARRIERS
RECOMMENDATIONS FOR THE CITY OF FLAGSTAFF
MODELING APPROACH
ENERGY RECOVERY VENTILATOR (ERV)

Councilmember Matthews requested clarification on the inclusion of high-efficiency appliances in the cost modeling and the anticipated APS rate increase. She also inquired about the implications of adopting the 2024 building codes and the stretch code, confirming that the stretch code was included in the cost modeling. She was interested in a deeper dive into the topic after the first of the year.

Councilmember Garcia asked whether the pricing used in the modeling was based on local vendors and whether the costs included the impact of bringing in subcontractors from outside the area. Ms. Artale confirmed that the pricing was sourced locally and acknowledged that costs could vary depending on the familiarity and availability of local subcontractors.

Councilmember House inquired about the interview process with local builders, to which Ms. Artale and Ms. Pearthree explained that they had reached out to a diverse group of builders, architects, and subcontractors to gather a broad spectrum of perspectives. The interviews were conducted confidentially to ensure honest feedback.

Councilmember Aslan emphasized the importance of considering the end-user's perspective, particularly the long-term cost savings for homeowners. Ms. Artale highlighted that operational costs for all-electric ductless systems are likely to be on par with or lower than mixed-fuel systems, especially when switching to time-of-use rates. Councilmember Aslan also stressed the need to improve relationships with APS and the Arizona Corporation Commission to ensure better planning and support for energy-efficient initiatives.

The following individuals addressed Council regarding all electric homes:

- Tom Pearson
- Bradley Walters

The following comments were received:

- Opposed the city's policy promoting all-electric homes, citing risks related to severe winter climate and potential power outages.
- Emphasized the need for redundancy and backup systems for survival during freezing conditions.
- Natural gas appliances provide essential heat and cooking capabilities during power outages.
- There should be non-restrictive solutions for promoting energy-efficient homes, such as educational programs in schools.
- Concerned about the availability of a professional workforce to implement new systems and the disposal of waste products from renovations.
- Encouraged creative solutions to influence community members towards energy efficiency.

9. Open Call to the Public

Jamie Paul and Cassandra Cisneros, representing the Big Read program, addressed Council to request funding support from the Council for the upcoming Big Read event. This year, they plan to focus on Mary Roach's book "Fuzz," with events centered around human-animal interactions. They requested \$1,200 to purchase 100 books from Bookman's.

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

Councilmember Matthews requested \$1,000 from the Council Initiative Fund to support the first annual Martin Luther King Jr. Gala organized by NAU, which was short \$3,000 to cover the event costs.

Councilmember Garcia posed several questions regarding the upcoming discussion on flock cameras, including whether the data collected was considered a public record, the role of the new task force on privacy and technology, and concerns about media reports suggesting that flock data was being shipped overseas for annotation.

Vice Mayor Sweet spoke about the holiday event the prior weekend and commented on the number of people that attended. She also shared that she participated in the annual stone soup event.

Councilmember House mentioned the upcoming visit from representatives of Flagstaff's Sister City, Navajoa, and suggested finding time during a future Council meeting to hear from the Flagstaff Sister Cities Board. She also shared the news that Flagstaff was awarded a Freedom School grant from the Association for the Study of African American Life and History, which will be led by the Black Experience Project.

Mayor Daggett highlighted the recent housewarming event for the Lantern, a transitional housing project with 103 units, and commended Flagstaff Shelter Services for their efforts. She also mentioned the upcoming holiday lunch for seniors at the Joe C. Montoya Community and Senior Center.

Ms. Keene provided an update on the Bonito Community Garden, clarifying that the northern reach of the Rio de Flag project, which includes the garden, is several years away from being funded and developed.

11. Adjournment

The Work Session of the Flagstaff City Council held December 9, 2025, adjourned at 5:10 p.m.

MAYOR

ATTEST:

CITY CLERK