

MINUTES

1. Call to Order

Mayor Daggett called the Work Session of the Flagstaff City Council held February 10, 2026, to order at 3:00 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for discussion and consultation with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. Roll Call

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

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

Staff Present: City Manager Joanne Keene; City Attorney Sterling Solomon

3. Pledge of Allegiance, Mission Statement, and 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.

The Council and audience recited the pledge of allegiance, Councilmember Matthews read the Mission Statement of the City of Flagstaff, and Councilmember House read the Land Acknowledgement.

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.

Ira Allen commended the decision regarding Flock, requested an update on the timeline for removing or relocating the cameras, and noted reports that Flock has, in some cases, refused to remove or has reinstalled cameras after contract cancellations, urging diligent follow-up on the matter.

Chelsea Greene noted that the Flock cameras have not yet been removed, encouraged continued efforts to address the issue, and suggested reviewing reports from other jurisdictions where Flock has not removed cameras following contract cancellations.

Mayor Daggett asked staff if they would like to provide a statement and City Manager Keene stated that the press release on the website indicated the City is working with Flock and had hoped to have the cameras removed earlier that week, she added that staff will look into the matter further and provide an update when available.

Mars Purcell submitted a written comment regarding the Flock Cameras and asking for removal.

5. Review of Draft Agenda for the February 17, 2026 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. Discussion about noise mitigation at Bushmaster Park.

Assistant Parks and Recreation Director Amy Hagin provided a PowerPoint Presentation that covered the following:

DISCUSSION NOISE MITIGATION AT BUSHMASTER PARK
SPORT COURT PICKELBALL
SPORT COURTS PROJECT OPENED NOVEMBER 2025
FLAGSTAFF PICKELBALL COURTS
NOISE MITIGATION DISCUSSION
DISCUSSION AND DIRECTION

Councilmember Garcia asked whether staff or a contractor has collected usage or frequency data for the pickleball courts to date, noting the busy season is approaching and evening play will increase. He stated he has not recently heard significant noise and believes the design may be helping, though it may also be seasonal. He asked whether staff are waiting for additional data before determining if noise mitigation is needed and what steps are being taken in the meantime. Ms. Hagin responded that the courts have been open less than four months and no formal usage or noise metrics are currently available. Lights operate until 9:00 p.m., and there has been more daytime activity. She stated no

complaints have been received since mid-November. Staff researched a noise mitigation product consisting of a fence-mounted screen system, similar to a tennis windscreen, that can be rolled up as needed and may reduce noise levels by approximately 10 decibels. However, without baseline measurements, it is difficult to determine actual effectiveness.

Vice Mayor Sweet asked whether any noise concerns have been raised since installation and whether current mitigation measures are working as intended. Ms. Hagin stated no complaints have been received since mid-November. If complaints are received, staff track and work to resolve them. She added that the court layout adjustments and added padding have helped elevate sound from door/window level to roof level.

Vice Mayor Sweet thanked staff for being proactive and stated the layout appears to have helped.

Councilmember Spence thanked Parks, Recreation, Open Spaces, and Events (PROSE) staff for keeping him informed and agreed with waiting to evaluate noise levels and community impacts. He noted that he researched some mitigation panels that can reduce noise by up to 25 decibels but may impact visibility, and expressed support for the current approach.

Audria Smith stated winter usage has been limited but expressed concern about anticipated summer impacts. She described the noise as a loud, echoing "pop" and stated lighting is disruptive and spills onto her property due to reduced tree canopy. She expressed concerns about proximity to homes, loss of privacy, and the planning process, stating mitigation was not included in the original bid. She said the construction period was disruptive and expressed exhaustion with the ongoing impacts.

Councilmember Garcia asked Ms. Smith to clarify her experience with current noise levels compared to before construction. Ms. Smith responded that the noise is louder and more echoing than before. She referenced other cities with greater setback requirements and stated she is not looking forward to summer impacts.

Jim McCarthy stated he has spoken with neighbors and believes the courts should be relocated away from residences. He referenced noise standards in other locations and said mitigation efforts are worth exploring but may not fully resolve the issue. He urged the Council to demonstrate empathy for affected residents.

Councilmember Garcia thanked the commenters and suggested staff monitor activity through the busy season and, if mitigation is warranted, move forward. If staff determine mitigation is not needed, He requested the item return to Council for a more robust public discussion.

Vice Mayor Sweet stated the final design reflected neighbor feedback and Council direction. She expressed trust in staff to monitor impacts through the summer and did not feel the item necessarily needs to return unless warranted.

Councilmember House acknowledged the difficulty of balancing neighborhood impacts with community demand for courts. She stated the issue should return to Council once more data is available, potentially before summer, and requested additional information on mitigation options, costs, and impacts to visibility and sightlines.

Councilmember Matthews referenced prior Council discussions regarding layout and operating hours. She noted the courts were elevated and shifted during redesign and supported evaluating the effectiveness of those changes before installing costly mitigation that could impact spectators and visibility. She recommended revisiting the issue after additional observation.

Ms. Hagin clarified that the previous site included two tennis courts and two basketball courts, and that southern courts were shifted approximately 17 feet north. She also stated the local pickleball association has indicated it will remain at NAU for tournaments this year.

Mayor Daggett asked why similar complaints have not been reported at the Ponderosa Park location and inquired whether funding has been identified for mitigation. Ms. Hagin stated there have not been complaints at Ponderosa Park and that no funding has been identified. She estimated the researched

product would cost approximately \$70,000.

Councilmember Spence noted prior estimates of approximately \$100,000 to mitigate six courts.

Mayor Daggett recalled previous discussions concluding mitigation might not reduce sound enough to justify the cost. She asked whether other cities have installed the product and whether data is available. Ms. Hagin stated Bozeman, Montana has installed the product but closes courts in winter, so no performance data is yet available. Some country clubs in Kansas have used the product. The system uses mapping tools and resembles a tennis windscreen that can be rolled up by maintenance staff.

Councilmember Aslan stated he is conflicted, emphasizing empathy for neighbors while recognizing practical limitations. He questioned whether additional study would materially change the outcome and expressed concern about spending significant funds without resolving concerns. He stated mitigation is a quality-of-life issue and likely would need to return to Council for decision-making.

Councilmember Garcia clarified that he is referring to monitoring impacts during the busier season to better understand neighborhood effects.

Councilmember Matthews stated that zero noise is not achievable and that even with mitigation there will still be impacts, making it unlikely that all parties will be satisfied.

Vice Mayor Sweet reiterated trust in staff to monitor impacts and respond as needed.

Mayor Daggett summarized that it is currently winter, and impacts are uncertain. She asked whether Council agrees staff should continue monitoring usage and impacts and incorporate mitigation into work plan or budget discussions if warranted.

Councilmember Aslan agreed generally but emphasized that any significant mitigation decision should return to Council.

City Manager Keene noted that if mitigation requires bringing forward a contract above a certain threshold, it would need Council approval. She asked whether Council is interested in having staff explore including potential mitigation funding in the current or future budget.

Councilmembers acknowledged the clarification.

7. Discussion about decoupling the site plan/concept plan requirement from rezoning applications.

Planning and Development Services Director Michelle McNulty provided a PowerPoint Presentation that covered the following:

ZONING MAP AMENDMENT PROCESS
EXISTING PROCESS -- TWO-PRONGED APPROACH
OPTION 1: DIRECT TO ORDINANCE
OPTION 2: CONCEPT REZONE
OPPORTUNITIES FOR IMPROVEMENT
STREAMLINE APPLICATION REQUIREMENTS
PROHIBIT OVERLAPPING APPLICATIONS
REVISE ZONING CODE REQUIREMENT ON CONDITIONS OF APPROVAL

Councilmember Matthews asked for clarification on the proposed language change and how it relates to current impact study requirements.

Ms. McNulty responded that the determination would depend on whether a proposed modification, such as a rezone or increasing from one building to five buildings, would trigger a revised impact analysis. In some cases, even changes to a single building can create additional impacts. If the modification would not result in new or increased impacts requiring a revised analysis, it could be approved administratively.

CHANGE THE REQUIREMENTS FOR IMPACT ANALYSIS

Councilmember Matthews stated the issue stood out to her, referencing her involvement with the temporary signal on Route 66. She noted that significant infrastructure was installed by a developer but is now obsolete and unusable, representing a substantial financial investment.

City Engineer Paul A. Mood reiterated that he was not with the City at the time the referenced project was approved. He suggested it may have been the developer's preference to construct a traffic signal rather than contribute funding toward related infrastructure. He acknowledged that in some cases required infrastructure improvements may later become obsolete or not ideally located, though the City works to minimize those situations.

ALIGN ZONING CODE AND REGIONAL PLAN

ZONING MAP AMENDMENT PROCESS

CREATE A POLICY FOR EXACTIONS, NEGOTIATIONS AND DEVELOPMENT AGREEMENTS

QUESTIONS, COMMENTS, SUGGESTIONS

Councilmember Aslan stated that if the Regional Plan is ratified, it would provide direction for this approach. He emphasized that the broader goal is to build more housing, but questioned "build more what," and asked how the City can leverage these changes to secure greater affordability and appropriate density through development agreements. He expressed enthusiasm for the proposal but stressed the importance of ensuring it advances affordability goals. Ms. McNulty responded that the intent is to better leverage requests for affordable housing and higher density through the process.

Councilmember House expressed support and raised several questions. She asked how the general shift would improve the City's ability to secure community benefits and whether current code-based incentives are sufficient. She requested examples from peer cities and noted feedback suggesting current incentives are not strong enough to encourage affordability or sustainability. She also asked about infrastructure capacity and whether the team is comfortable pursuing this direction given existing constraints. Ms. McNulty stated staff have been evaluating infrastructure impacts through Regional Plan modeling and traffic impact analysis. She noted coordination with the Safe Streets Master Plan and land use modeling efforts. Staff are carefully considering infrastructure costs to ensure projects remain feasible and are actively working through those issues.

Councilmember House also raised concerns about public perception if approved plans differ from final development due to more flexible requirements. Ms. McNulty responded that building trust in the zoning code is essential. If the Regional Plan is ratified, many community standards could be incorporated directly into code rather than negotiated project by project.

Councilmember House suggested considering a pilot approach to demonstrate benefits to the community. Ms. McNulty stated staff are open to a phased or pilot approach. Some changes could be implemented quickly, while others may require additional discussion. She noted that if changes are made outside of code, they can be more easily adjusted, and a sunset provision could be considered.

Vice Mayor Sweet expressed support and asked what guardrails would be in place if the approach does not work as intended, and how the City would evaluate and potentially reverse course. Ms. McNulty reiterated that a pilot program or sunset clause could provide flexibility, particularly for policy-level changes.

Charity Lee, a representative of Capstone Homes, expressed support for the proposed amendments to the conceptual rezoning process, stating the current requirements create excessive upfront costs and deter applicants from pursuing rezoning. She supported simplifying the process to focus on consistency with the Regional Plan and allowed uses rather than detailed concept plans, noting this would encourage higher-use rezonings and advance the City's housing goals. She also supported amending Section 10-20.50.F.1a(1) and treating Regional Plan land use categories as guidelines while codifying design standards in the zoning code.

Councilmember House thanked Ms. Lee and asked about the feasibility of the proposed shift from a developer perspective, including the effectiveness of incentives and thoughts on a pilot approach. Ms.

Lee stated that existing incentives are not financially feasible and require further work. She recommended modifying application requirements as an immediate and impactful first step, suggesting that aligning applications more closely with City goals could significantly improve outcomes. She expressed uncertainty about the need for a pilot and encouraged moving forward. She noted that rezoning and application costs are high and risky for developers, and simplifying the process, such as addressing site plans later, would reduce barriers.

David Hayward, President of Flagstaff Affordable Housing, expressed appreciation for staff efforts to improve processes. He clarified that the proposal does not eliminate requirements but changes when they are addressed. He stated the current process can create financial barriers and emphasized the importance of focusing on strategic housing goals rather than procedural details. He added that streamlining would reduce inefficiencies for both developers and staff.

Tyler Denham, Executive Director for Flagstaff Affordable Housing, expressed support for the changes. He stated current zoning limits attainment of the Housing Plan and Carbon Neutrality Plan goals, particularly in rural residential areas that discourage walkability. He noted that rezoning must be more attractive than by-right development and that simplifying the process would encourage needed housing types.

Councilmember Matthews thanked Ms. McNulty and staff for expanding the discussion beyond a single line item and advancing a broader vision for increasing affordable housing. She acknowledged concerns about lengthy and uncertain processes and expressed support for opening the door to more efficient rezoning and development pathways while maintaining required standards.

Councilmember House reiterated support for removing early barriers to housing and highlighted opportunities to advance sustainability and affordability. She emphasized pairing process changes with strong standards to ensure community goals are achieved and recommended testing the approach before final adoption. She cautioned that while development should be easier, it must align with community priorities, and incentives alone may not achieve desired outcomes.

Ms. McNulty noted that incentives remain part of the broader discussion and staff will return with additional information.

Vice Mayor Sweet expressed excitement and support for all proposed options, particularly streamlining application requirements as an initial step. She supported phasing in changes and emphasized transparency and maintaining community values.

Mayor Daggett asked whether staff had sufficient direction from Council.

Ms. McNulty asked how Council would like to remain involved. Mayor Daggett responded that Council should receive appropriate details at key milestones to ensure the public is informed and brought along in the process, but does not need side-by-side application comparisons.

8. Open Call to the Public

Dennis Givens, public safety and sustainability community representative, stated that the Flock cameras used by the City have been removed, noting that one may belong to the County. He urged the Council to continue addressing issues related to Missing and Murdered Indigenous Women, emphasizing its importance to the community. He acknowledged concerns surrounding surveillance technology but also noted its potential benefits. He encouraged balanced, bipartisan approaches to public safety and broader policy issues, including immigration reform, while ensuring justice is served.

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

Councilmember Garcia acknowledged the first responders and public safety personnel for their work over the past week. He stated he will follow up with members of the affected neighborhood to check in and noted that Chief Connolly initiated the idea he believes will be beneficial to the community.

Councilmember Aslan introduced a FAIR item proposing that the City explore adopting socioeconomic

water productivity measures, based on research presented by Dr. Ben Ruddell and Dr. Richard Rushforth of Northern Arizona University. He suggested evaluating major water users, such as potential data centers, based on return on investment per gallon of water, including jobs and tax revenue, to support long-term economic sustainability. He recommended working with the Water Services Division and consulting with the university experts to proactively develop policy guidance.

Vice Mayor Sweet acknowledged that the community experienced a difficult week and expressed her thoughts and support for those affected. She noted a Saturday BBQ fundraiser will be held in support of fallen officers.

Councilmember House expressed support for the Flagstaff Police Department, Fire Department, and DPS personnel impacted by last week's events, acknowledging it was a heavy week for the community. She recognized the continued presence and service of first responders and thanked City staff, including the Mayor and Assistant City Manager Anderson, for coordinating a community event that had a meaningful impact.

Councilmember Spence expressed appreciation to the Beautification and Arts Commission for replacing the deteriorated logs near the railcar behind Old Town Shops. He noted the Forest Service provided the new ponderosa pine logs and stated that visitors to the community will appreciate the improvement.

Mayor Daggett echoed appreciation to staff and community partners for the community debrief after last week's event, noting it was a heavy but meaningful day. She reminded the public that the I Heart Pluto Festival was that weekend

City Manager Keene thanked staff for their response to last week's event, clarified that Flock cameras in the City's contract have been removed, and noted updates will be posted online. She added data center information will come to Council soon and highlighted the Mayor's upcoming legislative testimony for \$2?million in Low-Income Housing Tax Credit funding for rural communities.

Councilmember House asked that an item be added to next week's agenda to consider use of the Council Initiative Fund to support memorial and assistance efforts. Mayor Daggett confirmed that could be added.

City Manager Keene added that the Deputy City Manager meet-and-greet event will be held the following day with six candidates participating.

10. Adjournment

The meeting of the Flagstaff City Council held February 10, 2026, adjourned at 5:10 p.m.

MAYOR

ATTEST:

CITY CLERK