

**INFORMATION PAMPHLET
FOR THE
CITY OF FLAGSTAFF, ARIZONA
SPECIAL DEBT AUTHORIZATION ELECTION
NOVEMBER 6, 2012**

**Compiled and issued by
THE CITY COUNCIL
OF THE
CITY OF FLAGSTAFF, ARIZONA**

(Spanish version begins on page 17)



**FOLLETO DE INFORMACIÓN
DE LA
CIUDAD DE FLAGSTAFF, ARIZONA
ELECCIÓN ESPECIAL DE AUTORIZACIÓN DE UNA DEUDA
6 DE NOVIEMBRE DE 2012**

**Compilado y publicado por
EL CONCEJO MUNICIPAL DE LA
CIUDAD DE FLAGSTAFF, ARIZONA**

(La versión en Español empieza en la página 17)



Core Services Maintenance Facility Ballot Question 406

What is a Core Services Maintenance Facility?

The Core Services Maintenance Facility is used to provide maintenance and support of the delivery of core City services and programs including:

- Street maintenance, snow plowing and clearing operations, drainage maintenance, pothole and sidewalk repair, and street sweeping
- Residential and commercial trash and recycling collection, bulky trash collection, and appliance collection
- Maintenance of all City fleet including Police and Fire, Streets, and Solid Waste equipment and vehicles
- Maintenance of all City parks, athletic fields, and recreation facilities including Wheeler Park, Thorpe ballfields, and the Flagstaff Aquaplex
- Maintenance of all fleet that services water and sewer lines and wells

How is this project different than the one proposed to voters in 2010?

Based upon citizen feedback, the City has spent the last two years working to significantly lower the cost of the facility. The proposed bond request is for \$14 million. The cost of the project has been reduced by \$28 million, mostly due to purchasing property with existing buildings and infrastructure that meet the City's needs rather than building a brand new facility. The existing facility and potentially other City-owned properties will be sold and/or exchanged to offset the cost of the project. In addition, other revenue sources, including solid waste fees, will be used to help fund the project. The size of the project was reduced from 200,000 square feet on 23 acres of land to approximately 78,000 square feet on 19 acres of land.

Did you consider a shared facility with other agencies?

Yes. The City worked on a potential partnership with Flagstaff Unified School District (FUSD). Northern Arizona University (NAU) offered land for the City and FUSD to lease. However, the infrastructure requirements for the large undeveloped property owned by NAU made the cost of a joint facility very high; thus, it was not a viable option.

Will this increase my tax rate?

No. The City of Flagstaff will time the issuance of new bonds as old bonds are completely repaid and in order to keep the tax rate constant.

What is the need?

A facility that is larger and outside downtown Flagstaff will allow vehicle and equipment repairs to be done in a more efficient and cost effective manner, thus allowing for better response times for core services such as fire, police, water and sewer services, street maintenance and snow plowing, and trash and recycling collection. In addition, being able to store materials and equipment in a central location would increase overall efficiencies and decrease costs.

Why now?

Relocation of the Core Services Maintenance Facility has been needed and discussed for many years. As the City has grown and core services have changed, the limitations of the existing facility and its location have become pronounced and troublesome, leading to inefficiencies in service delivery that are not cost effective.

How will the project be financed?

The proposed bond request is for \$14 million. It is anticipated that amount will be sufficient to purchase property with existing buildings that would be large enough to house the City's operations for the next 20 years and improve efficiencies and cost effectiveness. The estimated cost of the entire project is \$25 - \$30 million. The existing facility and potentially other city properties will be sold and/or exchanged to reduce the purchase price of the property. In addition, other revenue streams including solid waste fees will be used to help fund the project.

Where will the project be located?

The new Core Services Maintenance Facility would be located on West Route 66. The City underwent a public process whereby any property owner could submit a parcel for consideration for this facility.

What will happen to the existing facility?

Given its age and structural issues, the existing facility will most likely be demolished and the property used for different purpose(s). The property will not be used for similar operations and will be subject to required zoning changes and review that require public hearings to receive citizen input. Prior to sale or exchange, the site will be cleaned to address any environmental issues and will meet EPA standards.

Where can I find additional information on this question?

There are two ways to get additional information. Visit the City website www.flagstaff.az.gov/bondinformation and/or call Erik Solberg, Public Works Director, at 928-213-2100.

QUESTION NO. 406

PURPOSE: Core Services Maintenance Facility

Amount: \$14,000,000

Description: To provide adequate space for maintenance, storage and repair of City fleet and equipment; materials storage; administrative offices and space for other City needs including Facility Maintenance, Park Maintenance, Street Maintenance, Solid Waste and other Public Works & Utility functions, shall the City of Flagstaff be authorized to sell and issue general obligation bonds in a principal amount up to \$14,000,000:

- for acquisition of land, purchase of equipment, building design and construction, and/or rehabilitation of existing facilities for a core services maintenance center; and
- for the infrastructure and utilities associated with the acquired facilities; and
- to pay all costs and expenses properly incidental thereto and to the issuance of bonds.

The bonds may be issued in one or more series, will not mature more than 25 years from the date or dates of their issue, will bear interest at a rate or rates not to exceed 10% per annum, and will have such other provisions as are approved by the City Council. The following sentence has been included on this ballot as required by Arizona Revised Statutes §35-454(C): The issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on the bonds.

A vote FOR the bonds shall have the effect of allowing the City Council to issue up to \$14,000,000 in general obligation bonds to design and construct and/or rehabilitate an existing facility of a core services maintenance facility.

A vote AGAINST the bonds shall have the effect of not allowing the City Council to issue up to \$14,000,000 in general obligation bonds to design and construct and/or rehabilitate an existing facility of a core services maintenance facility.

Contact Information: Erik Solberg, 213-2105

QUESTION NO. 406

PURPOSE: Core Services Maintenance Facility

AMOUNT: \$14,000,000

FOR THE BONDS

AGAINST THE BONDS

Arguments are the opinions of the author(s) and were reproduced exactly as filed (spelling, grammar, punctuation, and content).

ARGUMENTS "FOR" QUESTION NO. 406

For Question 406: Core Services Maintenance Facility

The City maintenance yard is a place where heavy equipment is maintained, repaired, and stored. Tens of big road graders, trucks, front-end loaders and other equipment that keep our city functioning are greased, oil changed, and repaired at the maintenance yard.

What would be the very worst location for our City Maintenance Yard? The worst location is where it is now! It is sandwiched between Thorpe Park baseball fields, three schools, the city pond, and bordering the Rio de Flag and a residential area! One could not imagine a worse location.

It has needed to be relocated for literally decades. Each year it becomes more expensive and inefficient to function in its current location. Each year it becomes more expensive to move it to a proper location. For financial, safety and efficiency reasons, we must relocate the facility as soon as possible. Now is the time.

Please vote for 406, it makes good sense and good business.

Nat White

Please support Ballot Question 406; Core Services Maintenance Facility.

Flagstaff has grown by 12,600 people just since 2000. That is more road miles to maintain, more trash to pick up, more park usage, in general more pressure on antiquated infrastructure and systems now in place to serve you. With no expectations for these growth trends to diminish, we must plan now for a future where the City can meet those needs, not only without interruption, but more efficiently.

With serious regard to voters concerns about taxpayer indebtedness, the City has engineered a plan to accommodate growth for a fraction of the costs initially proposed.

We owe it to those who serve us to give them the tools to do so safely and efficiently now and in the years to come. I believe support for Question 406 will deliver the core services you demand with the efficiency you also demand at an affordable price. Vote yes on Ballot Question 406.

Al White, Former Councilmember for 12 years

Consolidation of the various locations for the Flagstaff Public Works and Utilities activities has long been an important issue for those city departments. Work schedules and efficiencies are currently hindered by the separations that must be dealt with on a daily basis. Centralizing the actions necessary to accomplish the work goals set by the city cannot continue being pushed to the back burner.

Example: We all want and expect the snow to be cleared from our city streets in a timely fashion. Did you know when a city snow plow breaks down it must be repaired outside in the bad weather because our current facilities don't have the inside space or the ability to lift one of those large pieces of equipment off the ground for repairs?

Vote yes on Question 406 on November 6th. Our city work force, upon whom we all depend, deserves our support.

Jack Welch

Question 406: Core Services Maintenance Facility

I have been a resident of the Greater Flagstaff Area for 36 years. I am also a 30 year veteran of the fire service, 24 of those years as the Fire Chief of an outlying Fire District. My years of experience have taught me the perils that occur when proper vehicle maintenance is insufficient. Local government's mission is to provide core services such as snow removal, street maintenance, trash and recycling and most importantly the public safety aspects provided by police and fire. The vehicles required to provide these expected services are expensive. The required maintenance of such vehicles is essential for the reliable delivery of service and the safety of those operating them.

The current facility for providing vehicle maintenance is woefully inadequate. Many of the vehicles being serviced do not fit inside and must be worked on outside in the elements. The current location is not compatible with the residential neighborhood that surrounds it. Vehicle maintenance can be a noisy 24 hours a day, seven days a week operation. Due to inadequate storage space, services cannot be centralized which results in lost time and higher fuel expenses traveling to various sites throughout the City.

The City of Flagstaff brought this issue to the public two years ago and it was not approved. Fair enough. But the need and current deficiencies have not gone away. The City is proposing a cost effective proposal to address the needs identified and to mitigate the problem. They have reduced costs by 28 million dollars. They heard the concern of the voters that the cost was too high and have worked hard to make it more responsive to the voice of the taxpayers.

I support the passing of Question 406. I hope you also support the passage of Question 406.

Jim Pond

Question 406 Core Services Maintenance Facility

The City of Flagstaff is in need of a new all-purpose Core Services Yard. Currently the City has four other yards scattered across the City and a central location would cut costs and increase efficiencies. It would also allow workers a facility to work on equipment out of the elements and in a safe location. One of the City's current facilities was built in 1913 and is outdated to the point it is in need of major repairs and upgrades and was actually built for horse barn. We are growing and need to provide properly sized and equipped facilities to city workers as we grow.

It is important to all our citizens to have a facility that will lower costs and increase efficiencies, bring all public works staff into one location and create a facility all can be proud of.

Kim Davenport

Dear Voter,

For our city to plan for it's 21st century future, we cannot rely on antiquated, 20th century infrastructure and equipment. We must have the capacity to meet future planning challenges and needs. So I ask that you vote in support of this bond in order to properly sustain and grow our community and economy.

Matthew Capalby

ARGUMENTS "AGAINST" QUESTION NO. 406

No arguments submitted.