

## MINUTES

WORK SESSION  
TUESDAY, JUNE 24, 2014  
COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
6:00 P.M.

### WORK SESSION

#### 1. Call to Order

Mayor Nabours called the Flagstaff Work Session of June 24, 2014, to order at 6:01 p.m.

#### 2. Roll Call

##### Councilmembers present:

MAYOR NABOURS  
VICE MAYOR EVANS  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER BREWSTER  
COUNCILMEMBER OVERTON  
COUNCILMEMBER WOODSON

##### Councilmembers absent:

COUNCILMEMBER ORAVITS

Others present: City Manager Kevin Burke; City Attorney Michelle D'Andrea.

#### 3. Preliminary Review of Draft Agenda for the July 1, 2014, City Council Meeting.\*

*\* Public comment on draft agenda items may be taken under "Review of Draft Agenda Items" later in the meeting, at the discretion of the Mayor. Citizens wishing to speak on agenda items not specifically called out by the City Council for discussion under the second Review section may submit a speaker card for their items of interest to the recording clerk.*

With regard to Item 10-G, Mayor Nabours asked that for next week's meeting staff have information as to what this fee means to customers.

Mr. Burke said that, with regard to Item 10-I, there were two parts to the agreement; 1) money representing past expenses; and 2) additional services.

Mr. Burke noted that Councilmember Oravits has asked that the graffiti item be moved on the agenda to allow for further discussion.

Councilmember Barotz said that she has had an observation that on development projects, such as The Standard, the Regional Plan provides competing policies and when a report is written it identifies the policies in favor. She asked if, in the future, they could also list policies which may not be favorable.

Councilmember Woodson noted that he would be recusing himself from Items 14-D and 14-E next week due to a Conflict of Interest.

- A. **Discussion of Ordinance/Resolution No. 2014-20:** An Ordinance prohibiting the use of wireless communication devices while operating a motor vehicle or bicycle.

Deputy Police Chief Walt Miller reviewed the proposed resolution, noting that Option 1 covers past discussions and involves vehicles in motion while Option 2 aligns itself more with the County ordinance, with a few exceptions.

He said that staff has been in contact with the County Attorney's Office and it was his understanding that the Board of Supervisors would be reconsidering their ordinance to provide an exception for valid amateur radio operators, and it would also include Public Works employees, bus drivers, and taxi drivers.

Mr. Burke said that one of the things they were trying to accomplish with Option 2 related to texting, but he was not clear with his communication. This Option 2 had the full ban whereas it is his understanding that the County's version is different from those in Phoenix and Tucson, which addresses texting. Deputy Chief Miller said that was correct.

Councilmember Oravits said that he liked Option 1 in that it addressed the issue of a vehicle in motion. Councilmember Woodson said that it discusses a vehicle on a street, but many bicyclists are on the sidewalk as well as the FUTS trail.

#### 4. **Public Participation**

*Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have 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.*

Emily Davolos, Flagstaff, posed questions regarding traffic related to The Standard. She asked, if they would be losing 50 units of affordable housing, if the new development was only for student members or if anyone could rent. She asked if that would be discrimination.

#### 5. **Presentation on Parks and Recreation Month**

Recreation Director Brian Grube introduced staff members from the Recreation Department who each gave a brief review of activities in their department in recognition of Parks and Recreation Month. Mr. Grube thanked the Council for all of the

improvements being made, which could not be done without the support of the Council and the public.

**6. Public Works Presentation on the Core Services Maintenance Facility**

Public Works Director Erik Solberg provided a PowerPoint presentation that covered the following:

- ▶ BACKGROUND
- ▶ FLOODPLAIN ISSUES
- ▶ SITE PLAN

Stormwater Manager Malcolm Alter stated that both proposals have similar encroachments into the 100 year floodplain.

Mr. Solberg continued stating that critical facilities cannot be located in the floodplain; not everything in Public Works is going to be critical during emergency events only those needed to respond to an emergency. The site is located in the County and they do not have the same level of stringency as the City; they regulate the FEMA minimum which is the 100 year floodplain. City staff is recommending that those portions of the facility deemed critical be placed outside of the 100 year floodplain and the 500 year floodplain. He stated that the fueling facility, vehicle shop, and street equipment would be outside.

Councilmember Woodson stated that from the McAllister site vehicles will be going east and west on Route 66, he asked if this was out of the 100 year floodplain or if it crosses over. Mr. Alter stated that the entire 100 year floodplain is downstream of Route 66 within the excavated basin.

Mr. Burke stated that staff has tabulated the possibilities and either site is possible with Baylu having the advantage.

Planning Director Dan Folke continued the presentation.

- ▶ LAND USE – REGIONAL PLAN

Mayor Nabours asked if the facility was placed at McAllister if it would be seen from Route 66. Mr. Folke explained that the intention would be to screen the facility with trees; one may be able to see that there is a building back there but it would not be very visible.

Mr. Folke continued.

- ▶ AREA TYPE - LAND USE
- ▶ ZONING
- ▶ SURROUNDING OWNERSHIP
- ▶ ZONING – DEVELOPMENT STANDARDS
- ▶ PLANNING – ANNEXATION
- ▶ ACCESS

Councilmember Overton asked if sprinklers are required on all buildings or just the expansion. Fire Chief Mark Gaillard stated that some of the planned uses require sprinklers. Retrofitting will not be as cheap as installing with new build but his recommendation is to put the higher level of protection in whether required or not. Mayor Nabours asked when secondary access is required and if it can be avoided if the facility is fully sprinkled. Chief Gaillard stated that secondary access would be necessary when a completely sprinkled project exceeds 124,000 square feet. Mr. Solberg stated that two phases are planned for a total of 120,000 square feet. Vice Mayor Evans asked about anticipated future expansion. Mr. Solberg explained that it depends on the service level and how fast the department grows. It is difficult to estimate when and how much.

Mr. Burke stated that the issue of secondary access becomes relevant with the Baylu property as there is only single access at this point whereas McAllister already has secondary access. City Engineer Rick Barrett explained that there are two options for secondary access with the Baylu property out to the east or to the west through the hotel development. There is an ADOT issue with the area to the west; additionally there cannot be a driveway within 300 feet of the curb return associated with an on/off ramp. Future expansion at the Baylu site does not seem to be practical.

Mr. Solberg continued the presentation.

- ▶ PUBLIC WORKS SPLIT OPERATIONS
- ▶ COST COMPARISON

A break was held from 7:28 p.m. through 7:40 p.m.

Mr. Burke stated that Baylu is looking for a decision relatively soon so they will know if they should start marketing for another sale.

Councilmember Oravits stated that he likes the Baylu property but the secondary access issue is a difficult one. Councilmember Barotz added that she has concern with taking the Public Works Yard out of one residential area and putting it next to another. There are eight other properties that can be considered. Mr. Burke clarified that in order to negotiate with another property owner the Council must first reject the top proposal. Councilmember Woodson added that the other option would be to reject all proposals. Mr. Burke indicated that he will place the item on a future agenda for action to be taken.

## **7. Road Repair and Street Safety Initiative**

Mr. Burke provided a PowerPoint presentation that covered the following:

- ▶ ALTERNATIVE A
- ▶ ALTERNATIVE B
- ▶ ALTERNATIVE C
- ▶ ALTERNATIVE D
- ▶ ALTERNATIVE E
- ▶ REVIEW OF TAX – TOTALS
- ▶ DRAFT BALLOT QUESTION

Council discussed the wording of the ballot question and offered minor revisions. The consensus of Council is to go with Alternative B. Mr. Burke will bring language back next week along with the Resolution calling the election and approving the ballot language.

8. **Review of Draft Agenda Items for the July 1, 2014, City Council Meeting.\***

*\* Public comment on draft agenda items will be taken at this time, at the discretion of the Mayor.*

Mr. Burke stated that everything has been moved from the 6:00 p.m. meeting to the 4:00 p.m. meeting with the exception of the four public hearing items as they were advertised for a particular time.

Mayor Nabours suggested a two minute time limit during the public hearing to allow as many as possible to speak; he also suggested limiting the staff and applicant presentations to 30 minutes. Mr. Burke stated that if needed, a Special Meeting could be called on Wednesday at 6:00 p.m. to continue the public comment. He clarified that the Standard will be the first Public Hearing and will start at 6:00 p.m. with a 30 minute staff presentation and a 30 minute applicant presentation and public comment starting at 7:00 p.m. and ending at 9:30 p.m. If there are comments remaining a Special Meeting will be called on Wednesday July 2, 2014 at 6:00 p.m. to continue public comment.

A special press release will go out noting the Council Rules of Procedure regarding rebuttals and also note that in order to speak a card will have to be turned in at the meeting on July 1, 2014.

9. **Public Participation**

None.

10. **Informational Items To/From Mayor, Council, and City Manager.**

Mayor Nabours requested that Dave Wessel present to Council an update on traffic congestion, the obstacles and possible solutions.

11. **Adjournment**

The Flagstaff City Council Work Session of June 24, 2014, adjourned at 8:40 p.m.

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MAYOR

ATTEST:

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CITY CLERK