

WORK SESSION AGENDA

**CITY COUNCIL WORK SESSION
TUESDAY
JUNE 14, 2016**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
6:00 P.M.**

1. Call to Order

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 legal advice and discussion 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. Pledge of Allegiance

3. Roll Call

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

MAYOR NABOURS
VICE MAYOR BAROTZ
COUNCILMEMBER BREWSTER
COUNCILMEMBER EVANS

COUNCILMEMBER ORAVITS
COUNCILMEMBER OVERTON
COUNCILMEMBER PUTZOVA

4. Preliminary Review of Draft Agenda for the June 21, 2016, 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.*

5. 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.

6. **Flagstaff Regional Plan 2015 Annual Report**
7. **History and Overview of Mogollon Public Works Facility, History of Project Scope and Funding of Core Services Maintenance Facility, and future of Mogollon Public Works Facility and Funding of Project**
8. **Transit Tax Renewal**
9. **Discussion of New Municipal Courts Facility and draft ballot language**
10. **Review of Draft Agenda Items for the June 21, 2016, City Council Meeting.***
** Public comment on draft agenda items will be taken at this time, at the discretion of the Mayor.*
11. **Public Participation**
12. **Informational Items To/From Mayor, Council, and City Manager; and future agenda item requests.**
13. **Adjournment**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2016.

Elizabeth A. Burke, MMC, City Clerk

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Jennifer Mikelson, Associate Planner
Date: 06/02/2016
Meeting Date: 06/14/2016



TITLE:

Flagstaff Regional Plan 2015 Annual Report

DESIRED OUTCOME:

Inform City Council and the public of efforts to implement and measure how the Flagstaff Regional Plan 2030 is being used. Provide direction to staff on what missing information to prioritize for the next annual report and the proposed plan amendment tasks.

Staff is requesting feedback on the following:

- Does the report provide a big picture of how the City implements the Regional Plan?
- Are there clarifications or corrections you would like to see?
- How important are the missing metrics? Should any of them be prioritized for development or tracking?

EXECUTIVE SUMMARY:

Comprehensive Planning staff has prepared the 2015 Annual Report of the *Flagstaff Regional Plan 2030*. This second assessment of the City's efforts to implement the Plan shows progress towards comprehensive data tracking and incorporating the Plan into decision-making processes. The City's commitment to produce an annual report will help determine future specific plan needs and Plan amendments, advancing the idea that the Regional Plan is a living document.

INFORMATION:

COUNCIL GOALS:

- 7) Continue to implement the Flagstaff Regional Plan and focus efforts on specific plans
- 8) Improve effectiveness of notification, communication, and engagement with residents, neighborhoods and businesses and about City services, programs, policies, projects and developments

Annual Report Summary

The purpose of the annual report is to keep Planning and Zoning Commissioners, City Council, and the public informed of the City's progress towards meeting the goals and policies of the Regional Plan. The 2015 Annual Report does this in four ways:

1. It builds on last year's baseline data so that trend analysis is possible over time.
2. It shows which Plan goals are cited most often in all staff memos to Council.
3. A summary of all amendments and planning efforts accomplished in the last year is provided.
4. Identification of all current and upcoming amendments and specific plan work is shown.

Natural, Built, & Human Environment Metrics

The 2015 report builds on last year's initial data and incorporates several metrics that were missing from the 2014 report, establishing several new baseline measurements. Staff began identifying trends in the data, where feasible. It will take several years' worth of information for variability ranges to be determined and trend analysis to be most meaningful in assessing the Plan.

A total of nine missing metrics are identified at the end of the Natural, Built, and Human Environment sections, which is down from 13 in the 2014 report. Some of the metrics have no tracking method developed, and others do not have current information.

Goals Cited in City Council Staff Memos

A total of 67 out of 75 Regional Plan goals were cited in staff memos to Council in 2015. Goals from all 15 chapters of the Plan were used to link a project's relationship to particular goals from the Plan. The top cited goals are listed with a brief connection made to the corresponding work item or project staff brought forward to Council last year.

Regional Plan Accomplishments

Last year's Plan implementation included one major and two minor plan amendments: the Map 25 major amendment, the La Plaza Vieja Neighborhood Specific Plan, and the Core Services Yard map amendment. In Fall 2015 Comprehensive Planning launched an online civic engagement platform that aims to enhance meaningful public participation across all city departments. This additional avenue for public input will inform a range of City decision-making processes. Regional Plan accessibility will be increased with IT's upcoming online interactive GIS maps, which is a long term project that has seen much progress in 2016. Part of the presentation will include a tour of the new interactive map feature.

Future Comprehensive Planning Projects

Three amendment tasks are outlined in the report, down from last year's five. They involve two substantive amendments to the Growth and Land Use chapter and clarification of the terms "corridor" and "great streets" used throughout the Plan. Two of the amendment tasks from the 2014 report were completed and summarized in the Regional Plan Accomplishments section. In early 2016 Council gave direction on the prioritization of specific plan work. A list of those plans and other projects spanning 2016-2017 is summarized under Upcoming Specific Plans. First on that list is the High Occupancy Housing Plan (HOH). Comprehensive Planning staff has already chartered a team to begin work on the HOH.

Attachments: 2015 FRP Annual Report
PZ Staff Report

Flagstaff Regional Plan 2030
- 2015 ANNUAL REPORT -

NATURAL, BUILT, & HUMAN ENVIRONMENTS



INTRODUCTION

The *Flagstaff Regional Plan 2030 (FRP30)* is used for decision making so that Flagstaff City government is accountable for publicly-derived policy outcomes and goals. It provides the basis for policies and regulations to guide physical and economic development within the Flagstaff region. The Plan is used as a guide, or road map, for the future of the City and the region. It establishes priorities for public decisions and direction for complementary private decisions, thereby striving to establish predictability in the decision-making process.

The Annual Report consolidates metrics identified in Appendix D of the *FRP30* into a summary of the City's performance towards the Plan's goals, and an account of progress in Plan related work. While all the goals and policies in the Plan are directed to future needs and accomplishments, it is important to understand that many of them also reflect ongoing programs, initiatives, and actions already implemented by City, County, and other policy and decision makers. Progress towards the goals and policies in the Plan will be dependent on the community's ability or inability to fund the recommended actions, the policy decisions made by City Council and management, and the community support of the Plan.

This report is the second produced since the plan was adopted. Not all metrics are available on an annual basis, and gradual trends are difficult to observe at this point in time. City staff strives to establish consistent methods of gathering the relevant data, even as policies and accounting systems may change. The report will note when a policy or management change has resulted in a change to the measurement, as opposed to a change that is the result of Plan implementation. If a date appears in parentheses after a measurement, it signifies that data from a different year was used. For instance, some data used in the 2014 report was based on data between 2011-2014, because of the timing and availability of data.

The Report is organized into metrics for the Natural, Built, and Human Environments. It also reports on the use of the goals in City Council decision making, Regional Plan accomplishments, and future projects to implement the Plan.



NATURAL ENVIRONMENT

	2014	2015
ENVIRONMENTAL & CONSERVATION PLANNING		
Acres of protected open space within city limits	20 new acres 2,769 total acres	0 new acres 2,769 total acres
Number of community gardens and gardeners	5 community gardens 78 participants	5 community gardens 94 participants

The trend for Environmental and Conservation Planning is stable to increasing. Before 2014, the City purchased thousands of acres of State lands for conservation. In 2015, the City of Flagstaff hired its first Open Space Specialist, increasing staff capacity for open space and community gardens, and the Picture Canyon Management Plan was adopted.

	2014	2015
PUBLIC FACILITIES - Solid Waste		
Amount of municipal solid waste delivered to Cinder Lake Landfill	85,473 tons	86,891 tons
Remaining life of Cinder Lake Landfill	Estimated closure date: 2054	Estimated closure date: 2054
Tons of recycling collected	9,002 tons	9,216.18 tons
Waste diversion rate	14.32% diversion rate	15.33% diversion rate

The trend for Public Facilities - Solid Waste is slowly increasing. City staff increased the diversion rate and tons of recycling collected in 2015, even as the overall volume of solid waste increased. In 2015, City Council also approved the site plan for a new public works yard that meets the Regional Plan goals and policies.

	2014	2015
WATER RESOURCES		
Potable Water		
Water usage per capita (gallons per capita per day)	108 gpcd (produced) ¹ 94 gpcd (billed)	88 gpcd (billed)
Kilowatt hours used to produce and deliver potable water	21,117,850 kWh	19,253,690 kWh
Gallons of potable water delivered and cost per thousand gallons	2.4 billion gallons \$0.76 per thousand gallons	2.3 billion gallons \$0.72 per thousand gallons
Peak day consumption vs. total capacity (in million gallons)	Peak consumption: 12.33 MG on 6/20/14 Total capacity: 18.84 MG	Peak consumption: 10.2 MG on 6/26/15 Total capacity: 18.69 MG
Wastewater & Reclaimed Water		
Gallons of wastewater treated and cost per thousand gallons	2 billion gallons wastewater treated \$1.29 cost per thousand gallons ²	2 billion gallons wastewater treated \$2.93 cost per thousand gallons ²
Kilowatt hours used to treat wastewater and deliver reclaimed water	9,784,063 kWh	7,702,861 kWh

¹In 2014 water usage per capita was reported using total water produced, 2015 result is total water consumed, or billed

²2014 cost per gallons counted only one treatment plant, 2015 includes both Wildcat and Rio treatment plants

	2014	2015
Gallons of reclaimed water produced and delivered ^{3,4}	1,910,375,000 gallons produced 630,195,834 gallons delivered	1,966,794,000 gallons produced 625,959,771 gallons delivered
FY16 dollars spent on utilities infrastructure maintenance and repair ⁵	\$12,157,395	\$10,070,201
Stormwater		
Number of nonconforming properties brought into compliance with storm-water regulations	13 properties removed from the Special Flood Hazard Area (SFHZ)	3 properties removed from the SFHZ

³The 2014 result reported an incorrect number and was removed. Instead of gallons of reclaimed water produced, delivered, and sold - the metric now only reports on reclaimed water produced and delivered.

⁴ Difference between gallons produced and delivered is water discharged to the Rio de Flag in the off season.

⁵This amount is the known expenditures through the first three quarters of the fiscal year. See page 7 for FY16 CIP Budget pie chart.

Water consumption per capita has been dropping over the last 25 years, and is reflected in the last two years of the annual report. Water production was down last year despite an increase in population. This resulted in fewer kilowatt hours of energy used to meet demands. The data shows a decrease in peak water consumption, with nearly 2 million less gallons per day being consumed in 2015, which may be a response to a wet spring and summer. Total system capacity is maintained over the last two years. Also showing a consistent trend is the amount of wastewater being treated. The trend for reclaimed water produced and delivered is on a slight decrease between 2014 and 2015.

Three properties removed from the Special Flood Hazard Area is a more typical result than the 13 reported in 2014.

	2014	2015
ENERGY		
Municipal energy consumption in City facilities per square foot (in kilowatt-hours) ¹	23.9 kWh per square foot ²	24.5 kWh per square foot
Renewable energy generated by City facility installations	3,495.9 megawatt hours, or 6.5% of the City's energy use	3,553.3 megawatt hours, or 6.7% of the City's energy use

¹Looking at this on a per square foot basis allows analysis of building performance without the energy impact of water and wastewater processing and streetlights.

²The 2014 Report misreported 22.1 kWh per sq. ft.

Energy consumption for City buildings went up slightly in 2015, due to a variety of factors including weather, construction, equipment, and an increase in operational hours. At the same time, renewable energy generation also increased slightly. Despite a slight increase in energy consumption between 2014-2015, the percent of City energy use coming from renewables is stable due to greater renewable energy generation.

MISSING METRICS from the NATURAL ENVIRONMENT

- Wildlife corridors and habitat land consumed or preserved by development (Arizona Game and Fish Department-designated)
- Concentration of natural resources, conservation priority areas, open space acres protected through conservation easement, purchase, etc.
- Biodiversity (birds, plants, amphibians, fish, mammals, reptiles) – total species count – Arizona Game and Fish Department data (when available)
- Update Natural Environment maps with pertinent information

BUILT ENVIRONMENT

	2014	2015
COMMUNITY CHARACTER		
Fiscal year dollars allocated to beautification of public areas	FY15 Beautification Operations budget: \$141,823 Beautification Capital budget: \$3,026,213	FY16 Beautification Operations budget: \$182,714 Beautification Capital budget: \$3,767,477
Total number of brownfield environmental site assessments completed ¹	5	6
Total number of brownfield redevelopment projects approved	0	0
Heritage resources inventoried and preserved or demolished (Cultural Resource Surveys)	Not available	123 properties inventoried 8 properties preserved 5 properties demolished

¹ Environmental site assessments receive federal grant funding and are made available to two counties and three cities in the Northern Arizona region. This report only includes assessments done within city limits.

The overall trends for Community Character are increasing based on increasing funding and use of available city resources. The City provides grants to evaluate brownfield properties, which assist property owners in identifying and remediating sources of environmental contamination. Beautification funding, which is generated by tourism revenues, has increased as well in the last year. Baseline data for heritage resources was established with this year's report.

	2014	2015
GROWTH AREAS & LAND USE		
Land Use		
Acres annexed into the city	0	180 acres
Number of major and minor amendments to the Flagstaff Regional Plan	0	1 major plan amendment: Map 25 Transportation Network Illustration 2 minor plan amendments: La Plaza Vieja Neighborhood Specific Plan and Core Services Yard
Acres of area types changed on the Future Growth Illustration (Map 22)	0	Area in White to Existing Suburban = 15 acres Future Urban to Existing Suburban = 9.7 acres Future Suburban to Existing Suburban = 4 acres

All of the plan amendments that were successful in 2015 were proposed by the City of Flagstaff. The Core Services Yard plan amendment reduced the urban area type by 9.7 acres in the activity center located at Woody Mountain Road and Route 66. It also increased the suburban area type by almost 25 acres city-wide. Details about each amendment can be found the Regional Plan Accomplishments section.

	2014	2015
Land use distribution within Activity Centers (in acres) ¹	Commercial: 814 Industrial: 201 Public: 434 Open Space: 0 Residential: 628	Commercial: 813 Industrial: 201 Public: 485 Open Space: 0 Residential: 622
Land use distribution outside Activity Centers (in acres) ¹	Commercial: 891 Industrial: 1,294 Public: 15,581 Open Space: 268 Residential: 18,258	Commercial: 901 Industrial: 1,421 Public: 15,581 Open Space: 268 Residential: 18,258
Total building footprint (How much is actually built upon out of total city acres)	Total pavement coverage: 11.7% Total building coverage 3.9% Total impervious surface coverage: 15.7%	Total pavement coverage: 11.8% Total building coverage: 4.1% Total impervious surface coverage: 15.9%
Permits & Development Projects		
Residential permits issued and number of new units	266 residential permits 161 new residential units	220 residential permits issued 407 new residential units
Commercial and industrial permits issued	122 non-residential permits	28 commercial permits issued
Commercial and industrial space added or lost	532,215 square feet added	147,855 square feet added
Number of mixed use projects built	0	1 mixed use project built
Total number of infill projects built	11 infill projects, 7 redevelopment projects built	2 infill projects, 1 redevelopment project built

¹ 2014 land use distribution results are slightly different from last year's annual report because GIS calculation methods were changed.

The trends for Growth and Land Use are slowly increasing. Successful rezoning cases were minimal. The largest rezoning in an activity center was the Public Works Yard. The increases in Industrial land outside of activity centers was related to the annexation of the Gore properties in west Flagstaff. Even though the number of new residential units increased, the number of commercial and industrial permits and added square footage fell. The first mixed use project constructed since adoption of the Regional Plan was built at the Village at Aspen Place. Overall infill and redevelopment projects were down in 2015. Housing and building trends are rarely linear and so the mix of results reflects the recovering housing market and a trend towards larger projects being proposed on infill sites that take longer to bring to market.

BUILT ENVIRONMENT

	2014	2015
TRANSPORTATION		
Walkability and bikeability indexes	Walkability: 33/100 Bikeability: Not available	Walkability: 33/100 Bikeability: 73/100
Number of pedestrian and bike accidents	44 pedestrian crashes; 2.5% of all crashes 70 bike crashes, 4% of all crashes	26 pedestrian crashes, 1.4% of all crashes 30 bike crashes, 1.6% of all crashes
Percentage of population within 3/4 mile of bus stop and new bus stops added to transit system	29,511 residential units within 3/4 mile of a bus stop 73% residential units in NAIPTA's service area within 3/4 mile of bus stop	29,838 residential units within 3/4 mile of a bus stop 73% of residential units in NAIPTA service area within 3/4 mile of bus stop 3 new bus stops added
Miles of FUTS/bike lanes installed	.6 miles added 55.2 total FUTS miles	1 new FUTS mile added 56.2 total FUTS miles
Complete/incomplete sidewalk grid	42.1% of major streets 50.8% of public streets	52.1% of major streets ¹ 53.6% of public streets
Internal Vehicle Miles Traveled (VMT), average per capita per day ²	1,474,767 internal VMT/day 17 VMT per capita/day (2013)	1,524,069 internal VMT/day 17 VMT per capita/day
Number of operations and passengers enplaned at Flagstaff Pulliam Airport	68,754 enplanements 41,986 operations	134,517 passengers 67,421 enplanements 44,527 operations

¹ The 2015 increase in the completed sidewalk grid reflects the Engineering Design Standards and Specifications update in relation to functional classes and changes to the definition of major roads.

² Interstate through trips are removed, VMT captures internal, or local, trips only. Last year's annual report included through trips, resulting in an artificially high number of VMT for FMPO residents.

Overall walkability in Flagstaff is on a slowly increasing trend. In 2015, there were several improvements to bicycle, pedestrian and transit infrastructure and safety. First, the number of bicycle and pedestrian crashes declined. Three new bus stops and one new mile of FUTS trail were added. The overall walkability score remained stable for the City. There were several streets that received new sidewalks as part of capital projects. An additional 2.8% of public streets have sidewalks on both sides of the street, but the metrics for major street show a larger than expected increase because the Engineering Standards were revised in 2015 which changed the definitions of a major street.

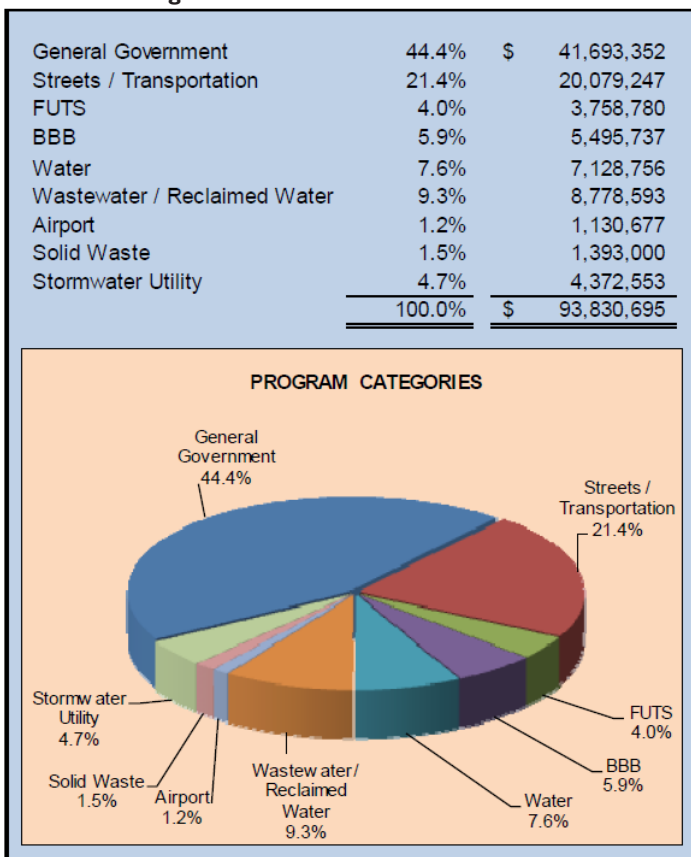
The overall vehicle miles traveled (VMT) increased but the rate of VMT per capita per day remained stable. The 2014 VMT estimate was revised in this report because it captured a large amount of freight and interstate traffic on I-40 and I-17.

Enplanements at the Flagstaff Pulliam Airport were down but the number of operations at the airport increased in 2015. Flagstaff continues to pursue a second airline for the community.

	2014	2015
COST OF DEVELOPMENT		
Percent of City budget devoted to Capital Improvement Projects	39% of total City budget FY15 CIP appropriations: \$93,256,402 Total FY15 appropriations: \$238,184,402	39% of total City budget FY16 CIP appropriations: \$93,830,695 Total FY16 appropriations: \$241,717,597
Dollars spent on road improvement CIP projects ¹	Approximately \$8 million	Approximately \$10.7 million
Miles of Road Improvements	Not available	Road Repair & Street Safety Program: 125.9 lane miles improved Capital Improvement Projects: 1.55 lane miles improved

¹This amount is the known expenditures through the first three quarters of the fiscal year.

FY16 CIP Budget Pie Chart



The overall investment in Capital Improvements grew proportionally to the increase of the overall City budget. 2015 was the first year implementing the Road Repair and Streets Safety program. The program is funded by a sales tax increase approved by voters in November 2014, and will continue over the next 20 years. Every paved street maintained by the City will be improved during the term of the tax. Most of the significant improvements, including water and sewer line repairs, will take place over the next 7 years. In the Capital budget, funding for streets and transportation was increased because of the new sales tax revenues. Funding was generally stable for Water, Wastewater, Stormwater, FUTS, BBB, and Solid Waste. General government funding decreased because 2014 marked the completion of the Business Incubator and Airport Capital funding.

FY16 CIP Budget Pie Chart: Funded projects in the five-year Capital Improvement Program fall into eight broad categories. Operations and maintenance costs for Streets/Transportation and Water/Wastewater/Reclaimed Water comprise roughly \$36 million dollars of the total CIP budget.

MISSING METRICS - BUILT ENVIRONMENT

- 100-year water demand studies per city project, part of Utilities Division updates
- Connectivity of roadways – measure in intersections per square mile, future FMPO metric
- Mode share numbers available every five years, last available in 2012.

HUMAN ENVIRONMENT

	2014	2015
INDICATORS OF OVERALL COMMUNITY WELL BEING		
Population and demographic characteristics ¹	Total population: 66,569 (2013) Median age: 25.7 Percent of population whose income is below poverty level: 24.6% ²	Total population: 67,419 (2014) Median age: 25.9 Percent of population whose income is below poverty level: 24.9%
Educational attainment ¹	90.6% high school graduate or higher	91.2% high school graduate or higher
Voter turnout after local elections	Primary Election: 20,988 ballots cast / 66,909 voters = 31.37% turnout General Election: 37,734 ballots cast / 70,719 voters = 53.36% turnout Special Election: 7,070 ballots cast / 28,069 voters = 25.22% turnout	Special Election: 6,745 votes cast / 28,513 registered voters = 23.7% turnout Special Election: 4,604 ballots cast / 29,409 registered voters = 15.7% turnout

¹Population and demographic characteristics are American Community Survey's 5 year estimates from 2013 and 2014, since 2015 estimates aren't available yet. The Census' 2013 estimate has been revised from 68,667.

²Percent of population whose income is below poverty level was moved from Economic Development.

American Community Survey data suggests a slightly increasing trend for population. The Census produces ongoing revisions to all estimates, so per capita estimates throughout the report may have used older population numbers. The trend for both median age and educational attainment are seeing a trend increase. Poverty rates are on a slight increasing trend, which is reflected in the decreasing trend of the median wage in Flagstaff (see page 9, Economic Development). Voter participation is down in 2015 because it was not a year for State or national elections.

	2014	2015
NEIGHBORHOODS, HOUSING & URBAN CONSERVATION		
Median housing price	\$264,032 (2013)	\$330,000
Median rents	2 bedrooms: \$1,066 (2013)	2 bedrooms: \$1,021
Rental/ownership ratio	50% rental 50% ownership	55% rental 45% ownership
Housing mix (number of units, housing type, percent of total units)	Not available	Single Family: 12,188 detached; 47% of total 2,575 attached; 10% of total Multi-family: 2,223 2-4 units; 9% of total 3,610 5-19 units; 14% of total 3,712 20+ units; 14% of total 1,543 mobile homes, 6% of total 25,851 residential units total
Number of affordable housing units generated by residential projects	17 rental units	2 ownership units 12 rental units
Number of specific plans completed	0	1 specific plan completed, La Plaza Vieja Neighborhood Specific Plan
Number of distressed buildings ¹	36 distressed buildings (2013) 3 demolished	15 distressed buildings

	2014	2015
Allocation of Community Development Block Grant (CDBG) funding	FY15 CDBG Entitlement Award: \$570,941.00 Total reallocation from program income and previous project years: \$44,527.73 Total available: \$615,468.73	FY16 CDBG Total entitlement award: \$579,591.00 Total reallocation from program income and previous project years: \$235,757.89 Total available: \$815,348.89

¹In 2014, the number of complaints of distressed buildings was included in the metric, but has been removed from subsequent reports because a complaint does not constitute a distressed building as defined by the building code. Number of demolished buildings was not tracked in 2015.

Housing prices are on a quickly increasing trend, which may have an interesting impact on the rental-ownership ratio. The 2014 American Community Survey data shows an increasing trend in the number of rental households, likely due to the rising cost of home ownership. Median rents are becoming more difficult to estimate, because some property management companies are using a demand-based pricing model that fluctuates on a daily basis. The number of distressed properties fell by half since the list was first developed in 2013, another indicator of a stronger housing market. CDBG program income increased due to lease and sale of properties that hadn't sold during the economic downturn.

	2014	2015
ECONOMIC DEVELOPMENT		
Median wage and per capita income ¹	Median wage: \$19,516 ² Per capita income: \$24,455	Median wage: \$18,632 Per capita income: \$24,702
Population to workforce ratio ¹	55,045 to 38,606; 70.13% ³	55,922 to 38,998; 69.73%

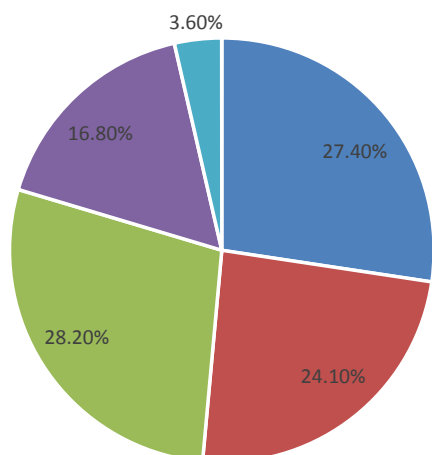
¹All income and employment characteristics are American Community Survey's 5 year estimates.

²Last year's report incorrectly included median household income (\$49,771) rather than median annual earnings for all workers, or median wage.

³The workforce ratios count members of the population who are 16 and older, the 2014 result included total population, and is corrected here.

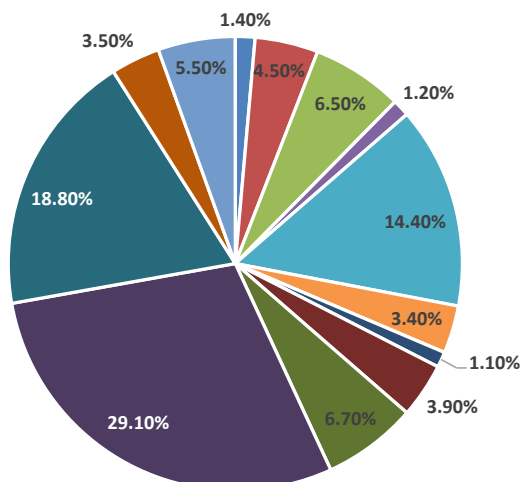
¹2015 Income Characteristics

- \$24,999 or less
- \$25,000-\$49,999
- \$50,000-\$99,000
- \$100,000-\$199,000
- \$200,000+



¹2015 Employment by Sector

- Agriculture
- Manufacturing
- Retail Trade
- Information
- Science/Management/Administrative
- Arts/Entertainment/Recreation/Tourism
- Public Administration
- Construction
- Wholesale Trade
- Transportation/Warehousing/Utilities
- Finance/Insurance/Real Estate
- Education/Health Care/Social Assistance
- Other Services



HUMAN ENVIRONMENT

	2014	2015
ECONOMIC DEVELOPMENT - continued		
Dollars allocated to business attraction and retention	FY15 Business Attraction & Retention: \$255,695	FY16 Business Retention and Expansion: \$97,550 Business Attraction: \$129,629 Business Accelerator: \$241,320 Business Incubator: \$267,563
Number of visitors	4 million	4.6 million

Flagstaff's median wage is on a decreasing trend, while per capita income saw a small increase. Corrected figures for 2014-2015 show Flagstaff's workforce population hovers around 70%. Visitor numbers are on an increasing trend, and at 18.8%, tourism is the second largest employment sector. Education and healthcare-related industries like Northern Arizona University and Flagstaff Medical Center are the largest sectors, making up 29% of the employment base. Economic Vitality saw an increase in City funding for the construction of a business accelerator to complement an existing business incubator program.

	2014	2015
RECREATION		
Acres added to parks system (Includes all City recreational facilities and some school turf/courts)	26 new park acres 735 acres total	0 new park acres 735 total acres
Dollars allocated to Parks & Recreation	FY15 Parks: \$3,230,736 FY15 Recreation: \$3,289,748	FY16 Parks: \$3,371,232 FY16 Recreation: \$3,310,670

Programming of recreational events and activities through public partnerships:

- Coordination with Coconino County to promote outdoor adventure summer camp for kids and Flagstaff Unified School District per the terms of Intergovernmental Agreements to share space, activities, and support after school programming
- Jay Lively: Flagstaff Figure Skating Club provides ice skating lessons; Northland Family Help Center, Boys and Girls Club, Guidance Center, and Halo House provide ice skating opportunities to vulnerable populations
- Joe C Montoya Community and Senior Center: Coconino County coordinates the senior lunch program and Meals on Wheels; United Way provides tax preparation services for center participants; NAU Senior Corps, Northern Arizona Gerontology Association, Northern Arizona Healthcare Foundation, Northern Arizona Home Health, and Flagstaff Biking Organization all support programming for center participants
- Flagstaff Recreation Center: Marine League Charities, NAU Basketball Program, Phoenix Suns, Mountain T's, Better to Give Program, the Flagstaff Symphony Orchestra, other local businesses, and Flagstaff Sports Foundation support programming or provide funding for lower income participants; Pepsi, the Orpheum, and other local businesses support Northern Arizona's Got Talent; the Flagstaff Police Department supports Night Court, a Friday night program where police officers play basketball with youth.
- Aquaplex: North Country Health Care hosts an adult and a children's health fair; Pickleball Association; Passes for Guidance Center and Child & Family Support; Northern Arizona Health Care provides free health screenings; NAU support for lifeguard classes and safety audits; American Red Cross; NAPEBT offers free fitness classes to NAPEBT members.

MISSING METRICS - HUMAN ENVIRONMENT

- Affordability index – annual incomes, monthly income, monthly average housing payment (rent/own)
- Median wage of new companies attracted or started in the last year

MOST CITED REGIONAL PLAN GOALS IN CITY STAFF REPORTS

Goals from all 15 chapters of the Plan (67 out of 75 goals) were cited in staff reports in 2015. Below are the top 11 most cited goals in staff reports to City Council between January 2015 and December 2015. Each of these goals were used 12-21 times each.

- **Goal PF.2.** Provide sustainable and equitable public facilities, services, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics. (Cited 21 times)
- **Goal LU.7.** Provide for public services and infrastructure. (Cited 19 times)
- **Goal T.1.** Improve mobility and access throughout the region. (Cited 18 times)
- **Goal ED.3.** Regional economic development partners support the start-up, retention, and expansion of existing business enterprises. (Cited 16 times)
- **Goal E&C.6.** Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region. (Cited 15 times)
- **Goal CC.1.** Reflect and respect the region's natural setting and dramatic views in the built environment. (Cited 15 times)
- **Goal CC.4.** Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region. (Cited 14 times)
- **Goal WR.4.** Logically enhance and extend the City's public water, wastewater, and reclaimed water services including their treatment, distribution, and collection systems in both urbanized and newly developed areas of the City to provide an efficient delivery of services. (Cited 13 times)
- **Goal T.2.** Improve transportation safety and efficiency for all modes. (Cited 13 times)
- **Goal WR.2.** Manage a coordinated system of water, wastewater, and reclaimed water utility service facilities and resources at the City level and identify funding to pay for new resources. (Cited 12 times)
- **Goal ED.7.** Continue to promote and enhance Flagstaff's unique sense of place as an economic development driver. (Cited 12 times)

The following Departments cited *FRP30* goals in staff reports in 2015: Management Services, Community Development, Economic Vitality, Public Works, Utilities and Fire. Goals not cited in any staff reports were: E.2, CC.6, LU.11, LU.15, LU.17, NH.2, ED.1, and ED.5.

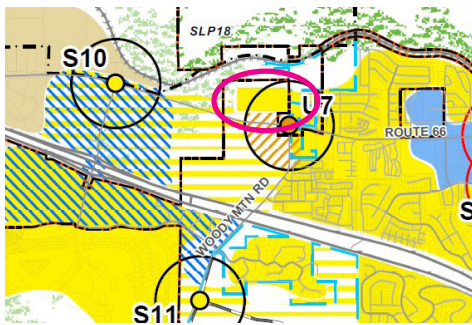
About half of the goals listed above (marked in orange) focus on the Built Environment section of the Plan, which is reflective of the busy year Community Development had in terms of new development, transportation, and Capital Improvement Projects. The most cited goal of 2015 dealt with maintaining public facilities, services and infrastructure, which is applicable to nearly all City departments. The Natural Environment goals most cited last year (marked in green) dealt with preservation of natural systems and water management related to the Open Space Management Plan for Picture Canyon and water utility rate increases. Economic Vitality staff was a top user of goals from the Human Environment section (marked in blue) relating to business enterprise and promotion of Flagstaff as an economic hub, largely attributable to the 2015 expansion of business accelerator programs.

REGIONAL PLAN ACCOMPLISHMENTS

COMPLETED PLAN AMENDMENTS

The Regional Plan is a living, working plan that serves as a guiding policy document for the City of Flagstaff. Its implementation depends on the ability to keep the Plan flexible and current, the actions of the City Council and staff, and community investment from the private and public sector, among many factors. Implementation and maintenance of the Plan began as soon as it was ratified by voters. In 2014, the City Clerk implemented the ability to enter Regional Plan goals and policies into all City Council staff reports. City Council included implementation of the Regional Plan in their annual budget priorities for the last two years. City staff has now prepared two annual reports to inform Council and the community about the progress made. Not every Plan implementation accomplishment is easily measureable. This section describes the work of the Comprehensive Planning program and other City staff which the metrics do not capture.

The City Council adopted the **La Plaza Vieja Neighborhood Specific Plan** in October 2015. It is the first specific plan to implement the *Flagstaff Regional Plan 2030*. Staff from multiple departments and members of the La Plaza Vieja Neighborhood Association formed a team to work on the Specific Plan. The renewed collaborative effort created a document that prioritizes goals and policies for the neighborhood, provides 3D illustrations of compatible buildings, outlines historic preservation opportunities, enhances community park space, and will guide the connection of roads, bike and pedestrian facilities as the neighborhood redevelops.



The future site for the City's **Core Services Yard** was selected and rezoned in 2015. The rezoning and plan amendment affected an area slightly less than 10 acres in the northwest corner of the future Urban activity center at West Route 66 and Woody Mountain Road. The future Urban and Suburban, and "Area in white" were amended to existing Suburban.

The City Council adopted the **Map 25 Major Plan Amendment** in December 2015. The amendment brought Map 25 (Road Network Illustration) into compliance with State statute. It also clarifies the use of the term "corridor" in

the Growth and Land Use (IX) and Transportation (X) chapters of the Plan. Concurrent with this process, the City's Traffic program brought forward amendments to the *Engineering Design Standards and Specifications* to bring the code into compliance with the Regional Plan.

In December 2015, the Comprehensive Planning and Communications programs launched the Flagstaff Community Forum, an online civic engagement platform hosted by Peak Democracy, Inc. The Forum enhances public participation opportunities in the City by providing a centralized place for citizens to engage about City policy and project discussions without having to attend a formal public meeting. The topics are generated by City staff, commissions, and Council for the purpose of public participation in current government decision making. As of May 13, 2016, there have been 1,694 visitors, 479 participants and 611 subscribers and use of the site continues to grow.

Throughout 2015, the Comprehensive Planning program supported planning efforts throughout the region, including reviewing and providing input on the Coconino County Comprehensive Plan, NAIPTA's Spine Route Study, and the FMPO's Regional Transportation Plan.

In 2016, the Comprehensive Planning staff will work on updates to Chapter III of the Regional Plan and begin the High Occupancy Housing Plan. Along with these projects, the program will work with the Information Technology department to increase the program's ability to provide interactive maps through new GIS capabilities.

FUTURE COMPREHENSIVE PLANNING PROJECTS

PROPOSED PLAN AMENDMENTS

Throughout the first year of using the Regional Plan, the Comprehensive Planning staff identified text and map clarifications and corrections with a wide range of implications from editorial errors to substantive changes. Some of these issues were generated by the Planning and Development Services staff's review of the document, some by questions from the public, and some by development application concepts. Because of the volume of changes, staff proposed in the 2014 Annual Report to divide the identified changes into amendment tasks that are related to a common issue, and to process each amendment task as a separate application over the next 2-3 years. Each amendment task would have its own public involvement process and would be presented to Council separately.

In 2015, Comprehensive Planning staff completed one of the amendment tasks identified, the Map 25 major plan amendment. Staff began working on the second amendment task, the Chapter III minor plan amendment, in December 2015. A final draft of the Chapter III minor plan amendment has begun the public hearing process. This amendment primarily addresses a revision of the amendment table found in Chapter III: How this Plan is Used. The table is used to determine if a development application requires a major or minor plan amendment, which will be made easier with additional descriptive text throughout the entire chapter. Anticipated Council adoption date is June 14, 2016.

The remaining amendment tasks to be completed are:

- **Amendment Task 1:** Clarify the use of terminology "Great Streets" and "corridors" along with any qualifiers used in the Plan. Additions or extensions of Great Streets and corridors can trigger a major plan amendment, but the terms are used with numerous qualifiers and in slightly different contexts throughout the Plan. Amendment Task #2 will address some edits related to this topic, but further work will be needed that can be accomplished without a major amendment. Public input from the Milton Corridor Study could also inform these edits.
- **Amendment Task 2:** Clarify terms and descriptive information in the Land Use Chapter. In the year since the Plan was adopted, there have been several customer questions and applications that have spotlighted inconsistencies in the land use chapter. These changes could be processed as a minor amendment, likely to start in 2016. While a faster timeline would be preferred, there is not capacity within the Comprehensive Planning program until other projects have been completed.
- **Amendment Task 3:** There are numerous non-substantive editing errors that need to be fixed in order to improve the readability of the document. Final editing of the Regional Plan was rushed to meet the election timelines and, therefore, many of the internal editing issues in the document were not completed. This task would be likely completed in 2016 or 2017 depending on other project work.

After working on the Chapter III minor amendment and second annual report, the Comprehensive Planning Manager identified revisions needed to Appendices A and D. Revised versions of those documents will be available at www.Flagstaff-Matters.com in 2016.

UPCOMING SPECIFIC PLANS

Staff is working on the final draft of a Pedestrian-Bicycle Master Plan, with the public hearing process expected to begin in Fall 2016. Comprehensive Planning staff has launched a collaborative effort to develop a city wide High Occupancy Housing Plan. Work on this planning effort is expected to last from May 2016 through June 2017. As part of the FY17 budget process, Council approved funds for staff to begin updating the Southside Neighborhood Plan. This update will run concurrent with the High Occupancy Housing Plan, and will begin Spring 2017.



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REGIONAL PLAN
2030
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If you have questions, please contact:

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Item No. _____

Planning and Development Services Report

May 20, 2016

TO: Planning and Zoning Commission

THROUGH: Sara Dechter, AICP, Comprehensive Planning Manager
Mark Sawyers, AICP, Current Planning Manager
Dan Folke, AICP, Planning Director

FROM: Jennifer Mikelson, Associate Planner

RE: P&Z Commission Meeting, May 25, 2016
Flagstaff Regional Plan 2030 - 2015 Annual Report



Introduction

This staff report is intended to inform the Planning and Zoning Commission about how the Regional Plan has been implemented over the last two years based on annual report metrics.

Recommended Action: Commission Discussion

Consider the following:

- Does the report provide a big picture of how the City implements the Regional Plan?
- Are there clarifications or corrections you would like to see?
- How important are the missing metrics? Should any of them be prioritized for development or tracking?

Executive Summary

Comprehensive Planning staff has prepared the 2015 Annual Report of the *Flagstaff Regional Plan 2030*. This second assessment of the City's efforts to implement the Plan shows progress towards comprehensive data tracking and incorporating the Plan into decision-making processes. The City's commitment to produce an annual report will help determine future specific plan needs and Plan amendments, advancing the idea that the Regional Plan is a living document.

Annual Report Summary

The purpose of the annual report is to keep Planning and Zoning Commissioners, City Council, and the public informed of the City's progress towards meeting the goals and policies of the Regional Plan. The 2015 Annual Report does this in three ways:

1. It builds on last year's baseline data so that trend analysis is possible over time.
2. It shows which Plan goals are cited most often in all staff memos to Council.
3. A summary of all amendments and planning efforts accomplished in the last year is provided.
4. Identification of all current and upcoming amendments and specific plan work is shown.

Report – Planning and Zoning Commission

May 25, 2016 meeting

Regional Plan Annual Report Presentation

Natural, Built, & Human Environment Metrics

The 2015 report builds on last year's initial data and incorporates several metrics that were missing from the 2014 report, establishing several new baseline measurements. Staff began identifying trends in the data, where feasible. It will take several years' worth of information for variability ranges to be determined and trend analysis to be most meaningful in assessing the Plan.

A total of nine missing metrics are identified at the end of the Natural, Built, and Human Environment sections, which is down from 13 in the 2014 report. Some of the metrics have no tracking method developed, and others do not have current information.

Goals Cited in City Council Staff Memos

A total of 67 out of 75 Regional Plan goals were cited in staff memos to Council in 2015. Goals from all 15 chapters of the Plan were used to link a project's relationship to particular goals from the Plan. The top cited goals are listed with a brief connection made to the corresponding work item or project staff brought forward to Council last year.

Regional Plan Accomplishments

Last year's Plan implementation included one major and two minor plan amendments: the Map 25 major amendment, the La Plaza Vieja Neighborhood Specific Plan, and the Core Services Yard map amendment. In Fall 2015 Comprehensive Planning launched an online civic engagement platform that aims to enhance meaningful public participation across all city departments. This additional avenue for public input will inform a range of City decision-making processes. Regional Plan accessibility will be increased with IT's upcoming online interactive GIS maps, which is a long term project that has seen much progress in 2016.

Future Comprehensive Planning Projects

Three amendment tasks are outlined in the report, down from last year's five. They involve two substantive amendments to the Growth and Land Use chapter and clarification of the terms "corridor" and "great streets" used throughout the Plan. Two of the amendment tasks from the 2014 report were completed and summarized in the Regional Plan Accomplishments section. In early 2016 Council gave direction on the prioritization of specific plan work. A list of those plans and other projects spanning 2016-2017 is summarized under Upcoming Specific Plans. First on that list is the High Occupancy Housing Plan (HOH). Comprehensive Planning staff has already chartered a team to begin work on the HOH.

If you have questions or require clarification on the contents of this staff report, please contact Jennifer Mikelson, Associate Planner at jmikelson@flagstaffaz.gov or (928) 213-2744.

Attachment A. *Flagstaff Regional Plan 2030 – 2015 Annual Report*

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Patrick Bourque, Public Works Section Director
Date: 06/07/2016
Meeting Date: 06/14/2016



TITLE:

History and Overview of Mogollon Public Works Facility, History of Project Scope and Funding of Core Services Maintenance Facility, and future of Mogollon Public Works Facility and Funding of Project

DESIRED OUTCOME:

Staff is seeking direction from Council on next steps to secure total financing for the estimated cost of the Facility.

EXECUTIVE SUMMARY:

In 2012, the current Public Works Yard on Mogollon was identified as a property to sell to help pay for the new Core Services Maintenance Facility. There has been interest and concern by residents in the area of the current Public Works Yard and other residents in the City concerning the end use for the Mogollon Yard once Public Works has moved to its new Facility. Staff has conducted several public meetings, listened to resident input and questions and will answer some of those questions during this presentation. Staff will also provide suggestions for Council to consider concerning this issue.

INFORMATION:

COUNCIL GOALS:

* Provide sustainable and equitable public facilities, services, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics

* Improve effectiveness of notification, communication, and engagement with residents, neighborhoods and businesses and about City services, programs, policies, projects and developments

Attachments: [Presentation Power Point](#)
[May 18th public meeting notes](#)
[Mogollon Public Mtg. Comments](#)
[Public Mtg. Add'l Comments](#)
[Pages from Publicity Pamphlet](#)



Project Scope and Funding of Core Services Facility and future of Mogollon Public Works Facility

Worksession
June 14, 2016



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Discussion

Background on Core Services Facility

1. History of Project Scope
2. Current Project Scope and Funding
 - Bond Approval – Publicity Pamphlet
 - Additional Funding Sources

Background on Mogollon Property as Public Works Facility

Council Funding Options for Core Maintenance Facility



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Background on Core Services Maintenance Facility



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History of Project Scope and Cost Estimates

- In 2009, a detailed space need study was conducted.
- Based on this study, the estimated project cost was approximately \$51.9 million dollars.
- Effort to reduce cost, project was valued engineered to a revised estimated cost of \$42.5 million dollars.
- In 2010, bond initiative to construct a new facility on McAllister Ranch in the amount of \$42 million was not approved by voters.



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Current Project Scope and Cost Estimates

- In 2011, City staff reevaluated the size and scope of the yard to only include key essentials.
- Estimated reduced scope cost to be \$21.5 million.
- July 2012, Council approved Resolution for November 2012 election.
 - \$14 million bond authorization approved in November 2012.
 - Publicity Pamphlet-Project balance to be funded through sale of City owned property (\$2mil.) and solid waste tipping fee (\$5mil).
 - *"The existing facility and potentially other City-owned properties will be sold and/or exchanged to offset the cost of the project."*
- Request for Statement of Qualifications (RSOQ) issued in October of 2015.
 - Guaranteed Maximum Price will be determined during design phase.
- Design Build Contract currently in place



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Background on Mogollon Property as Public Works Facility

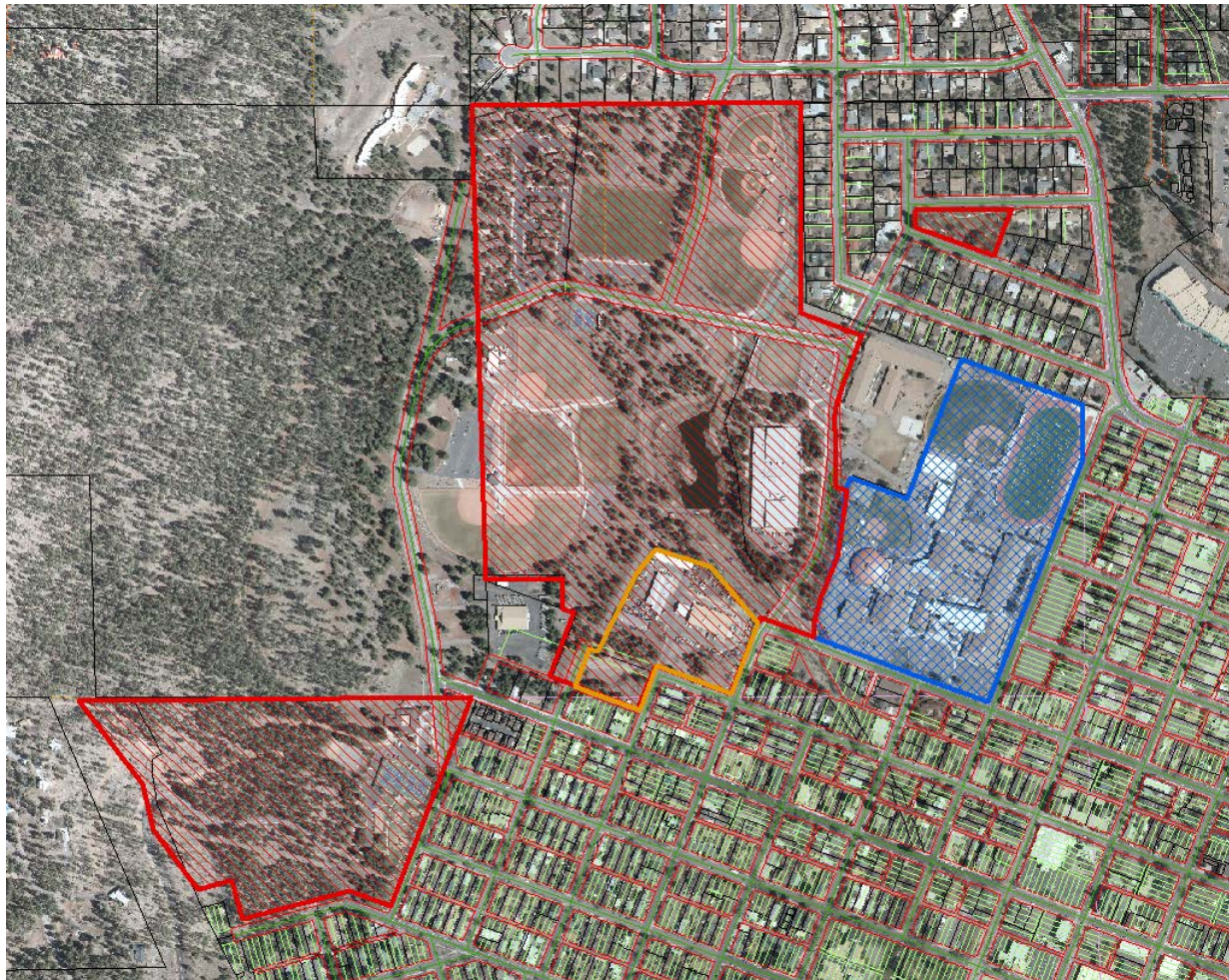


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Mogollon Property



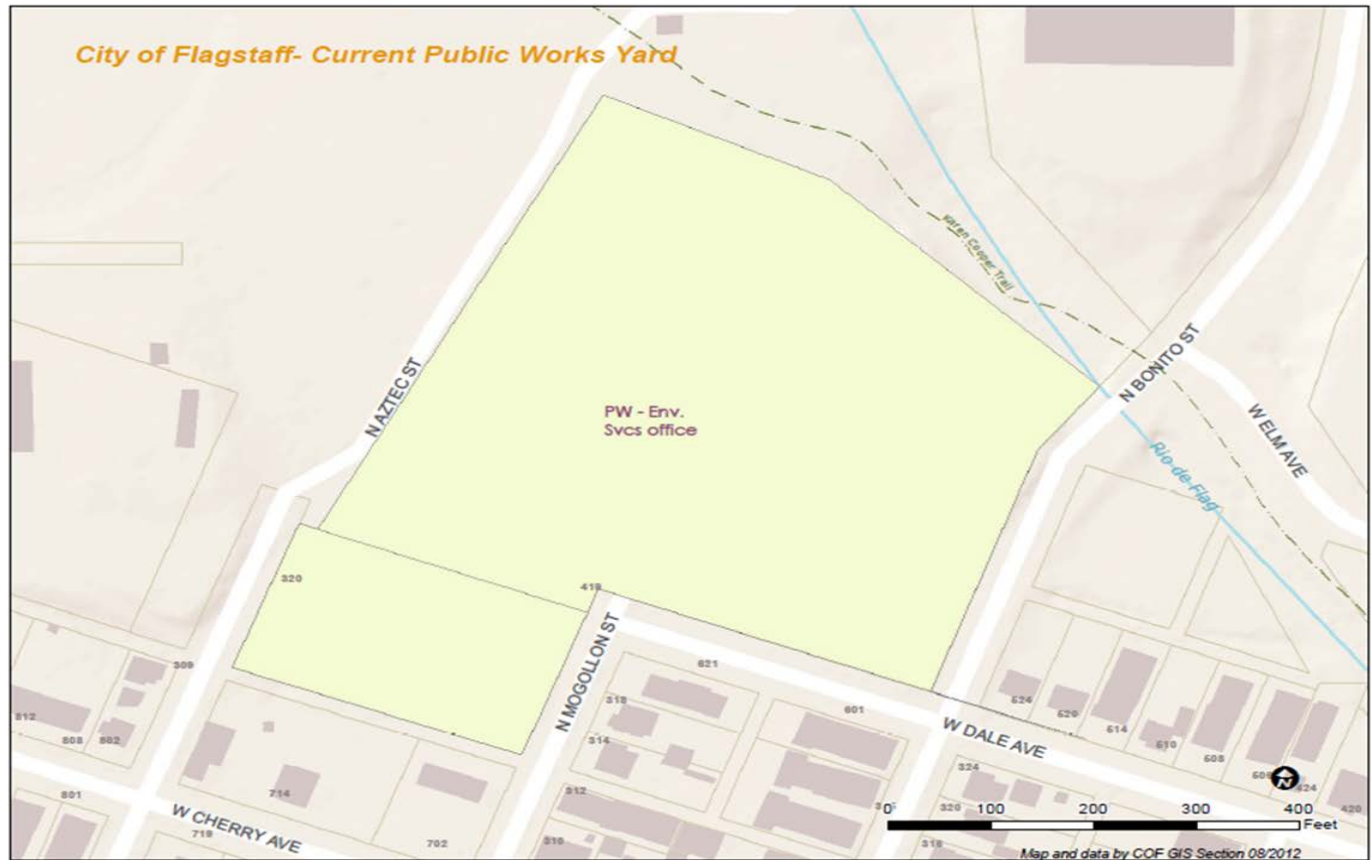
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Mogollon Property



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Mogollon Property

- Current Facility occupies an approximate 7+ acre parcel that adjoins Mogollon St, Aztec St, and Bonito St.
- The Mogollon Property has served as the Public Works Facility for nearly 70 years.
- As our City has experienced growth, and our demand for services has grown, we have modified the facility to meet demands and service expectations.
- In 2009, a detailed space need study was conducted to determine how our facility could best meet our demands. and to explore options for a new Core Services Maintenance Facility.
- Began moving forward with new facility options.



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Mogollon Property



- In exploring the future of the Mogollon Property, staff received quotes for environmental remediation and demolition of structures.
 - Rough estimate of remediation and demolition costs.
- During \$14 million bond authorization approval in November 2012, Publicity Pamphlet noted Core Services Maintenance Facility project balance to be funded through sale of current Public Works Facility and potentially other City owned property.



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Financial Options for Core Services Facility



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Financial Options for Core Services Facility

1. Amend a portion of Ordinance and sell the approximately 7+ acre property
2. Retain Property
3. Defer Decision and Direct staff to pursue additional information



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Amend Ordinance and Sell Property

- Amend and Sell the property
 - Utilize the sale of the property to fund construction of Core Services Maintenance Facility.
 - Design-Build Agreement in place for pre-construction services of Core Services Maintenance Facility.
 - If property is sold, need for funding is addressed.



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Retain Property

- If choose to retain, gap in pro forma to fund new facility.
- Option requires seeking alternative funding for remediation and improvements to Mogollon site for future use and funding for construction of new facility.



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Defer Decision and Direct Staff to Pursue Additional Information

- Additional information needed from staff for future decision making?



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Thank you Questions?



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Community Meeting on Mogollon Public Works Yard

Wednesday, May 18, 2016 5:30 pm

Joe C. Montoya Community and Senior Center

NOTE: The public and staff spoke about many dates and dollar figures during the discussion. The notes are meant to give an overview of the meeting's dialogue. Please refer to staff reports for accurate figures and dates.

Meeting Summary

There were approximately 150 people present for this public meeting, based on the room being filled to capacity. City staff from the Manager's office, Legal, Public Works, and Community Development were present. There were almost 50 comments and questions from the public during the 2 hour meeting and many participants who did not speak filled out written comment card. Everyone who spoke favored retaining the property for its original purpose of a park. The main issues discussed were:

- The legal status of the Mogollon Yard property
- The intent of past City Council actions concerning the property
- What justified the sale of the property versus other sources of funding the Core Services Yard
- What would the process and outcomes may be if the property was sold
- What are alternatives scenarios for the future of the property that could be presented to Council

I. II. Josh Copley provides opening remarks and introduces staff

III. Legal Issues – Sterling Solomon

The dedications in subdivision plat only included streets and allies, and not Thorpe Park.

City sold property out of the Clark property between 1923-1957

1947 voters approved the construction of the Mogollon Yard on the property.

First zoning of the property occurred in 1949.

Ordinance dedicating the land for park, recreation and museum purposes was never recorded (passed in 1957). Therefore, it did not create common law reliance. (Sometimes this is also referred to as a 1959 ordinance in the discussion)

The city did not have the intent to dedicate all of the property to the public when it was purchased in 1923 and the City took many actions in the 1940s to sell off portions of the property.

1957 ordinance – the City can amend or repeal an ordinance at any time.

Follow up questions:

- Clarifying question confirms that the dedication language in the plat did not exclude sale of the property for other purposes.
- Question about the legality of the sale of property prior to the 1957 ordinance

- Don't know what the legal advice was at that time.
- Are there other ways to generate \$2.2 million dollars that would be received from the sale of the property
 - Yes, that is an issue Council can discuss.
- Were specific streets and alleys named in the plat?
 - No
- What is the zoning of the property?
 - Public Facilities
- Had the 1957 ordinance been recorded, would it be clear that the property was a park?
 - For the purpose of individual property owners that would be true, because it would have established common law reliance.
- Are there minutes from the Council meeting related to the subdivision plat?
 - Yes. There are minutes and they have been gathered and researched.
- 1947 bond language – did it indicate that the area for construction was part of the park?
 - The language simply identified the Mogollon property.
- Are ordinances passed by the City Council typically recorded?
 - Yes.
- If it is an ordinance doesn't it have legal standing?
 - The ordinance from 1957 has legal status but it doesn't give adjacent property owners common law reliance that it is a park.
- Crowd suggested that the next meeting should be in an auditorium.
- Polled the room and almost everyone raised hands in support of making the property a park.
- If it were to be sold, it wouldn't be a public facility. What is the City's vision for what the property would be sold for?
 - Options reviewed later in meeting.
- Why are the schools, facilities, ballparks here?
 - Answered by member of the public: History of the area as the homestead of Thomas McMillan and sold it to John Clark. GLO survey in 1879, they designated this section of land for public use. This made it difficult for John Clark to sell the property which is why he sold it to the City.
- Procedural question- how does the ordinance get repealed?
 - Sterling Solomon explained process for 1st and 2nd readings
- What's the process for recording an ordinance and can it be recorded now?
 - It could but it would not create the reliance except for new property owners. It would not be retroactive.
- Park property did show up on the plat but it did not have dedicatory language to it.

IV. Mark Landsiedel explains process for different paths moving forward

Sell v. Retain – Council needs \$2.3 million dollars to fund the new public works yard based on the sale of City property. To Sell – there would have to be a rezoning process, which would have public involvement.

Follow up questions:

- It hasn't been made clear, are they (Council) required to open this process to the public?
 - Yes.
- Could you comment on the need for remediation of the site? It would need to happen no matter what. Would the city remediate the site?
 - Pat Bourke - yes. The site will be remediated. It was remediated in the 1990s and so there is less work to do.
- Wants to know what the remediation costs would be before the Council makes a decision. What would the cost of demolition be as well? The Council should know what they are dealing with up front in terms of the costs for each path forward. Also would like the city to identify the properties that the City would sell in place of this one if they choose not to repeal the ordinance. Don't want to see the same kind of meeting in a different neighborhood. The sale of property was an important part of the justification for the bond. Having a June 14th Council meeting is too soon if all that information is not available.
- Are we assuming in the process chart that the Sell step is a foregone conclusion? Aren't there steps the Council has to take before it can do that like repeal this ordinance from 1959?
 - In order to get to the "Sell" step there are several steps including repealing the 1957 ordinance.
- What environmental assessment has been done and how current is it?
 - Pat Bourke – Assessment is about 2 years old. The Phase 1 testing showed hot spots for environmental clean-up and a Phase 2 was completed. Phase 2 estimated \$60,000 for clean-up. Demolition for the existing buildings, except for stone building, was \$200,000 and included recycling materials from the demolition. The stone building was intended to be left for the developer to decide what to do with.
- \$2.3 million needed for new public works yard and what the property is really worth. This is a pretty "ace" location. Is the property more valuable than \$2.3 million dollars? The value of the property depends on how it is zoned.
 - Charity Lee – Appraisal done in 2014 is outdated, and she believes that there is more than \$2.3 million of value in that land.
- If Council repealed the 1957 ordinance, would it make it possible to sell off more portions of the park?
 - Sterling Solomon - The Council could do something short of a full repeal. They could amend the ordinance and leave the rest of the park.
- Has the City considered a bond issue to preserve and enlarge parks?
 - Josh Copley – not considering that right now. Parks and Recreation has been looking at that potential in the future.
- Under the Sell process, seems strange to put out an RFP before we rezone the property. Clarifying question about the zoning process under the "Sell" scenario.

- The property would go into escrow under the RFP before rezoning process and make the sale of the property contingent on the rezoning of the property. The RFP can include restrictions about what the property can be used for in the RFP.
- Does the process flow chart predicated on a repeal of the ordinance? Do you know something we don't?
 - We know nothing about what the City Council is going to do. Staff is not foreshadowing any result. Staff's job is to place input and options before the City Council.
- The City has a \$2 million shortfall in the cost of building a new public works yard. How much is it going to cost the city to get to the point where it can be sold. Are all these costs subtracted from the value the city is trying to earn?
 - Yes. The City is looking for net proceeds of \$2.3 million dollars. Costs of planning and going through a rezoning have not been calculated at this point.
- It is a positive thing that the Works Yard is being moved. Making up the \$2 million dollars is the next issue. For many years, the City Council opted into a 2% tax increase for property taxes. Several \$100,000 per year spread out among property owners. Council has declined that option for the last 4 years. You can go back and opt into past years. The current amount if they did that would be about \$2million dollars. This seems a viable option for Council to consider.
- Will the question to City Council be carving the 7.2 acres out of the ordinance or will it be to repeal the ordinance? Will this keep happening in the future?
 - Council can restrict the extent of their action. The Works Yard is the nexus of the decision.
- Is it necessary to sell the entire 7.4 acres?
 - The value may exceed what is needed and so we could look at selling only a portion of the site.
- Bonito Street – were the recent improvements completed to accommodate development and more traffic?
 - There is no conspiracy. The deal on Bonito was bad water lines and drainage issues and there is a school bus safety issue. This year we are working on Aztec. We have the Road repair and streets safety projects. Aztec is one of the lowest rated streets in terms of pavement conditions. It has nothing to do with development. It is only about improving the neighborhood.
- Question the wisdom of constructing anything in an area like Thorpe Park no matter what the density or form. Thinks of the park as a public land that should be preserved. \$2.2 million seems a measly amount compared to the public values.
- Can we go onto the City's website and find all the properties that could be for sale owned by the City?
 - No other properties in our inventory that would net the proceeds that the Mogollon Yard could. Coconino County Assessor's website can be searched but there is nothing currently on the City website.
- Suggests user fees for some recreational facilities to offset the cost of not selling the property.
- Appreciate the community meeting before the decision goes to City Council.
- Are the buildings on site condemned? Would it be possible to retain the buildings and turn them into another city function? Could they be repurposed for museum or something else?

- All the buildings on the site are currently being used. They could all potentially be renovated.

V. Dan Folke explains planning and zoning issues

Current zoning does not allow residential uses. The surrounding area is zoned for single family and medium density multifamily.

“Could we allow a project like the Hub in this neighborhood?” is a concern we have heard from the community. That project is zoned commercial and is using transect zoning. There is no existing transect right on this property, and there is no immediately adjacent commercial zoning. Commercial zoning does exist east of the property. It does not seem likely that the property would support a commercial rezoning. Also, there is also no activity center at this location in the Regional Plan, as there was in the case of the Hub.

Planning and Development Services could lead a neighborhood planning process to define compatible development prior to putting out the RFP. Because it would be awkward for staff to review something that came from the same staff, we would likely hire an outside consultant to prepare a rezoning application and lead the public process. Staff’s position is that continuing the existing development pattern would be appropriate if the property were sold. We could require the development to include features such as green building techniques or mixed income housing. When we develop the RFP, we could score the proposals based on these community determined criteria. Neighborhood planning would happen whether we rezone before or after an RFP.

Dan went over requirements for a rezoning case. Neighborhood meeting, hearings, etc.

Follow up questions:

- Is it possible to have a requirement for trees as part of the requirements for request?
 - Yes, that is possible.
- Is any rezoning required if the City retains and uses it as Park space?
 - No.
- Aquaplex – turned out differently than the public input on the process. How do we rebuild the trust?
 - Josh Copley - Going forward our commitment is to help repair the trust. We can’t speak to what happened years ago, but we are starting that process tonight. Dan – Planning staff always strives for an open and transparent process. Serving the public interest is a core responsibility of public planning.
- Parks and Recreation Commission considered this as an action item. The Commission rejected the idea of selling this property and recommended that the area be retained as a park. Disagrees that the Aquaplex is not what the community requested and that there is a second phase that still needs to be bonded.
- Voted for the bond issue but didn’t realize that there was a sale, because it was in the pamphlet and not on the ballot. There are probably people who voted for the bond and didn’t take the sale into account.
- The public is very interested in seeing other properties sold rather than this property.

- This is more than a neighborhood issue. This is a gem of our park system. It serves people even beyond the city of Flagstaff, softball tournaments and Regional events are part of what the park is seen as.
- Would the city go through the same process as the Hub?
 - Yes. The City has to use the same rezoning process as a private developer would.
- Zoning Code is very complex. The Townsite Overlay applies to the adjacent area. The greenhouse that used to be there was considered a community garden and the neighbors feel it was torn down without much notice.
- Neighborhood want to make sure the community character is preserved. The city could never afford to buy back this property and that we are passing on the opportunity to do something fabulous and could affect the entire west side.
- Zoning really affects property values. That seems to be a political choice for Council. Is there a minimum that the Council would need? Do we know what different zoning would do to the ability to generate the necessary funds for the property?
 - Don't know right now. Property with higher density can sell for more money, agreed.
- Buffalo Park is an example of how great the city can be. Staff works very hard and has a lot of influence on the community. The community is telling staff that they see this as park land.
- Could the Yard be a well site, because in City wells are needed, or could a stormwater detention pond be a consideration? There are a lot of other values that this property could have that are public facilities.
- Parks and Recreation commission did vote unanimously that they wanted to keep this as park land and they sent a letter to City Council that stated that. The west side of the City needs more park land. What is holding back park growth is that we do not have bonding capacity for more parks because we are paying off other debts. So each piece of park land we already have is precious.
- It is not necessary to rezone the property for it to stay a park, seems to imply that it was meant to be a park. Intent is important here and there is too much emphasis on legalities in the considerations of this issue.
- Commercial development in this area would be inappropriate. Traffic in this area is a major concern.
- Importance of parks in the City cannot be overemphasized, and there is concern that variances and conditional use permits could deteriorate the quality of life if apartments went in on this site.
- The City has allowed a lot of things on the west side but there is a lot of concern that the City has run off employers with restrictions. More buildings on the west side were deemed necessary by the City. So why if we have limited growth to protect views, why would we sell park land when we have limited growth of other areas, just for apartments. This seems to pit the citizens against the City without good reason. Scary.
- The Council is who is going to really make this decision. We really all need to show up to the Council meeting on the 14th of June, with 5000 rather than a few hundred residents.
- What is the City doing with the Armory that has been vacant for a few years? Who owns it and could the city acquire it?
 - City doesn't own the armory but there are always options that could be considered.

- Last year the citizens heard that the Council preference was for repeal of the 1957 ordinance. Are we at a blank slate place now? Can staff provide information to Council that is balanced in consideration of not selling the property and what could be done with it in that scenario?
 - The 1959 ordinance was not really a known issue last year and we thank the neighborhood for bringing those issues forward. The Public Works Yard has already been value engineered to the point there is nothing to cut from the new yard for savings. Staff will need to do more research on other options.
- Predication of rezoning for development should be presented with balance given to the weight of the public desire to continue with the intent of the public since the 1950's to see the area serve the community as a park.
 - Staff is not trying to push this in any particular way but the City does not have \$2.3 million dollars, will take some work to find. It isn't available at this time.

Closing remarks

Josh thanks the staff and recognizes that there was turn out from all over Flagstaff. Thanks everyone for being there. Staff will stay after to answer questions.

June 14th is a City Council work session so there will not be a decision on that night.

COMMUNITY MEETING TO DISCUSS MOGOLLON PUBLIC WORKS YARD

PW YARD COMMUNITY MEETING ATTENDEES 5/18/16

	Name	Address	Phone	email
1	DARCY FALK	2018 N CRESCENT		darcy@darcyfalk.com
2	HELEN OWENS	Clark Homes	380-7522	
3	CLINTON OWENS	Clark Homes	380-7522	
4	MICHAEL COLLIER	824 W Cherry Ave		
5	PEZ OWEN	204 S Spring St		pez@dakotacorn.net
6	LIN ROWLAND	621 E Kristie Ln		linr@hotmail.com
7	ERIC SEAN SULLIVAN	3540 N Tindle Blvd	814-7992	seanullface@yahoo.com
8	JUSTIN INGLIS	2816 N First St	602-380-7481	jinglish423@icloud.com
9	KRISTAL MARKHAM	1719 W Stevanna Way	556-5651	kristalmarkham@gmail.com
10	JANET FREEMAN	1020 N Navajo Dr	699-4483	janetkfreeman84@gmail.com
11	DEBRA BLOCK	316 E Cherry Ave	773-8675	cubeofd@gmail.com
12	PAUL ZEELER	913 Grand Canyon Ave	779-3174	fauctb@npgcable.com
13	JULIE BARTLETT	913 Grand Canyon Ave	779-3174	snooterreactor@npgcable.com
14	GEORGIA DUNCAN	3529 W Lois Ln		glduncan38@aol.com
15	KATHERINE YELLE	1000 N Beaver St	606-4810	katherineryelle@gmail.com
16	STEVE RAWLINSON	601 N Leroux St	699-7868	rawloskisj@gmail.com
17	SIENNA CHAPMAN	810 W Grand Canyon Ave	863-0074	sienna.o.chapman@gmail.com
18	RICK LOPEZ	5 E Cedar Ave	600-1949	ricklopez12@msn.com
19	JOHN SCHULMAN	819 W Aspen Ave	928-890-8453	jonshulman@msn.com
20	DAVID MCCAIN	515 W Cherry Ave #B	619-218-7554	dmccain@friendsoflagstaff.com
21	JAMIE WHELAN	1819 N San Francisco	607-4281	jamiewhelanj23@gmail.com
22	LAURIE STEINHAUS	1200 N Rockridge Rd	266-6453	mtndudez@gmail.com
23	WAYNE LOPEZ	990 W Thorpe Rd apt. 20	774-1503	
24	MARIAN SPARLING	2853 Pebble Beach Dr	526-5155	sparlingmarian@gmail.com
25	BRITT DEMARTZ	219 N Mogollon St		
26	NORM KILLIP	1024 N Navajo Dr	480-241-1960	killipranch@yahoo.com
27	Kathy McCommell	811 W Cherry Ave	214-0387	kathy.mcconnell25@gmail.com
28	JOHN WETZEL	1614 N Sunset Dr	779-4277	
29	SYBIL SMITH	604 W Piute	699-4843	udali92@gmail.com
30	JERRY THULL	4545 S Lance Rd	221-9420	jgthull@gmail.com
31	AMBER PATRICK	4053 Canyon Loop	606-8049	ampb89@msn.com
32	BRANDON PINTIEL	4053 Canyon Loop		
33	MICHELLE RALSTON			mrалston@coconino.az.gov
34	TERRI DUNN	21 Pine Ave		teridunn@gmail.com
35	DEBORAH TUCK	1760 W Stevanna Way		100thmerian@gmail.com
36	ADAM SIROS			asiros@apmi.com
37	JERRY JOHNSON	820 W Aspen Ave	774-4747	jjohnson820@vvmc.com
	Marie Jones	116 W Benton Ave	602-576-9262	marieajones@gmail.com
	Donn Johnson	100 Wilson		DJpow2@aol.com

COMMUNITY MEETING TO DISCUSS MOGOLLON PUBLIC WORKS YARD

38	ANN WALKA	613 W Cherry Ave	779-2620	ann@walka.com
39	ARMANDO BERNAREAN	802 W Aspen Ave		armando.bernascos@gmail.com
40	BRUCK WALKER	2809 N Erin Way	607-1464	bruceplays@gmail.com
41	W. Lockwood	1779 W Fanning		gwl@npgcable.com
42	Clay Miller			flagtownguey@gmail.com
43	Duffie Westheimer			
44	Eddie Diaz	8625 E Beal		Discing4kids@gmail.com
45	Suzannah Libby	510 W Beal		gartendale@gmail.com
46	Harlan Toney	306 W Juniper Ave		htblacktail@hotmail.com
47	Charles Bradley	11270 N Zady Ln	522-5839	lindalbradley@gmail.com
48	Linda Bradley	11270 N Zady Ln	522-5839	lindalbradley@gmail.com
49	Margaret Van Cleve	111 E Oak Ave #14	226-9115	mvanc39@gmail.com
50	Teresa Wayne	544 W Beal Rd	779-1121	wayne544@q.com
51	Jack Welch	2600 E Seventh Ave #29	714-0504	adillo@aol.com
52	Jim Stratton	4244 E Coburn	522-8255	
53	Mike & Sarah Cromer	4484 Burning Tree	526-2048	sarahcromer9@gmail.com
54	Don & Andrea Perry	2021 N Navajo Dr	774-6492	perrydonandy@msn.com
55	Kathy Flaccus	1021 N Hopi Dr	221-9348	kkflaccus@gmail.com
56	Stella Yee	990 N Thorpe Rd	779-6069	
57	Charles Hammersley	219 S Dunnam St	226-5453	charles.hammerley@nau.edu
58	Sallie Page	627 W Havasupai Rd	600-2213	spagefrommagic@msn.com
59	John Grahame	705 Choctaw	221-1927	jdgrahame@gmail.com
60	Monica Lane	419 N Kendrick Rd	607-0372	momica56@gmail.com
61	Karen Kinne-Herman	2240 N Fremont	774-8706	kinneherman@gmail.com
62	Clayton M Sparling	2853 N Pebble Beach	526-5155	
63	Alida Dierker	4850 N Datura Rd	699-4270	dadierker@aol.com
64	Martha Kimball	1025 W Boulder Lane	679-1067	
65	Caryl David	4955 N Yarrow Trail	779-0003	caryljdavid@aol.com
66	Jim Davis			
67	Katica Blair	990 N Thorpe Rd Apt 4	310-2050	
68	Marilyn Weissman	1055 E Apple Way	853-9283	missymoet@aol.com
69	David Rudaisswick	316 E Cherry Ave		cubeofd@gmail.com
70	Pat Loven	1102 N Hopi Dr		patloven2@gmail.com
71	Pipp Piathek	1709 N San Francisco		
72	Julie Leid	110 N Agassiz St	774-4046	julie@peakegr.com
73	Kevin Schindler	702 W Grand Canyon Ave	607-1387	kevinsschindler@gmail.com
74	Haydee Hampton	621 W Aspen Ave	380-2551	hhampton@gmail.com
75	Mary & Kent Powell	2402 N Navajo Dr	774-2604	kpowell@npgcable.com
76	Dean Shaddy	216 N Mogollon		dshad@rocketmail.com
77	Nat White	1120 W Rock		
78	Art Gonzales	1338 E Canyon View Dr		
79	Thomas D	714 W Cherry Ave	774-6398	
80	Christine Orr	622 N San Francisco	435-654-8811	
81	B K Tucker	118 E Terrace Ave		tucker@aq.arizona
82	J Shaum	2135 Linman Ct	380-6788	
83	Seth Dyer	1110 W Azure Dr		sethdyer@gmail.com
84	Seth Felder	719 W Whiting		sethnme@yahoo.com
85	Gwen Groth	3101 W Tina		gwegroth@gmail.com

COMMUNITY MEETING TO DISCUSS MOGOLLON PUBLIC WORKS YARD

86	Rosen Breunig			rosent.breunig@yahoo.com
87	Karen Mattingly	811 W Cherry Ave		mattinglykaren@gmail.com
88	Ken Patrick			noazbowhunter@yahoo.com
89	Ann Montgomery	PO 1441	774-0778	montgoa@nahealth.com
90	Nat Bransh	810 W Grand Canyon Ave	266-5071	ndbgs@nau.edu
91	Jim McCarthy	2087 W Fresh Air	779-3478	jm436mc@gmail.com
92	Monika Bentley	819 W Aspen`	890-7519	monikaschulman1@gmail.com
93	Tom Brownold	801 W Summit Ave	779-1583	
94	Charlie Silver	720 W Aspen Ave	779-2782	cws720@gmail.com
95	Janice Trunpp	719 W Cherry Ave	853-5258	gjtrumpp@gmail.com
96	Rick Nelson	1340 Rockridge Rd	779-1065	rdnnelson@msn.com
97	Karen Applegunst	2715 N Crescent Dr	7741-7495	
98	Suzanne Jobin	810 W Grand Canyon Ave	864-6889	suzannejobin@gmail.com
99	Melissa Setren	802 W Aspen Ave	225-3716	
100	Lisa Aumack	6919 W Private Pine Mtn Rd	607-3581	laumack@gmail.com
101	Bonnie Feather	1015 N Navajo Dr	380-6160	bfeatherr@gmail.com

A total of twenty one (21) comment cards were received. 20 comments against selling the property and one (1) for selling it. Comments from the public were primarily in favor of constructing a Park and/or Children's museum on the site.



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☒ AGAINST

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NAME Britt & Mary DeMuth
(Required for the record)

DATE 5-18-16

Written Comments Re: the Disposition of the City Public Works Yard

May 17, 2016 by Britt and Mary DeMuth 219 N. Mogollon Street

The parcel upon which the City Yard now sits is in the southerly end of APN 100-01-001H which includes, from north to south, the Senior Little League ballfields, most of the Frances Short Pond, the Thorpe Park ballfields and the City Yard. The Yard also uses APN 100-07-15A to store equipment and trash receptacles.

All of this property is included in the description of land "KNOWN AS THE CITY PARK" in the 1957 Dedication. The 1957 Dedication by the City Council at that time states, clearly, that "no use shall ever be permitted of said area inconsistent with the use for park, recreational and museum purposes".

Now the current City Council is considering selling a portion of that parcel to offset the cost of relocating the Yard to McAllister Ranch.

So the question is: what does the phrase "no use shall ever be permitted" mean? If one Council can dismiss the vision of a previous Council then why create dedications in the first place?

Yes, the City is changing but this area is traditionally the City Park. Many Flagstaff citizens use the park amenities in summer softball leagues, Little League play, AYSO soccer, fishing at the pond, exercising dogs at the bark park and playing disc golf. This area is a nexus for the FUTS (Flagstaff Urban Trail System) headed north to Cheshire, west to Observatory Mesa and south and east to downtown.

At the previous public meeting in September of 2014 the former City manager said this neighborhood was "Park Rich". We say the neighborhood is "Park Friendly". This is not a NIMBY issue. The City Park is for all of Flagstaff.

The 1957 Council had the vision to see that. And now, not even sixty years later, a different Council may be blind in both eyes.



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME DEBRA BLOCK
(Required for the record)

DATE 18 MAY 16

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 314 E CHERRY AVE PHONE 773-8675

COMMENTS PLEASE RETAIN THE PUBLIC WORKS YARD AS GREEN SPACE. PARKS ARE INVALUABLE TO A COMMUNITY. DEVELOPMENT WITHOUT CONSIDERATION FOR THE CHARACTER & LIVABILITY OF FLAGSTAFF HAS BEEN DEEPLY DISTRESSING.



WRITTEN COMMENTS

Agenda #/Topic What to do w/ old (Thorp) maintenance yard

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☒ AGAINST Selling the land!

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NAME Virginia Monte
(Required for the record)

DATE 5/18/16

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 990 N. Thorpe Rd. #7 PHONE _____

COMMENTS Keep the land as park.
No residential building
Plant some more trees - the lungs of the Banner



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☐ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME _____

DATE _____

(Required for the record)

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS _____

PHONE _____

COMMENTS

Could you consider some kind of low affordable housing for teachers, policemen, firemen etc? What a perfect place to raise children + use public transportation.



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME Kristal Markham

DATE 5-17-16

(Required for the record)

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 1719 W. Stevanna Way

PHONE 928-556-8651

COMMENTS

Retain the Mogollan Yard as a Park. It would be a beautiful addition to downtown Flagstaff. There could be a splash pad/fountain and/or a children's museum.

The traffic that will be created by the new Marriott and the development of St. Mary's will make downtown Flagstaff even more difficult to navigate. Don't make it worse by more residential development at the Public Work site.



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME

Amy Perry Lippman
(Required for the record)

DATE

5-18-16

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS

724 W. Birch Ave

PHONE

COMMENTS

So heart warming to see so many citizens speaking out for saving and preserving Thorpe Park. I too would love to see more trees, a return of a community green house, and gardens, replace the old city yard.



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME

Marian Sparling
(Required for the record)

DATE

5-18-2016

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS

2853 Pebble Beach Dr. Flagstaff

PHONE

526-5155

COMMENTS

The Daily Sun has reported the city is currently deciding how to allocate a \$5 million dollar surplus in the budget. Couldn't the new public works spend shortfall be made up from part of that surplus?

Thank you.



WRITTEN COMMENTS

Agenda #/Topic

Selling Public Works Land

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☒ AGAINST

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NAME Katica Bernadette Blair
(Required for the record)

DATE 18 May 2016

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 990 W Thorpe - apt 4 Flag, AZ 86001 PHONE 928-310-2050

COMMENTS I've been a Flagstaff resident for 35 years and I am very proud of the large area designated as Thorpe Park. I currently live at Clark Homes right in the middle of the park. I feel very strongly that every bit of the park should remain part of the City of Flagstaff. It is part of our Flagstaff heritage.



WRITTEN COMMENTS

Agenda #/Topic

Flagstaff Resident? ☐ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME Bonnie Feather
(Required for the record)

DATE 5-18-16

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 1015 N Navajo Dr PHONE 928

COMMENTS Early City officials saw fit to designate public use for this land in perpetuity. Though the population was a fraction of what it is today. Surely with the greatly increased population, we need all of this land for public use today and in future.



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☐ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME Martha Kimball

(Required for the record)

DATE 5-18-16

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 1025 W. Boulder Ln.

PHONE 779-1067

COMMENTS

Do not sell off city park land!
Nat White's point that Council has the option of
using inflation factor to increase property tax
to support city projects and/or costs rather
than sell off our park land to pay for
a public works yard.
Another issue: Who directed staff not to
take conservation of water into consideration for new water rate?



WRITTEN COMMENTS

Agenda #/Topic Mogollon Yard
Disposition

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME Laura Anne Herman

(Required for the record)

DATE 5/18/16

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 2340 N. Fremont Bl. Flagstaff

PHONE 928-606-4488

COMMENTS

Please keep this as
a park.
City staff can be our advocates and can
find other sources for the
needed \$2.2 million.



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME Leslie Owen

DATE 18 April 2016

(Required for the record)

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 204 Spring St 86001

PHONE _____

COMMENTS I am not against development of the site within certain constraints, but I no longer trust Council to abide by resident desires. I think this meeting is rooted in the fear that we will be ignored again.

Perhaps there would be more willingness amongst the residents to discuss development if we were given some believable assurance beyond "public input" that our voices will be acted on not just heard-and-ignored.



WRITTEN COMMENTS

Agenda #/Topic Public Works yard

Flagstaff Resident? ☒ Yes ☐ No

☒ FOR ☐ AGAINST

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NAME Ann Montgomery

DATE 5-18-16

(Required for the record)

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 614 West Cherry Av Flagstaff 86001

PHONE 928-774-0778

COMMENTS Prefer land to become park (trees, picnic areas, water features) with existing buildings to be used as much as possible for activities open to youth and public. If property is rezoned, prefer that only ^{single} residential (not high-density residential) be allowed.



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME Erik Schiefer

DATE 5/18/2016

(Required for the record)

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 601 W Cherry Ave PHONE _____

COMMENTS Please retain as park.
Thank you!



WRITTEN COMMENTS

Agenda #/Topic

Mogollon yard
disposition

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME Georgia Duncan

DATE 5/18/16

(Required for the record)

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 3539 W. Lotus Lane Flag 86001

PHONE 1957

COMMENTS I believe in the Thorpe park region that all the area - including that which was taken by the M. yard - should remain as park and not be sold for developments. Surely there is other city-owned land that could be sold to help finance the new yard.

★ Keep the Mogollon yard land as park land - do not sell. ★



WRITTEN COMMENTS

Agenda #/Topic

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME SALLIE PAEE

DATE 5/18/16

(Required for the record)

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 627 W. HASTINGS

PHONE 928-779-3596

COMMENTS Keep as Park! Walk the trails, talk to sports coaches - they need more places to practice! Play



WRITTEN COMMENTS

Agenda #/Topic _____

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

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NAME DAVID RUDAKIEWICH

(Required for the record)

DATE 17 May 2016

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 316 E. Cherry Ave.

PHONE _____

COMMENTS I am deeply concerned about how the Mogollon Yard will be used. I am strongly in favor of retaining the land as a park. To develop the land as residential would heavily and negatively impact both the infrastructure and character of the neighborhood and of Flagstaff.

Note to attorney, one cannot infer intent from action.



WRITTEN COMMENTS

Agenda #/Topic Public Works Yard

Flagstaff Resident? ☒ Yes ☐ No

☐ FOR ☐ AGAINST

Thank you for participating in your City government. We value your written comments. If you wish for the Council to have your written comments at tonight's meeting, complete the form below and submit it to the Recording Clerk who will deliver it to the Mayor and Council for you. The City Council will take your comments into consideration as part of their deliberative process.

NAME LIN ROWLAND

(Required for the record)

DATE 5/18/2016

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS This land is too valuable to squander!!!

PHONE _____

COMMENTS Public space is really important in all communities. They're places where everyone can go regardless of their income. It's important to preserve as much as possible & selling it just to fund a yard is not a good reason. This type property is rare. Losing it would be unacceptable & irresponsible & it would be irreplaceable. There are lots of great things it could be used for. No more builders coming in, making a fortune & then leaving us to live with the craps. The hill was botched - let's not do it again!! Pay for it some other way!! I'm tired of money winning with the council!!!



WRITTEN COMMENTS

Agenda #/Topic

SALE OF
THORPE PARK
PW PANCEL

Flagstaff Resident? ☐ Yes ☒ No

☐ FOR ☒ AGAINST

OWN TWO DUPLEXES CLOSE TO PW YARD.
LIVE ON COUNTY ISLAND, MEADE & KITTREDGE RD.

Thank you for participating in your City government. We value your written comments. If you wish for the Council to have your written comments at tonight's meeting, complete the form below and submit it to the Recording Clerk who will deliver it to the Mayor and Council for you. The City Council will take your comments into consideration as part of their deliberative process.

HAVE LIVED IN FLAGSTAFF FOR 37 YEARS. THREE CHILDREN BORN HERE AND GRADUATES OF NAU. OWN SEVERAL CITY PROPERTIES, BUT CANT VOTE.

NAME PATRICK J. CONLEY

DATE MAY 18, 2016

(Required for the record)

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS P.O. BOX 460, FLAGSTAFF, AZ 86002

PHONE 928-779-5598

COMMENTS I UNDERSTAND THE ORIGINAL INTENT OF THE BOND ISSUE THAT PROVIDED FOR THE PURCHASE OF THIS PROPERTY WAS THAT IT BE USED FOR NON-RESIDENTIAL PURPOSES, I.E., PARK, RECREATION, MUSEUM. POTENTIAL PARKLAND IN THE WEST DOWNTOWN, ADJACENT TO HEAVILY USED PARK AND RECREATIONAL FACILITIES IS FAR MORE VALUABLE TO THE FLAGSTAFF COMMUNITY THAN THE REVENUE POTENTIAL OF A SALE TO DEVELOPERS. LONG TERM CENTRAL PARKLANDS FOR CITIZENS IS MORE IMPORTANT AND STRATEGIC THAN LIQUIDATION TO PAY PART OF THE NEW PUBLIC WORKS YARD BILL.



WRITTEN COMMENTS

Agenda #/Topic

Flagstaff Resident? ☐ Yes ☐ No

☒ FOR ☐ AGAINST

→ FLAGSTAFF

Thank you for participating in your City government. We value your written comments. If you wish for the Council to have your written comments at tonight's meeting, complete the form below and submit it to the Recording Clerk who will deliver it to the Mayor and Council for you. The City Council will take your comments into consideration as part of their deliberative process.

NAME MICHAEL COLLIER

DATE 5-18-16

(Required for the record)

THE FOLLOWING INFORMATION IS OPTIONAL AND WILL BECOME PART OF THE RECORD

ADDRESS 824 W. Cherry Avenue

PHONE 779 2962

COMMENTS _____

Idea rock building is there & will be saved -
A compromise could be for the city to develop
w/ the right, carefully selected, developer nice, single
story "bungalow" type senior or single parent
affordable housing w/ garden space,
playground where old & young can play/
live together, bonding struggling single
parents w/ the elderly - maybe ~~sub~~
~~sub~~ a partnership city/public - rest
left as park

Be creative - subsidize affordable
housing for those in need, \pm park -

C. Orr

Daniel Folke

From: Diane Hope <di.hope@live.com>
Sent: Saturday, May 14, 2016 5:36 PM
To: Tammy Bishop; Daniel Folke
Cc: Rose Houk
Subject: RE: City Public Works Yard Update

Hello Tammy & Dan,

Just one question. If/when the city yard property is sold off for high density residential development ...
how will the W Sante Fe/South Milton road system cope with the traffic?

On Friday afternoon this week Sante Fe was backed-up half way to Thorpe Park. The roads in this area simply won't take the load of more housing/parking/cars etc in this part of town -- without a new crossing point to get vehicles across (under) the railroad tracks in the vicinity of W Coconino Ave (an underpass??).

The cost of constructing this should be factored in to any development plans that add significantly to traffic on these streets and paid for by the people benefiting from that development (i.e. the City AND the housing developers).

Diane Hope PhD, resident of west downtown

From: tbishop@flagstaffaz.gov
To: tbishop@flagstaffaz.gov
Subject: RE: City Public Works Yard Update
Date: Fri, 13 May 2016 21:49:53 +0000

I have attached an updated flyer regarding the Community Meeting on Mogollon Public Works Yard Wednesday May 18, 2016, 5:30 PM at Joe. C Montoya Community & Senior Center, 245 N. Thorpe Rd.
Thank you,
Tammy

Tammy Bishop, Administrative Specialist
City of Flagstaff, Community Development
(928) 213-2611



Daniel Folke

From: Ellen Ryan <rrrellen@yahoo.com>
Sent: Tuesday, May 17, 2016 9:42 AM
To: Daniel Folke
Subject: Public Works Yard questions

Dan,

I will be unable to attend the meeting tomorrow, but do have concerns. I worked with neighbors to preserve the Townsite neighborhood and develop the Townsite Historic Design Review Overlay District Design Standards and Guidelines. The City Yard is close to the Townsite neighborhood. I also own property on Aspen Avenue. I am in agreement with many neighbors that the property should remain a park. If that is not possible, I would like to see the development similar in scale to the townsite neighborhood.

I have concerns that the meeting tomorrow and quick turnaround time of council meetings about this property might mean that the majority on the council have already made up their minds and will vote to push ahead, no matter how many people oppose the sale and development. Do they intend to repeal the park designation of the property?

This particular property within city limits is a jewel and cannot be replaced once gone. Given all the other projects competing for infill with high density (HUB, Marriot, St. Mary's property), to add more will just undermine the value of the historic areas of town that add so much to Flagstaff's character. This trend is not one that is sustainable.

Thank you for taking comments,
Ellen Ryan

Daniel Folke

From: Kathy Flaccus <kkflaccus@gmail.com>
Sent: Saturday, June 04, 2016 2:55 PM
To: Daniel Folke
Subject: please keep the city yard as park

Kathy Flaccus

1021 N Hopi DR

Flagstaff, AZ 86001

Dear Flagstaff Planners,

June 4, 2016

I have lived in Flagstaff since 1972 and taught science (mostly Environmental Science and Chemistry) at Coconino and Sinagua High Schools for over 25 years. Also, I am a long time advocate for parks in Flagstaff because I know the benefits to my students and the community. I enthusiastically support keeping the City Yard as park land. It is almost impossible for Flagstaff to purchase additional parkland and we need to guard what we have already dedicated as park.

Last Thursday evening I was at Frances Short Pond. There were at least one hundred people there, enjoying the pond and open space. Kids, grandparents, families, young parents with children in strollers, teens, runners, and birdwatchers and FUTS users were all in the area. It is a well-loved place! Just across from the pond, softball teams were playing and a youth soccer team was practicing on the duck pond field. Every field and every part of the park was occupied. The city yard is adjacent to the pond and the fields. We need this space as parkland to accommodate the needs of this active outdoor loving community!

Please work to keep the City Yard as parkland.

Sincerely,

Kathy Flaccus

Daniel Folke

From: Glenn Rink <faroutbotany@gmail.com>
Sent: Saturday, May 14, 2016 10:39 AM
To: Daniel Folke; collier houk
Subject: public yard and Thorpe Park

Dan,

I don't think I'll make the meeting on Wednesday, but I have some input into the public yard 'disposal' process.

1) I don't think that the city had it in mind back in the 40s that this land would ever part from Thorpe Park and become high density housing.

2) We can rarely ever get open space back. Open space is of high value to Flagstaff residents.

3) Just because it is convenient for the City to sell this land, does not mean it is the right thing to do.

4) selling this land will be a negative blow to the public trust, similar to when the MNA sold off part of their museum holdings to make up budget shortfalls and lost their accreditation. I would also liken it to the NPS potentially selling off part of Grand Canyon National Park to make up for their bad fiscal decisions of the last few years.

5) development of more housing in this area will have significant negative impacts on traffic issues in this neighborhood.

6) selling off public parks sets a horrible precedent.

I urge you to do whatever you can to reinstate the land of the city yard to Thorpe Park, and not sell it off to make a short term buck.

Thanks for your efforts on behalf of the residents of Flagstaff.

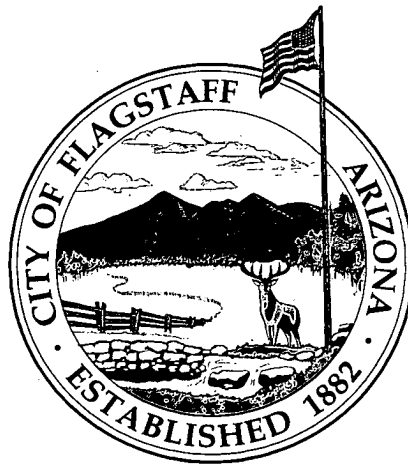
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Glenn Rink
801 West Birch
Flagstaff, AZ 86001

**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

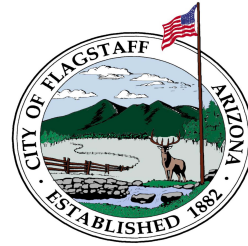
ARGUMENTS "AGAINST" QUESTION NO. 406

No arguments submitted.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Stephanie Smith, Assistant to City Manager
Date: 05/25/2016
Meeting Date: 06/14/2016



TITLE:
Transit Tax Renewal

DESIRED OUTCOME:
 Information and discussion

EXECUTIVE SUMMARY:

The Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) is the transit agency in northern Arizona operating the Mountain Line, Mountain Lift and Mountain Link systems in Flagstaff. NAIPTA also coordinates with Campus Shuttle Service at Northern Arizona University. Established in 2001, NAIPTA has grown into a system that employs more than 75 people and transports nearly 2 million riders a year.

The purpose of this work session discussion is to discuss feedback received on the proposed renewal of the local transaction privilege tax revenues dedicated for public transportation ("transit tax") and review draft ballot language renewing the dedicated sales tax. The Flagstaff City Council has authority to ask City voters whether the transit tax should be renewed. Attached to this staff summary is a memo from NAIPTA General Manager/CEO, Jeff Meilbeck. The memo requests the City Council send a question to voters this November regarding the renewal of the existing transit tax. At the June 14th Work Session, Mr. Meilbeck will present feedback received through the NAIPTA Citizen Review Committee and a recent survey of likely voters.

INFORMATION:

Tax Authority and Background

The City Charter Article V, Section 2 provides that the City Council shall have the power to levy a transaction privilege tax (also referred to as a sales tax) subject to approval by a majority of the qualified electors voting in the regularly scheduled general election. The City base local transaction privilege tax rate is 2.051% of gross revenues from a taxable activity (with an additional 2% rate on bar/restaurant/lodging businesses). The transit tax was approved by the City electorate via five separate propositions, totals as a .295% rate, and is part of the base rate of 2.051%. The approved propositions dedicate the transit tax revenues for specific public transportation purposes, and impose a "sunset" or expiration date for such tax of June 30, 2020. The applicable propositions are referenced in the City Code, Section 3-05-008-0800.A.5,7,8,9,10.

COUNCIL GOALS:

- 3) Provide sustainable and equitable public facilities, services, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics
- 6) Provide a well-managed transportation system

- 7) Continue to implement the Flagstaff Regional Plan and focus efforts on specific plans
- 8) Improve effectiveness of notification, communication, and engagement with residents, neighborhoods and businesses and about City services, programs, policies, projects and developments
- 10) Support and assist the most vulnerable
- 11) Ensure that we are as prepared as possible for extreme weather events

REGIONAL PLAN:

Goal LU.7. Provide for public services and infrastructure

Goal LU.12. Accommodate pedestrians, bicyclists, transit riders, and private cars to supplement downtown's status as the best-served and most accessible location in the region.

Goal T.1. Improve mobility and access throughout the region.

Goal T.2. Improve transportation safety and efficiency for all modes.

Goal T.7. Provide a high-quality, safe, convenient, accessible public transportation system, where feasible, to serve as an attractive alternative to single-occupant vehicles.

Attachments: Memo from Meilbeck
 PPT - NAIPTA
 Res. 2016-25



Northern Arizona Intergovernmental Public Transportation Authority

3773 N. Kaspar Drive • Flagstaff, AZ 86004 • 928-679-8900 • FAX 928-779-6868 • www.naipta.az.gov

DATE: May 16, 2016

TO: Josh Copley, Flagstaff City Manager

FROM: Jeff Meilbeck, NAIPTA CEO and General Manager

SUBJECT: Transit Funding Renewal November 8, 2016 Ballot Initiative

The purpose of this memo is to formally request that the City of Flagstaff send a question to voters on November 8, 2016 regarding renewal of the existing transit sales tax at the existing .00295 sales tax rate through 2030. This request is based on the following factors.

- The .00295 sales tax that funds Mountain Line will sunset on June 30, 2020.
- The NAIPTA Board of Directors considered this topic on October 21, 2015 and supported sending a renewal question to voters in 2016 at existing rates.
- A Citizens Review Commission met on April 21, 2016 and requested that Council send a renewal question to voters in November 2016 at existing rates.
- The authority to send a transit tax renewal question to voters is held by the Flagstaff City Council.

Unlike capital projects, asking voters to renew the transit tax in 2016 is important to mitigating risk and avoiding crises. To illustrate the risk, if the transit tax question is not sent to voters until November 2018, and fails, funding for Mountain Line will cease on July 1, 2020. Given that the next opportunity for renewal would be November 2020, Mountain Line would cease operating for a 4 month period even if the November 2020 request were approved by voters. This service gap would be expensive, disruptive and erode confidence in the public's perception of the City's ability to plan ahead. Conversely, if the question goes to voters in November 2016 and does not pass, Mountain Line can go back in November 2018 with a modified request without jeopardizing the system.

Thinking things through, if the question fails twice, in both 2016 and 2018, it may be evidence that community support no longer exists and Mountain Line service would be allowed to stop. However, failing once at the ballot could be a matter of bad luck, bad management, or other factors that would require a second go. As such, asking in 2016 provides adequate public process without risking a costly, disruptive and confidence - eroding crises.

As Council considers whether or not to send a transit tax renewal question to voters in November 2016, the Regional Transportation Plan (RTP) Steering Committee is also hard at work. The RTP Steering Committee is setting the stage for a broader community discussion about road, bike and pedestrian transportation projects. Sending a transit tax renewal



Getting you where you want to go





Northern Arizona Intergovernmental Public Transportation Authority

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question to voters in November 2016 would clear the field of background noise and allow the City to focus on transportation expansion projects in 2018.

If Council does choose to send this question to voters, recent research suggests that it will be approved. Specifically, in an April 2016 statistically valid random sample survey, 86% of those surveyed had a favorable impression of the Mountain Line system and 71% strongly supported extending the current tax for an additional 10 years. Certainty of funding through 2030 would maintain the confidence of passengers, employees, and members of the private sector investing along transit lines.

ALTERNATIVES:

- 1) Send a transit funding renewal question to voters on November 8, 2016 at existing rates (Recommended). This approach would provide certainty and flexibility and is the recommendation of the NAIPTA Board and a Citizen Review Committee.
- 2) Do not send a transit funding renewal question to voters on November 8, 2016 at existing rates (not recommended). This option would put the Mountain Line system at risk. Even if Council sent the question in 2018, and it was not approved, transit funding would stop before a second request could be sent to voters in 2020.
- 3) Send a question for an **increased** transit tax to voters in 2016 (not recommended). Although Mountain Line is popular in the community and highly successful in its current form, a request for an increase in 2016 would be out of context with the rest of Flagstaff's transportation system. NAIPTA recommends that the Regional Transportation Plan Steering Committee be allowed to finish its work before Council considers any increases to transit funding. It is important that the community engage fully in the analysis of specific transportation projects and priorities and November 2016 does not provide enough time for the kind of transparent and inclusive dialogue required.
- 4) Make the transit tax permanent or extend it for 20 years rather than 10 (not recommended). Although 20 year terms and permanent terms are relatively common around the Country, Flagstaff has historically requested 10 year terms for transit funding. Evidence of the popularity of a 10 year approach is seen in the April 2016 random sample survey: 71% of respondents strongly support a 10 year term, but only 38% of respondents strongly support a 20 year term.

FISCAL IMPACT:



Getting you where you want to go





Northern Arizona Intergovernmental Public Transportation Authority

3773 N. Kaspar Drive • Flagstaff, AZ 86004 • 928-679-8900 • FAX 928-779-6868 • www.naipta.az.gov

If a transit funding extension at the existing .00295 sales tax rate is approved by Council and voters, Mountain Line will continue in its current form through 2030. Funding approval in 2018 would have the same affect but would create more risk and negative consequence if the first request failed and a second request was pushed to 2020.

SUBMITTED BY:

Jeff Meilbeck
CEO and General Manager

ATTACHMENTS:



Getting you where you want to go





Transit Decision 2016

*June 14, 2016
Flagstaff City Council*



Getting you where you want to go 1



Key Points

- ◎ NAIPTA operates transit for the City of Flagstaff
- ◎ Transit funded by \$.00295 transit tax
- ◎ Transit tax sunsets 6/30/2020 if not renewed
- ◎ NAIPTA Board requests 2016 ballot question
- ◎ City Council holds authority on how, when or if to send ballot question to voters.



Getting you where you want to go



Progress To Date

- ◎ Council Presentation April 12, 2016
 - Options of Timing and Amount
 - Advantages and Disadvantages
- ◎ Citizen Review Committee April 21, 2016
- ◎ Public Survey April 2016
 - Systematic Random Sample
 - Fred Solop
- ◎ Team Transit:
City, NAU, County, NAIPTA meet twice monthly on public education and outreach.



Getting you where you want to go



Public Outreach Schedule

- ◎ Publicity Pamphlet Final (August)
- ◎ Cityscape (Fall)
- ◎ 4 Open Houses (September and October)
- ◎ 20 Civic Group Presentations (Fall)
- ◎ “Bus Stops Here” Events (Fall)
- ◎ Update Council (October)



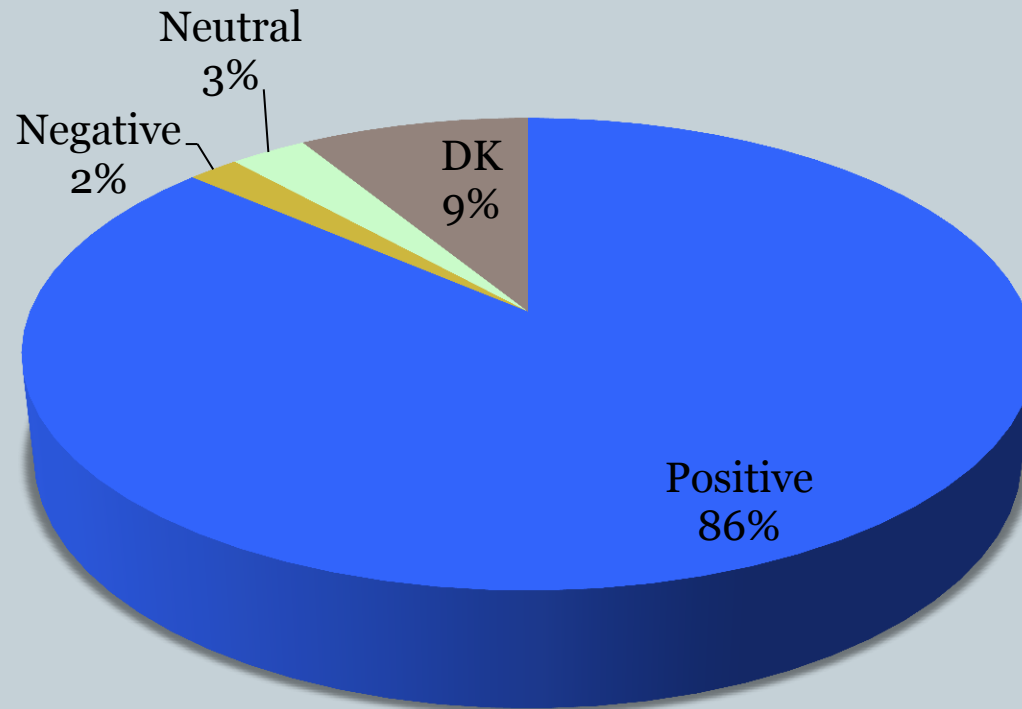
Getting you where you want to go

NAIPTA

Likely Voter Survey: 2016

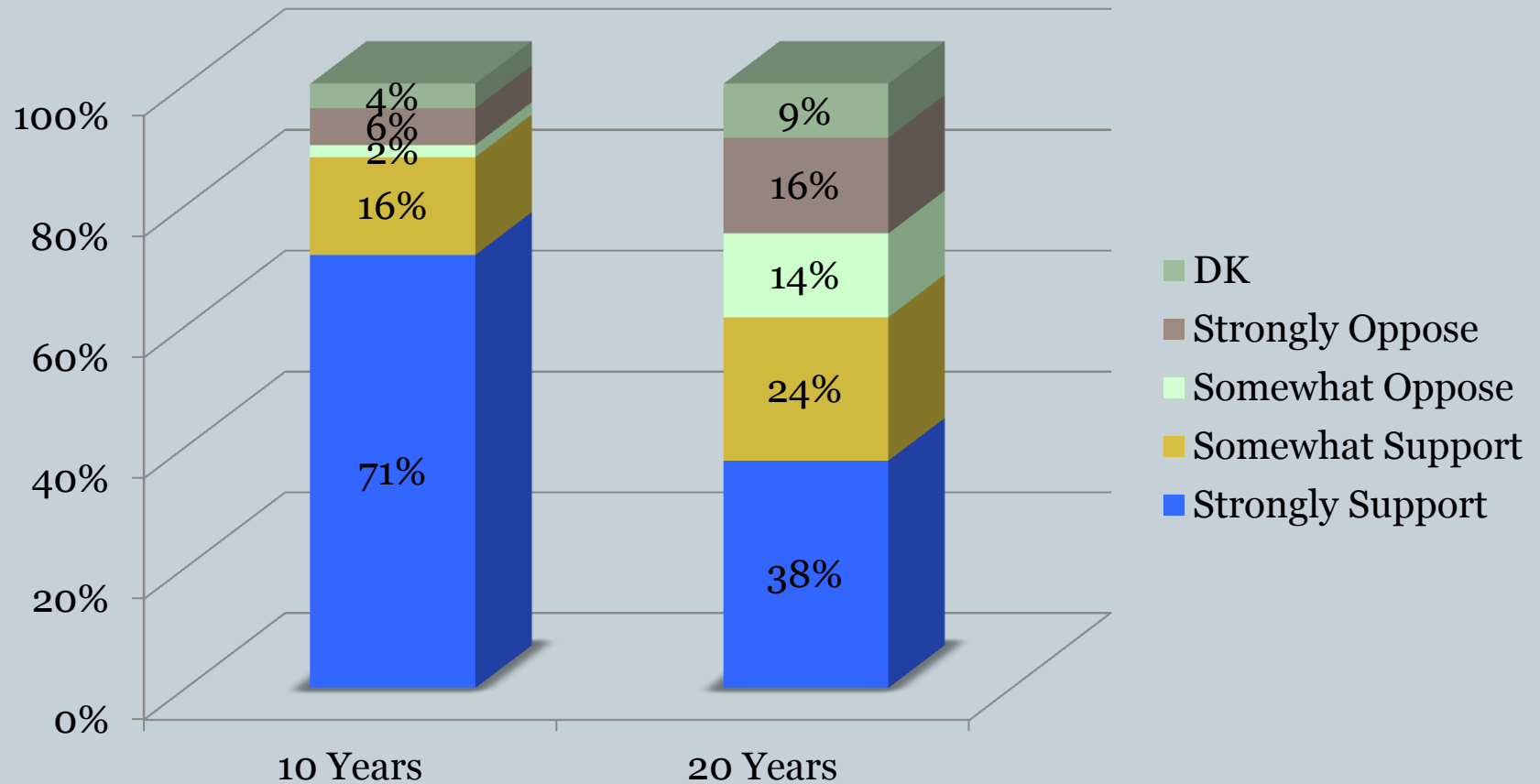


Impression of Mountain Line



(Note: Asked of respondents familiar with Mountain Line (83% of total))

Support for Extending Current Tax





Thank you,

Jeff Meilbeck

NAIPTA CEO and General Manager

jmeilbeck@naipta.az.gov

928-679-8900



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RESOLUTION NO. 2016-25

A RESOLUTION AUTHORIZING REFERRAL OF A BALLOT QUESTION TO THE QUALIFIED ELECTORS OF THE CITY AT THE GENERAL ELECTION ON NOVEMBER 8, 2016, RELATED TO POSSIBLE CONTINUATION OF A LOCAL TRANSACTION PRIVILEGE TAX (SALES TAX), (EXCLUDING THE SALES OF FOOD AS EXEMPT BY STATE LAW), FOR A PERIOD OF TEN YEARS COMMENCING JULY 1, 2020, WITH PROCEEDS FROM THE TAX TO BE DESIGNATED FOR PUBLIC TRANSPORTATION PURPOSES.

RECITALS:

WHEREAS, the City Council may refer a question to the qualified electors of the City concerning whether to approve or extend a local transaction privilege tax levy, as called for in the City Charter, Article VI, Section 2(b); and

WHEREAS, the City of Flagstaff currently levies a collective local transaction privilege tax rate of 0.295%, excluding a tax on food as exempt by state law, and the proceeds of such tax are designated to pay for public transportation purposes, as referenced in the City Code Section 3-05-008-0800, subsections (A)(5),(7),(8),(9), (10) and as approved by a majority of the qualified electors voting to approve such tax (referred to hereafter as the "Transit Tax"); and

WHEREAS, the Transit Tax will expire July 1, 2020 unless continuation is approved by a majority of the qualified electors voting in a regularly scheduled election; and

WHEREAS, the City Council has received a request from the Mountain Line Citizens Review Commission and the Northern Arizona Intergovernmental Public Transportation Authority ("NAIPTA") Governing Board that the community consider extending the Transit Tax; and

WHEREAS, the City Council finds that public transportation is a valuable service provided to all of the Flagstaff community including but not limited to Northern Arizona University, and visitors; and

WHEREAS, the City Council finds that public transportation helps reduce congestion, and wear and tear on public streets; and

WHEREAS, the City Council desires to continue the Transit Tax for a period of ten years, if approved by a majority of the qualified electors voting in the City's next regularly scheduled general election on November 8, 2016 (the "Election").

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

Section 1: Proposition Text.

Pursuant to Article VI, Section 2(b) of the Charter, the City Council hereby refers the following text of Proposition XXX for approval by the qualified electors of the City of Flagstaff at the Election and directs the City Clerk to cause the ballot of said General Election to include such Proposition Text:

Proposition XXX:

Shall the City Council continue to levy a Transaction Privilege Tax (Sales tax) at a rate of 0.295% (\$0.00295), excluding the sales tax on food as exempt by state law, for a period of ten years commencing July 1, 2020, and designate the proceeds of such tax to be used for the purpose of paying directly, or pursuant to an intergovernmental agreement with another governmental entity, the costs of acquiring, constructing, improving, operating, and maintaining facilities for the transportation of passengers within the City of Flagstaff including passenger buses and other motor vehicles, shelters, transfer stations, garages, maintenance facilities and equipment, and other transit facilities?

Section 2: Form of Ballot Question.

The City Council hereby approves the form of ballot question related to Proposition XXX for presentation to the qualified voters of the City of Flagstaff for the ballot of the Election:

FORM OF OFFICIAL BALLOTOFFICIAL BALLOT

FOR ELECTION TO BE HELD IN THE CITY OF FLAGSTAFF,
ARIZONA ON NOVEMBER 8, 2016.

A. Proposition xxx

OFFICIAL TITLE: A Measure Referred to the People by the City Council of the City of Flagstaff Relating to continuation of a Transit Sales Tax Levy for public transportation

DESCRIPTIVE TITLE: Consideration of a levy of a Transaction Privilege Tax at a rate of 0.295% (\$0.00295) for a period commencing July 1, 2020, through June 30, 2030, for the purposes of acquiring, constructing, improving, operating, and maintaining equipment and facilities for a public transit system within the City of Flagstaff.

Proposition XXX

A "yes" vote shall have the effect of approving a levy continuing a Transit Sales Tax through June 30, 2030 at the existing rate of 0.295%.

Yes

A "no" vote shall have the effect of disapproving a levy, and allowing the existing Transit Sales Tax to expire on July 1, 2020.

No

Section 3. Form of Ordinance.

The City Council hereby directs staff to prepare a form of ordinance to continue the levy of a Transit Sales Tax for the public transportation purposes described herein for consideration by the City Council at a future public meeting.

PASSED AND ADOPTED by the City Council and approved by the Mayor of the City of Flagstaff this ____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Josh Copley, City Manager
Co-Submitter: Donald Jacobson, Court Administrator
Date: 06/01/2016
Meeting Date: 06/14/2016



TITLE:

Discussion of New Municipal Courts Facility and draft ballot language

DESIRED OUTCOME:

Council direction

EXECUTIVE SUMMARY:

During the Council work session held on April 12, 2016 we discussed the need for a new municipal courthouse. During that session staff provided a proposed funding scenario that included a ballot question for a \$10 million dollar bond in the secondary property tax. There is sufficient bonding capacity available and it would not result in an increase in the secondary property tax rate. Upon conclusion of the presentation Council indicated its willingness to consider a ballot question for the November 8, 2016 general election.

The proposed new municipal courthouse would be a co-located facility with the Coconino County Justice Court and built on County owned property at the site of the old downtown jail. This collaborative effort with Coconino County would allow for the most efficient use of land and the sharing of costs for design, construction, and joint use space at the new facility. Additionally, the project would include the construction of a nearby parking garage which would serve the needs of the new facility and potentially provide additional parking spaces for the downtown area. Staff proposes that the existing municipal courthouse property on Beaver St. as well as the Cherry Building property be sold to defray the costs associated with the construction of the new courthouse. The costs of maintaining these two aging buildings is not considered to be an effective use of our resources and their potential for redevelopment would certainly be a benefit in terms of additional tax revenue for the City. Of course, any redevelopment of these City owned properties would be accomplished in the strictest conformance with our zoning standards and include public engagement in the process.

If Council should desire to retain the Cherry Building property for some other future use then we would need to increase the requested bond amount to \$12 million in order to assure the full funding of the courthouse project. Again, there is sufficient bonding capacity available and a \$12 million dollar bond would not result in an increase in the secondary property tax rate.

The cost breakdown for the new courthouse is as follows:

Demolition of old jail site	\$250,000
Land	\$400,000
Parking structure	\$4,100,000

Available Funding:	
Various sources including court facility funds, court improvement funds, property sales, redevelopment funds, and capital funding transfer.	
Total amount available:	\$11,500,000
Bond Funding Needed:	
Total Estimated Project Cost:	\$21,500,000
Less total funding available:	\$11,500,000
Total Remaining:	\$10,000,000

Attachments: Proposed draft Ballot Language
Courthouse conceptual design 1
Courthouse conceptual design 2
Summary of comment cards

EXHIBIT "A"

FORM OF OFFICIAL BALLOT

OFFICIAL BALLOT

FOR ELECTION TO BE HELD IN THE CITY OF FLAGSTAFF,
ARIZONA, ON NOVEMBER 8, 2016.

QUESTION NO. _____

Purpose: **Municipal Court Facilities**

Amount: **\$____,000**

To provide adequate court room facilities, prisoner transport and holding areas, separate circulation and movement for public, jurors, prisoners and court staff, space for all court events, as well as staff, jurors and the public and sufficient parking for all of the above, shall the City of Flagstaff be authorized to sell and issue general obligation bonds in a principal amount up to \$____,000 and expend funds therefrom:

- for the purpose of design and construction of new facilities for the municipal court and paying necessary related costs;
- for the purpose of design and construction of a parking garage or similar structure to enhance both municipal court and public parking availability and paying necessary related costs 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 ____% 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 \$____,000 in general obligation bonds to design and construct municipal court facilities.

A vote against the bonds shall have the effect of not allowing the City Council to issue up to \$____,000 in general obligation bonds to design and construct municipal court facilities.

**For the
Bonds/Constructing
Municipal Court
Facilities**

☐

**Against the
Bonds/Constructing
Municipal Court
Facilities**

☐





Feedback Cards

Comments Received at Municipal Court Open House - May 26, 2016

The need for construction of a new municipal Court Courthouse with parking.	\$10 to \$12 million in bond funds for a new municipal court courthouse with parking.	I would not support bond funding for a new municipal court courthouse with parking.	Comments:
	X		I can support the middle statement if the courthouse design provides a small outdoor civic space(similar to rendering) and parking garage is allowed for public use after courthouse business hours. You should emphasize that some of the \$40 million funding is being paid for by court user fees-i.e.: the people that end up in court. I support paid for parking in the offsite garage.
X	X		The current conditions should not be tolerated any longer. This project needs to be strongly supported.
X	X		The courthouse is a dangerous place to the employees who work here and the public that has to appear in court. The structure and the facility are a lawsuit waiting to happen.
X	X		A new courthouse is definitely needed; the proposed arrangement makes a lot of sense.
X	X		
X	X		Very informational - will be attending upcoming meetings and spreading the word.
X	X		Do it now before its too late!! Or too expensive.
X			Not sure
X	X		If a courthouse reflects a community's respect for the law, then this town should be showing a lot more respect.
X	X		Our professionals should not have to work in a sub-standard environment.
X	X		Flagstaff should have a decent court house. I support a new court building.
	X		A new court house would be great for this community!
X	X		Courthouse should be a statement in our community. The municipal Court is in dire need of replacement. It's unsafe to its employees and costs the city money due to flooding every year.

Feedback Cards

Comments Received at Municipal Court Open House - May 26, 2016

The need for construction of a new municipal Court Courthouse with parking.	\$10 to \$12 million in bond funds for a new municipal court courthouse with parking.	I would not support bond funding for a new municipal court courthouse with parking.	Comments:
X	X		The citizens of Flagstaff should tour the city court and see what poor conditions the staff have to work in. All city and county employees need a place to park.
	X		We need a new building and more parking for court staff!!!
	X		
X	X		The current courthouse should be condemned.
	X		As long as county people don't have to pay for parking or park real far away.
X	X		
X	X		Need secure parking for judges and elected officials.
X			
X			
X	X		
X	X		
X	X		
X	X		
X	X		
X	X		Parking needs to be available at no cost to county employees.
X	X		Badly needed. For I would think moral among employees would be an issue.
X	X		Desperately need a new courthouse.
X	X		It's long past time to replace the Muni Court Courthouse.