

COMBINED SPECIAL MEETING/WORK SESSION AGENDA

CITY COUNCIL COMBINED SPECIAL MEETING/
WORK SESSION

TUESDAY

SEPTEMBER 13, 2016

FLAGSTAFF CITY HALL
COUNCIL CHAMBERS

211 WEST ASPEN

6:00 P.M.

SPECIAL MEETING

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. **Consideration and Adoption of Resolution No. 2016-32:** A Resolution of the Flagstaff City Council to comply with State law by correcting a portion of Resolution Nos. 2016-26 and 2016-27 which authorized referral of a ballot question to the qualified electors of the city at the General Election on November 8, 2016, with respect to a temporary increase to the City's Secondary Property Tax and authorization for the sale and issuance of bonds of the City of Flagstaff, Arizona in a principal amount up to \$12,000,000 with the proceeds to be designated for purposes of municipal court facilities.

5. **Adjournment**

WORK SESSION

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. **Preliminary Review of Draft Agenda for the September 20, 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.*

3. **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.

4. **Presentation by President Smith of Coconino Community College on the History and State of the College as They Enter Their 25th Year.**

5. **Lone Tree Traffic Interchange - discussion on possibly reducing or eliminating the requirement that development pay for their transportation impact to the Lone Tree / I-40 Traffic Interchange.**

6. **Discussion on Flagstaff Town Hall - Indigenous Peoples**

7. **Development Tax Incentives and Proposal for Incentive Related to Project at I-40 and Country Club**

8. **Review of Draft Agenda Items for the September 20, 2016, City Council Meeting.***

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

9. **Public Participation**

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

11. **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: Stephanie Smith, Assistant to City Manager
Date: 09/08/2016
Meeting Date: 09/13/2016



TITLE:

Consideration and Adoption of Resolution No. 2016-32: A Resolution of the Flagstaff City Council to comply with State law by correcting a portion of Resolution Nos. 2016-26 and 2016-27 which authorized referral of a ballot question to the qualified electors of the city at the General Election on November 8, 2016, with respect to a temporary increase to the City's Secondary Property Tax and authorization for the sale and issuance of bonds of the City of Flagstaff, Arizona in a principal amount up to \$12,000,000 with the proceeds to be designated for purposes of municipal court facilities.

DESIRED OUTCOME:

- 1) Read Resolution No. 2016-32 by title only
- 2) City Clerk reads Resolution No. 2016-32 by title only (if approved above)
- 3) Adopt Resolution No. 2016-32

EXECUTIVE SUMMARY:

On July 5, 2016, City Council adopted language for a ballot question asking voters to consider a temporary increase to the City's Secondary Property Tax and authorize the issuance of bonds for purposes of municipal court facilities. This question was included in Resolution No. 2016-26 (Calling A Special Election) and Resolution No. 2016-27 (Ballot Language for Municipal Court Facilities Bond Project). Exhibit A attached to Resolution No. 2016-26 and Section 3 of Resolution No. 2016-27 did not include specific language to comply with state law pursuant to A.R.S. §35-454(C). Resolution No. 2016-32 corrects this language in the Question referenced in order to comply with state law. The City's bond attorney, Michael Cafiso, will attend the Council meeting to present the state requirements and necessary changes.

Financial Impact:

There is no financial impact associated with adopting Resolution No. 2016-32.

INFORMATION:

Connection to Council Goal and/or Regional Plan:

N/A

Has There Been Previous Council Decision on This:

Yes, Council adopted Resolution No. 2016-26 and 2016-27 on July 5, 2016. Resolution No. 2016-32 corrects a portion of Resolution Nos. 2016-26 and 2016-27 to comply with State law.

Options and Alternatives:

The single option before City Council is to comply with state law.

Attachments: [Resolution 2016-32](#)

[Resolution 2016-26](#)

[Resolution 2016-27](#)

RESOLUTION NO. 2016-32

A RESOLUTION OF THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, TO COMPLY WITH STATE LAW BY CORRECTING A PORTION OF RESOLUTION NOS. 2016-26 AND 2016-27 WHICH AUTHORIZED REFERRAL OF A BALLOT QUESTION TO THE QUALIFIED ELECTORS OF THE CITY AT THE GENERAL ELECTION ON NOVEMBER 8, 2016, WITH RESPECT TO A TEMPORARY INCREASE TO THE CITY'S SECONDARY PROPERTY TAX AND AUTHORIZATION FOR THE SALE AND ISSUANCE OF BONDS OF THE CITY OF FLAGSTAF, ARIZONA IN A PRINCIPAL AMOUNT UP TO \$12,000,000 WITH THE PROCEEDS TO BE DESIGNATED FOR PURPOSES OF MUNICIPAL COURT FACILITIES

RECITALS:

WHEREAS, pursuant to Resolution Nos. 2016-26 and 2016-27 (the "Prior Resolutions"), the City Council resolved to refer a question to the qualified electors of the City concerning whether to approve a temporary increase to the City's secondary property tax and authorize the sale and issuance of general obligation bonds in a principal amount up to \$12,000,000 and to expend funds therefrom for the purpose of design and construction of new facilities for: the municipal court and prosecution staff and paying necessary related costs; for the purpose of design and construction of parking garage or similar structure to enhance municipal court, prosecution staff and public parking availability and paying necessary and related costs; and to pay all costs and expenses properly incidental thereto and to the issuance of bonds, as called for in the City Charter, Article VI, Section 1(a), and Article XVI (the "Question"); and

WHEREAS, the City has outstanding debt of \$45,514,905 and \$151,716,350 of constitutional debt limit available; and

WHEREAS, only the form of the Question included in Exhibit A attached to Resolution No. 2016-26 and Section 3 of Resolution No. 2016-27 did not include specific language to comply with state law pursuant to A.R.S. §35-454(C); and

WHEREAS, the City Council desires to correct only such language in the Question as is necessary to comply with the state law.

ENACTMENTS:

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

Section 1: Form of Question.

The City Council hereby approves the language in the Question as follows, strike outs indicating deleted text and **bold face** indicating new language:

~~A vote for the bonds shall have the effect of allowing the City Council to issue up to \$12,000,000 in general obligation bonds to design and construct municipal court facilities.~~ **A “YES” vote shall authorize the City Council to issue and sell up to \$12,000,000 in general obligation bonds to be repaid with secondary property taxes to design and construct municipal court facilities.**

~~For the
Bonds/Constructing
Municipal Court
Facilities~~
**BOND APPROVAL,
YES**

~~A vote against the bonds shall have the effect of not allowing the City Council to issue up to \$12,000,000 in general obligation bonds to design and construct municipal court facilities.~~ **A “NO” vote shall not authorize the City Council to issue and sell up to \$12,000,000 in general obligation bonds to be repaid with secondary property taxes to design and construct municipal court facilities.**

~~Against the
Bonds/Constructing
Municipal Court
Facilities~~
**BOND APPROVAL,
NO**

Section 2. Ratification.

Except as indicated herein, the Prior Resolutions are ratified and confirmed in all respects.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 13th day of September, 2016.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 2016-26

RESOLUTION OF THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, CALLING A SPECIAL ELECTION TO BE HELD ON NOVEMBER 8, 2016, IN CONJUNCTION WITH THE CITY'S GENERAL ELECTION, TO SUBMIT POTENTIAL QUESTIONS TO THE REGISTERED VOTERS OF FLAGSTAFF REGARDING POSSIBLE CONTINUATION OF A LOCAL TRANSACTION PRIVILEGE TAX (SALES TAX), AND REGARDING THE POSSIBLE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT OF \$12,000,000 FOR A MUNICIPAL COURT FACILITIES PROJECT, A POTENTIAL QUESTION PROPOSED BY INITIATIVE ADDING A NEW TITLE 15, MINIMUM WAGE LAW, TO THE FLAGSTAFF CITY CODE AND A POTENTIAL QUESTION PROPOSED BY INITIATIVE TO PRESERVE CITY-OWNED REAL PROPERTY SOUTH OF BUFFALO AND MCPHERSON PARKS AS OPEN SPACE

RECITALS:

WHEREAS, the City of Flagstaff currently levies a collective local transaction privilege tax rate of 0.295%, excluding sales of 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 the City Council desires to continue the Transit Tax for a period of ten years (ballot language to be considered separately); and

WHEREAS, voter authorization is required to sell and issue general obligation bonds in a principal amount up to \$12,000,000 and to expend funds therefrom for the purpose of design and construction of new facilities for the municipal court and prosecution staff and the City of Flagstaff desires to provide adequate court room facilities, prosecution facilities, prisoner transport and holding areas, separate circulation and movement for public, jurors, prisoners, and court staff, prosecution staff, space for all court events, as well as staff, jurors and the public and sufficient parking for all of the above (ballot language to be considered separately); and

WHEREAS, two separate initiatives are currently being circulated and have until July 7, 2016, in which to file said petitions; and

WHEREAS, from the time said petitions are filed with the City Clerk's Office a maximum of 38 days (not including Saturday, Sunday or legal holidays) is available for the City Clerk's Office and County Recorder's Office to perform their duties as required by Arizona Revised Statutes (A.R.S.), to determine the sufficiency of valid signatures for inclusion of either question on the November 8, 2016, ballot; and

WHEREAS, sufficiency of said numbers will not be available at the time of publishing a notice inviting arguments for or against proposed questions, in order to meet timing requirements of A.R.S.; therefore, arguments will be accepted for the two initiative questions outlined in Exhibit A, attached hereto and made a part hereof, with the understanding that one or both questions may eventually not be placed on the November 8, 2016, ballot.

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

Section 1. THAT a special election of the qualified electors of the City is hereby called to be held on November 8, 2016, at which there may be submitted to the qualified electors of the City questions amending the Flagstaff City Code by adding a new Title 15, Minimum Wage Law, (by initiative) and to preserve City-owned real property south of Buffalo and McPherson Parks as open space (by initiative), and regarding the possible continuation of a local transaction privilege tax (sales tax), and regarding the possible issuance of bonds in a principal amount of \$12,000,000 for a municipal court facilities project.

Section 2. THAT

(A) notice of the Election shall be given by mailing an informational pamphlet (hereinafter referred to as the "Informational Pamphlet") to each household that contains a registered voter within the City not less than 27 before the date of the Election.

(B) the Clerk of the City is hereby authorized and directed to cause the Informational Pamphlet to be prepared and mailed according to law and the provisions of this resolution.

Section 3. THAT consideration of whether to move forward with a question regarding possible continuation of a local transaction privilege tax (sales tax), and regarding the possible issuance of bonds in a principal amount of \$12,000,000 for a municipal court facilities project shall be considered separately, and the official ballot question wording for each will be considered separately.

Section 4. THAT should it be determined that one or both of the pending initiatives receive the required number of valid signatures, the ballot question(s) shall be in substantially the form shown on Exhibit A.

Section 5. THAT the Clerk of the City is hereby authorized to request arguments for and against the subject matters of the Election for inclusion in the Informational Pamphlet by providing the notice in substantially the form attached and marked Exhibit 'B' (hereinafter referred to as the "Notice for Arguments") by posting the Notice of Arguments at all places at which notices of meetings of the Council of the City are posted and publishing the Notice of Arguments once in the *Arizona Daily Sun*. The deadline to submit arguments shall be 5:00 p.m. MST on August 10, 2016.

Section 6. THAT

(A) the Election shall be held, conducted and canvassed in conformity with the provisions of the general election laws of the State of Arizona, except as otherwise provided by law, and only such persons shall be permitted to vote at the Election who are qualified electors of the City.

(B) all expenditures as may be necessary to order, notice, hold and administer the Election are hereby authorized, which expenditures shall be paid from current operating funds of the City.

(C) the Clerk of the City is hereby further authorized to take all other necessary action to facilitate the Election.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 5th day of July, 2016.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT 'A'

FORM OF OFFICIAL BALLOT

OFFICIAL BALLOT

QUESTION NO. 1

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

QUESTION NO. 2

Proposition XXX

Purpose: **Bonds for Municipal Court Facilities**

Amount: **\$12,000,000**

OFFICIAL TITLE: A MEASURE REFERRED TO THE TO THE PEOPLE BY THE CITY COUNCIL OF THE CITY OF FLAGSTAFF RELATING TO THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT OF \$12,000,000 TO DESIGN AND CONSTRUCT MUNICIPAL COURT FACILITIES.

DESCRIPTIVE TITLE: Consideration of the sale and issuance of bonds to provide adequate court room facilities, prosecution facilities, prisoner transport and holding areas, separate circulation and movement for public, jurors, prisoners and court staff, prosecution 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 \$12,000,000 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 \$12,000,000 in general obligation bonds to design and construct municipal court facilities.

For the Bonds

A vote **AGAINST** the bonds shall have the effect of not allowing the City Council to issue up to \$12,000,000 in general obligation bonds to design and construct municipal court facilities.

Against the Bonds

QUESTION NO. 3

Proposition XXX

OFFICIAL TITLE: PROPOSED BY INITIATIVE PETITION, ADDING A NEW TITLE 15, MINIMUM WAGE ACT, TO THE FLAGSTAFF CITY CODE

DESCRIPTIVE TITLE: Amendment to the Flagstaff City Code by adding a new Title 15, Minimum Wage Act, to enact a minimum wage for the City of Flagstaff and providing for enforcement and remedies for violations of the City minimum wage

A **YES** vote shall have the effect of adding a new Title 15, Minimum Wage Act, to the Flagstaff City Code to enact a minimum wage for the City

YES

A **NO** vote shall have the effect of not adding a new Title 15, Minimum Wage Act, to the Flagstaff City Code and continuing to follow State and Federal laws related thereto

NO

QUESTION NO. 4

Proposition XXX

OFFICIAL TITLE: PROPOSED BY INITIATIVE PETITION, PRESERVING APPROXIMATELY 253 ACRES OF CITY-OWNED REAL PROPERTY COMMONLY KNOWN AS MCMILLAN MESA AND APPROXIMATELY 47 ACRES OF CITY-OWNED REAL PROPERTY SOUTH OF BUFFALO AND MCPHERSON PARKS, AS OPEN SPACE

DESCRIPTIVE TITLE: Preserving approximately 253 acres of city-owned real property, commonly known as McMillan Mesa, and approximately 47 acres of city-owned real property south of Buffalo and McPherson Parks, as open space, permitting the City to use up to ten acres of the property for the construction of a veterans' services facility.

A **YES** vote shall have the effect of preserving city owned real property as open space, permitting use of up to ten acres for the construction of a veterans' services facility

YES

A **NO** vote shall have the effect of not preserving city-owned real property as open space

NO

EXHIBIT 'B'**FORM OF NOTICE FOR ARGUMENTS**
REQUEST FOR ARGUMENTS FOR AND AGAINST PROPOSED
QUESTIONS TO BE SUBMITTED AT THE NOVEMBER 8, 2016, ELECTION

Pursuant to a resolution adopted by the Council of the City of Flagstaff, Arizona (the City), on July 8, 2016, a special election in and for the City was ordered and called to be held on November 8, 2016. Notice of the Election will be given by mailing an informational pamphlet to each household that contains a registered voter, with such pamphlet to include arguments for and against the proposed questions to be considered at the Election as indicated below:

Question 1: Transit Tax (Resolution No. 2016-25)

Question 2: Courthouse Bonding (Resolution No. 2016-27)

Question 3: Minimum Wage Act (proposed by initiative; yet to be determined if this will appear on the ballot)

Question 4: Preservation of City-owned real property as Open Space (proposed by initiative; yet to be determined if this will appear on the ballot)

Any person interested in providing any such argument is hereby requested to provide the same to the City Clerk, before 5:00 p.m., Arizona time on Wednesday, August 10, 2016. Further information on specific requirements for said arguments is included at A.R.S. §19-124.

If you have any questions about the foregoing, please contact Elizabeth Burke, City Clerk, at 928-213-2076.

/s/ Elizabeth Burke

RESOLUTION NO. 2016-27

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL AUTHORIZING REFERRAL OF A BALLOT QUESTION TO THE QUALIFIED ELECTORS OF THE CITY AT THE GENERAL ELECTION ON NOVEMBER 8, 2016, WITH RESPECT TO A TEMPORARY INCREASE TO THE CITY'S SECONDARY PROPERTY TAX AND AUTHORIZATION FOR THE SALE AND ISSUANCE OF BONDS OF THE CITY OF FLAGSTAF, ARIZONA IN A PRINCIPAL AMOUNT UP TO \$12,000,000 WITH THE PROCEEDS TO BE DESIGNATED FOR PURPOSES OF MUNICIPAL COURT FACILITIES

RECITALS:

WHEREAS, the City Council may refer a question to the qualified electors of the City concerning whether to approve a temporary increase to the City's secondary property tax and authorize the sale and issuance of bonds, as called for in the City Charter, Article VI, Section 1(a), and Article XVI; and

WHEREAS, the City of Flagstaff desires to provide adequate court room facilities, prosecution facilities, prisoner transport and holding areas, separate circulation and movement for public, jurors, prisoners, and court staff, prosecution staff, space for all court events, as well as staff, jurors and the public and sufficient parking for all of the above; and

WHEREAS, to provide the above mentioned facilities, voter authorization is required to sell and issue general obligation bonds in a principal amount up to \$12,000,000 and to expend funds therefrom for the purpose of design and construction of new facilities for: the municipal court and prosecution staff and paying necessary related costs; for the purpose of design and construction of parking garage or similar structure to enhance municipal court, prosecution staff and public parking availability and paying necessary and related costs; and to pay all costs and expenses properly incidental thereto and to the issuance of bonds; and

WHEREAS, the City Council finds that the facilities described herein valuable needs to be provided to all of the Flagstaff community; and

WHEREAS, the City Council finds that these 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

WHEREAS, the City Council finds the issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on the bonds, pursuant to A.R.S. §35-454(C); and

WHEREAS, the City Council finds that the facilities proposed to be funded by these bonds will enhance public safety for all of the Flagstaff community; and

WHEREAS, the City Council desires to issue these bonds, 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 1(a), and Article XVI, of the Flagstaff City 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 sell and issue general obligation bonds in a principal amount up to \$12,000,000 to expend funds therefrom for the purpose of design and construction of new facilities for: the municipal court and prosecution staff including prisoner transport and holding areas, separate circulation and movement for public, jurors, prisoners, and court staff, prosecution staff, space for all court events, as well as staff, jurors and the public and paying necessary related costs; for the purpose of design and construction of parking garage or similar structure to enhance municipal court, prosecution staff and public parking availability and paying necessary and related costs; and to pay all costs and expenses properly incidental thereto and to the issuance of bonds?

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 BALLOT

OFFICIAL BALLOT

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

QUESTION NO.

Purpose: **Bonds for Municipal Court Facilities**

Amount: **\$12,000,000**

OFFICIAL TITLE: A MEASURE REFERRED TO THE TO THE PEOPLE BY THE CITY COUNCIL OF THE CITY OF FLAGSTAFF RELATING TO THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT OF \$12,000,000 TO DESIGN AND CONSTRUCT MUNICIPAL COURT FACILITIES.

DESCRIPTIVE TITLE: Consideration of the sale and issuance of bonds to provide adequate court room facilities, prosecution facilities, prisoner transport and holding areas, separate

circulation and movement for public, jurors, prisoners and court staff, prosecution 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 \$12,000,000 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 \$12,000,000 in general obligation bonds to design and construct municipal court facilities.

For the Bonds/Constructing Municipal Court Facilities

A vote against the bonds shall have the effect of not allowing the City Council to issue up to \$12,000,000 in general obligation bonds to design and construct municipal court facilities.

Against the Bonds/Constructing Municipal Court Facilities

Section 3. Form of Ordinance.

The City Council hereby directs staff to prepare a form of ordinance to authorize the sale and issuance of bonds for the municipal court facility as 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: Jeff Bauman, Traffic Engineer
Co-Submitter: David Wessel
Date: 09/07/2016
Meeting Date: 09/13/2016



TITLE:

Lone Tree Traffic Interchange - discussion on possibly reducing or eliminating the requirement that development pay for their transportation impact to the Lone Tree / I-40 Traffic Interchange.

DESIRED OUTCOME:

Staff will inform City Council on the background and history of the Lone Tree Traffic Interchange, through the regional planning process and associated documents, the ADOT I 40 Design Concept Report, and the involvement of private development in this project over time. Staff is seeking direction on the possibility of reducing or deleting the requirement that developers pay for their transportation impact to the Lone Tree / I-40 Interchange.

EXECUTIVE SUMMARY:

The Lone Tree Traffic Interchange (TI) has been a part of City planning documents since 1987 with its inclusion in Growth Management Guide 2000 and continues to be a part of the City's transportation future with its inclusion in the Flagstaff Regional Plan 2030: Place Matters, 2014. The design of the TI and the costs of the TI have fluctuated over time, but the benefits to the adjacent areas and to the broader network have continued to be confirmed with each iteration of the regional transportation model. All of the recent developments in the general area of the Lone Tree TI have contributed land for right of way and / or funding towards construction.

City Council has a number of options to consider:

1. Council may direct staff to pursue additional or more focused information.
2. Council may choose to continue requiring development to pay for their transportation impact to the Lone Tree Traffic Interchange as has been done in the past.
3. Council may choose to explore other tools for development to pay for transportation impacts.
4. Council may choose to stop requiring development to pay for their transportation impact to the Lone Tree Traffic Interchange.

INFORMATION:

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
- 5) Explore and adopt policies to lower the costs associated with housing to the end user
- 6) Provide a well-managed transportation system
- 7) Continue to implement the Flagstaff Regional Plan and focus efforts on specific plans

REGIONAL PLAN:

T1 - Improve mobility and access throughout the region

Attachments: PowerPoint



TEAM FLAGSTAFF



Lone Tree Traffic Interchange

Flagstaff City Council
September 13, 2016





TEAM FLAGSTAFF



- Design overview & History
- Traffic Impact Analyses
- Questions
 - Design changes and cost estimates over time
 - Role of the interchange in the system

Tonight's Presentation





TEAM FLAGSTAFF



General Notes

- WB system TI exit ramps "braided" with New Lone Tree Rd entrance ramp to separate weaving & accelerating traffic from mainline through traffic.
- I-40 EB profile grade follows exst roadway. I-40 WB profile grade elevated 5 ft at exst Lone Tree Rd.
- New Lone Tree Rd depressed under I-40.
- WB I-40 shifted 110' toward median.
- Retaining walls (50,000 SF) required
- Full reconstruction shown for I-40 bridges over exst Lone Tree Rd. Alternative requires 150% more bridge area than the non-TI condition.
- Major Impacts to existing utility corridors.

Summary of Alternative Features

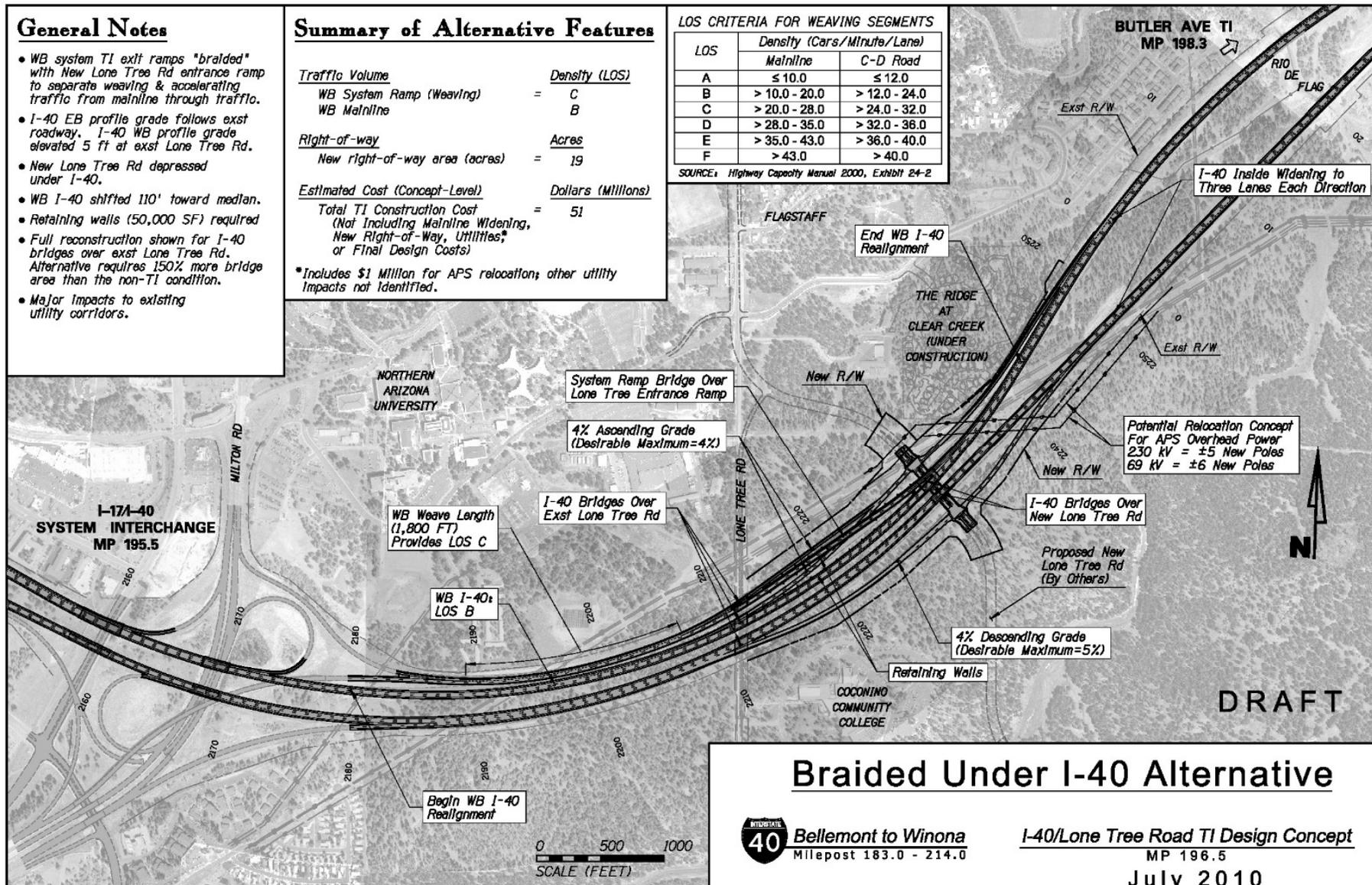
Traffic Volume	Density (LOS)
WB System Ramp (Weaving)	= C
WB Mainline	= B
Right-of-way	Acres
New right-of-way area (acres)	= 19
Estimated Cost (Concept-Level)	Dollars (Millions)
Total TI Construction Cost (Not Including Mainline Widening, New Right-of-Way, Utilities, or Final Design Costs)	= 51

*Includes \$1 Million for APS relocation; other utility Impacts not identified.

LOS CRITERIA FOR WEAVING SEGMENTS

LOS	Density (Cars/Minute/Lane)	
	Mainline	C-D Road
A	≤ 10.0	≤ 12.0
B	> 10.0 - 20.0	> 12.0 - 24.0
C	> 20.0 - 28.0	> 24.0 - 32.0
D	> 28.0 - 35.0	> 32.0 - 36.0
E	> 35.0 - 43.0	> 36.0 - 40.0
F	> 43.0	> 40.0

SOURCE: Highway Capacity Manual 2000, Exhibit 24-2



Braided Under I-40 Alternative

40 **Belmont to Winona**
Milepost 183.0 - 214.0

I-40/Lone Tree Road TI Design Concept
MP 196.5

July 2010



TEAM FLAGSTAFF



- **Growth Management Guide 2000 – COF, 1987**
- **I-40 & Lone Tree Interchange Concept Design Study – ADOT, May 1993**
- **Regional Land Use and Transportation Plan – COF, November 2001**
- **Flagstaff Urban Mobility Study – ADOT, January 2004**
- **Lone Tree Corridor Study – COF, March 2006**
- **P&Z approval, LTC Specific Plan – October 22, 2008**
- **Council retreat, Lone Tree Corridor update – November 14, 2008**

History





TEAM FLAGSTAFF



- **Council adopted as a Minor Amendment – November 18, 2008**
 - Resolution 2008-65, declaration of LTCS as a public record
 - Resolution 2008-67, LTCS as a Minor Amendment of the RLUTP
- **Flagstaff Pathways: 2030 Regional Transportation Plan -** Flagstaff MPO, December 2009
- **I-40 Design Concept Report -** ADOT, 2011
- **Flagstaff Regional Plan 2030: Place Matters –** COF, August 2014

History





TEAM FLAGSTAFF



- Without Widening I-40

Criterion	Diamond Under I-40	Diamond Over I-40	Braided Ramps Under I-40	Braided Ramps Over I-40
<i>Level of Service</i>	E in 2015 (opening) F in 2026.	E in 2015 (opening) F in 2030.	B-C in 2015 (opening) through 2040.	B-C in 2015 (opening) through 2040.
<i>Safety / Conflicts</i> <i>(lowest number is best)</i>	14,339 (11 times lowest)	8,058 (6 times lowest)	2,352 (1.8 times lowest)	1,305 (lowest)
<i>Estimated R/W</i>	19 acres	15 acres	19 acres	18 acres
<i>Estimated Construction Cost</i>	\$34,000,000	\$35,000,000	\$66,000,000	\$66,000,000

Lone Tree T.I. Construction Costs

(c. 2010)

Data Source: ADOT Draft I-40 DCR/LTI analysis





TEAM FLAGSTAFF



- With Widening I-40

Criterion	Diamond Under I-40	Diamond Over I-40	Braided Ramps Under I-40	Braided Ramps Over I-40
<i>Level of Service</i>	C in 2015 (opening) D in 2021. E in 2040.	C in 2015 (opening) D in 2025 through 2040.	B-C in 2015 (opening) through 2040.	B-C in 2015 (opening) through 2040.
<i>Safety / Conflicts</i> <i>(lowest number is best)</i>	4,082 (3.1 times lowest)	2,686 (2.1 times lowest)	1,683 (1.3 times lowest)	1,305 (lowest)
<i>Estimated R/W</i>	19 acres	15 acres	19 acres	18 acres
<i>Estimated Construction Cost</i>	\$62,000,000	\$63,000,000	\$82,000,000	\$82,000,000

Lone Tree T.I. Construction Costs

(c. 2010)

Data Source: ADOT Draft I-40 DCR/LTI analysis





TEAM FLAGSTAFF



- Impact on Milton Road and System – reduced volumes on Milton and reduced delay across the system

Street Section	No-Build Volume	Build Volume	% Difference
<i>"Old" Lone Tree from I-40 - J.W.P</i>	18,000	13,000	-28%
<i>Milton from Sitgreaves - Butler</i>	54,000	48,000	-11%
<i>Milton from Butler - Route 66</i>	55,000	53,000	-4%
<i>Milton from Route 66 - Plaza Way</i>	48,000	45,000	-6%
<i>Milton from Plaza Way - Forest Meadows</i>	46,000	43,000	-7%
<i>Lake Mary from High Country - Forest Meadows</i>	27,000	21,000	-22%
<i>Pine Knoll from Lone Tree - San Francisco</i>	14,000	12,000	-14%
<i>Fourth Street from Future J.W.P - Butler</i>	21,000	17,000	-19%
System Performance	No-Build	Build	% Difference
<i>Vehicle Miles Traveled</i>	4251509	4176000	-2%
<i>Congested Vehicle Hours Traveled</i>	135985	123163	-9%
<i>Veh. Hours of Congestion Delay</i>	46529	35633	-23%

Benefits





TEAM FLAGSTAFF



- TIA indicates Lone Tree Road at or near capacity
 - Lone Tree at 70% capacity
 - Increase traffic on Beulah, Milton, and east Butler.
- Distribution patterns without Lone Tree corridor components are different
 - Majority of traffic distributes along Butler
 - 30% of project traffic heads west on J.W.P into Woodlands Village.

Juniper Point Phase I Conclusions





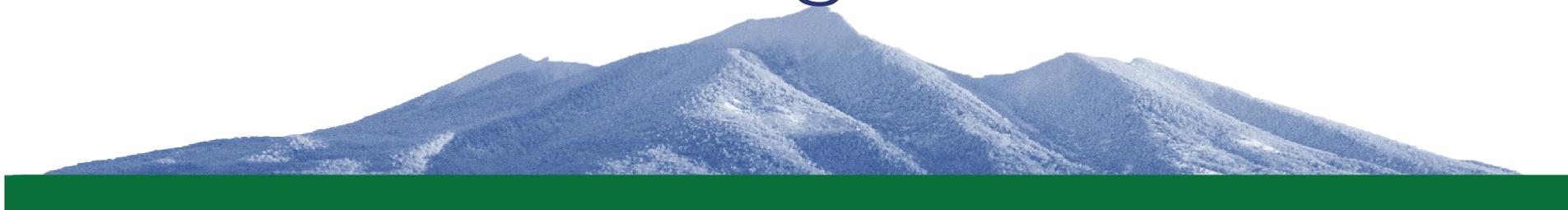
TEAM FLAGSTAFF



• Commitments and/or Contributions

- Pine Canyon
- Woods at Clear Creek
- Pinnacle Pines
- Aspen Sawmill
- NAU
- Juniper Point

Additional Background



CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Stephanie Smith, Assistant to City Manager
Date: 08/25/2016
Meeting Date: 09/13/2016



TITLE:

Discussion on Flagstaff Town Hall - Indigenous Peoples

DESIRED OUTCOME:

Receive Council direction on proposed strategy for town hall-style engagement with Flagstaff's indigenous community.

EXECUTIVE SUMMARY:

On March 8th, the City Council held a discussion about organizing a series of input sessions to engage Flagstaff's indigenous community members. At the conclusion of the discussion Council directed staff to work with Councilmember Putzova on developing a strategy for this engagement. Council also discussed that following the listening sessions that they would reconvene to identify policies and develop a plan to address the challenges facing Flagstaff's Indigenous community members. The purpose of this Work Session agenda item is to review a proposed strategy and understand the Council's objectives to ensure successful engagement. The strategy includes a list of proposed engagement topics which were developed through listening sessions with representatives from the indigenous community. In addition, staff will seek input from Council on the format for the town hall-style input sessions.

The purpose of the town hall-style engagement is to learn about challenges facing the Native American population, to foster dialog identifying possible solutions and create actionable plans, and to encourage multi-agency/ partner approach to lasting action, assessment, and improvement.

Staff will then develop a more detailed approach using the input received from Council and present at an upcoming Council Work Session. Once the engagement plan is finalized, staff will finalize outreach and marketing to maximize participation. Staff estimates that the first town hall event would take place in the late fall. Staff will provide status reports to Council and the community throughout the engagement period. Following the listening sessions staff will prepare for a Work Session discussion with Council to develop an action plan that is response to the feedback received at the town hall events.

Enclosed in the staff summary is an outline of the proposed path forward for conducting the town hall-style engagement events, including information on goals, topics, partners, outreach strategy and format. The proposal concludes with suggested dates and location for the events.

INFORMATION:

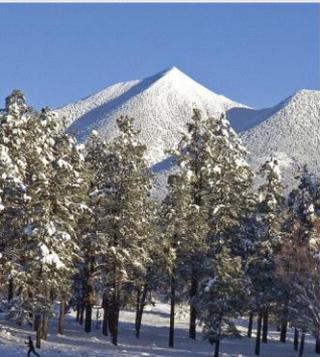
COUNCIL GOALS:

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

REGIONAL PLAN:

Goal CC.6. Encourage Native American culture and art.

Attachments: [presentation](#)



Flagstaff Town Hall

Indigenous Peoples

Listening – Learning – Acting



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

- Council direction
- Proposed strategy
 - Listen, Learn, Act
- Council input on strategy
- Next steps



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Council Direction, Spring 2016

- Input sessions
- Diverse topics
- Town-hall style engagement
- Follow-up action to identify policies and develop plan



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Proposed Strategy – Goal:

Learn about challenges facing the Native American population, to foster dialog identifying possible solutions and create actionable plans, and to encourage multi-agency/ partner approach to lasting action, assessment, and improvement.



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Proposed Strategy –

- Proposed engagement topics which were developed through listening sessions.
- Councilmember Putzova's report



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Proposed Strategy: Proposed Topics

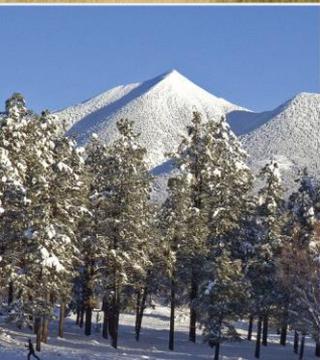
- Business and Political Leadership
- Education and Youth
- Health and Elders
- Race, Cultural and Social Justice
- Homelessness



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Council input on town halls

- Partners
- Outreach
- Format for receiving input
- Facilitation



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

What will assist City Council in developing policies, possible solutions, action plan, etc.?



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Possible Town Hall Partner Hosts

- Native Americans for Community Action (NACA)
- Navajo Nation Human Rights Commission (NNHRC)
- Native American Business Incubator Network (NABIN)
- Flagstaff Shelter Services
- Office of Native American Initiatives - NAU
- Kinlani Bordertown Dormitory



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Outreach

- Comprehensive
- Formal and informal outlets
- Partners
- Community stakeholders
- Council to invite others to attend



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Format

- Formal and informal
- Collaboration with experts and partners
- Non-threatening, supportive, culturally respectful environments
- Alternative opportunities for input
- Documentation



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Facilitation

- External
- Experience working with indigenous populations
- Awareness of topics
- Skilled

Possible Facilitator:

Dr. Chad Hamill,

Vice President for Native American Initiatives



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Next Steps

- Incorporate Council input
- Further develop specifics for events
 - Content and partners
- Marketing and outreach
- Prepare input mechanisms



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Flagstaff Town Hall Indigenous Peoples

Suggested Dates/Location

- Weekly – Wednesdays
 - Momentum and consistency
- Flagstaff High School
 - Availability and consistency



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER



THE FLAGSTAFF CITY COUNCIL
INVITES THE COMMUNITY



Flagstaff Town Hall
Indigenous Peoples

Wednesdays

Flagstaff High School

6 - 8p.m.

NOV. 2: BUSINESS AND POLITICAL LEADERSHIP

NOV. 9: EDUCATION AND YOUTH

NOV. 16: ELDER HEALTH

NOV. 30: RACE, CULTURAL AND SOCIAL JUSTICE

DEC. 6: HOMELESSNESS

FLAGSTAFF.AZ.GOV/TOWNHALL



Flagstaff Town Hall Indigenous Peoples

- Council Feedback
 - Proposal
 - Format/ Facilitation
- Council's indicators for success
 - Action-based



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER



CITY OF FLAGSTAFF STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: David McIntire, Community Investment Director
Date: 09/06/2016
Meeting Date: 09/13/2016



TITLE:

Development Tax Incentives and Proposal for Incentive Related to Project at I-40 and Country Club

DESIRED OUTCOME:

Staff was asked to inform City Council of Vintage Partners, LLC's (Vintage) request to use a retail tax incentive agreement to facilitate the development of a parcel of land located on the east side of Flagstaff. This presentation will inform the City Council and the public about the requirements and impacts of retail tax incentives and provide necessary background to allow City Council to provide direction regarding whether it is interested in using this type of incentive, both in general and with respect to Vintage's request.

EXECUTIVE SUMMARY:

Retail Development Tax Incentives (Incentives) are a type of economic development tool used to stimulate or accelerate retail development. The tool uses revenues anticipated to be generated by the specific development's transaction privilege tax, commonly called the sales tax, to reimburse the cost of public infrastructure required for the development. The theory, in its simplest form, is that the community receives enhanced infrastructure and additional revenues by using resources it would not have generated without the development.

Incentives of this kind have been used in various communities throughout Arizona and the nation to stimulate development. There have been conflicting opinions regarding the actual benefit to the public from these types of incentives, which will be discussed in more detail during the staff presentation.

Vintage has requested the use of an Incentive to overcome cost issues associated with infrastructure for their project. Vintage asserts that the development is not feasible and states that it will not proceed with the project as originally planned without the Incentive.

The Incentive proposed by Vintage would provide a rebate of 50% of sales tax generated by the project to reimburse Vintage for infrastructure costs up to \$2,500,000. The reimbursement will continue until \$2,500,000 has been reached or fifteen years has passed, whichever happens first. Additionally, the funds from the Capital Improvements Program currently set aside for the improvements to the drainage in Fanning Wash will be provided to Vintage. These funds are programmed at \$250,000 for a total anticipated reimbursement to Vintage of \$2,750,000.

Vintage's project is divided into two phases and includes two one-hundred-room hotels, approximately 250,000 square feet of retail space, and a residential component. The first phase is currently under construction. The second phase of the project is currently in the design review process with Community

Development.

Vintage proposes reimbursement for two types of infrastructure. The first is the realignment and improvement of Soliere Avenue. The second is the drainage improvements to Fanning Wash to address flooding issues in the area. The street improvements are not required for health and safety purposes and are not planned to be addressed by the City's Capital Improvements Program. The street improvements will create a larger piece of developable land for Vintage to utilize. On the other hand, some of the Fanning Wash improvements are scheduled in the City's Capital Improvements Program.

City Council has a number of options to consider:

- 1) The Council may provide direction for staff to pursue additional detail and negotiate a development agreement amendment for Council to consider regarding the incentive requested by Vintage. In this case, staff will continue to work with Vintage on finalizing the amendment for Council to consider as an action item.
- 2) Council may also direct staff not to pursue the additional information if Council is not interested in using this type of incentive for Vintage's project.
- 3) Irrespective of Vintage's request, Council may provide guidance on whether it is interested in considering sales tax incentive agreements, like the one proposed by Vintage, on a case by case basis, or if Council wants staff to develop a policy for consideration that would provide parameters for the use of incentives such as this.

INFORMATION:

COUNCIL GOALS:

- 9) Improve the economic quality of life for Flagstaff through economic diversification, and by fostering jobs and programs that grow wages and revenues.

REGIONAL PLAN:

CD.1.6 - At the City level, provide a regular analysis of funding and financing policy alternatives needed for infrastructure development and rehabilitation.

ED.8 Promote the continued physical and economic viability of the region's commercial districts by focusing investment on existing and new activity centers.

Attachments: [Retail Development Discussion PPT](#)



TEAM FLAGSTAFF



Retail Development Tax Incentives

Incentives are tools used to bring, create or accelerate economic growth in a community.

Can help bring jobs, prevent retail leakage, and enhance services and infrastructure.





Public Supported Economic Development

Some local examples:

- Downtown Redevelopment Plan
- Aspen Sawmill
- Nestle-Purina and other manufacturers
- Southside





TEAM FLAGSTAFF



Some examples of this tool in Arizona

- Marana
- Goodyear





General Purpose

- Can help developers overcome infrastructure issues preventing development
- Can lead to or accelerate enhanced sales tax and property tax, provide jobs, prevent retail leakage, and provide services





Considerations

- Can be seen as assisting new retail business to compete with already existing retail businesses
- Can create a perception of favoring one business over another
- Can make unused land more productive earlier





Required Findings

- Development, or similar development, would not happen without the incentive
- Development creates more tax revenue than amount of incentive (3rd party analysis)





Other Legal Requirements

- Not a violation of the Gift Clause





TEAM FLAGSTAFF



Vintage Partners

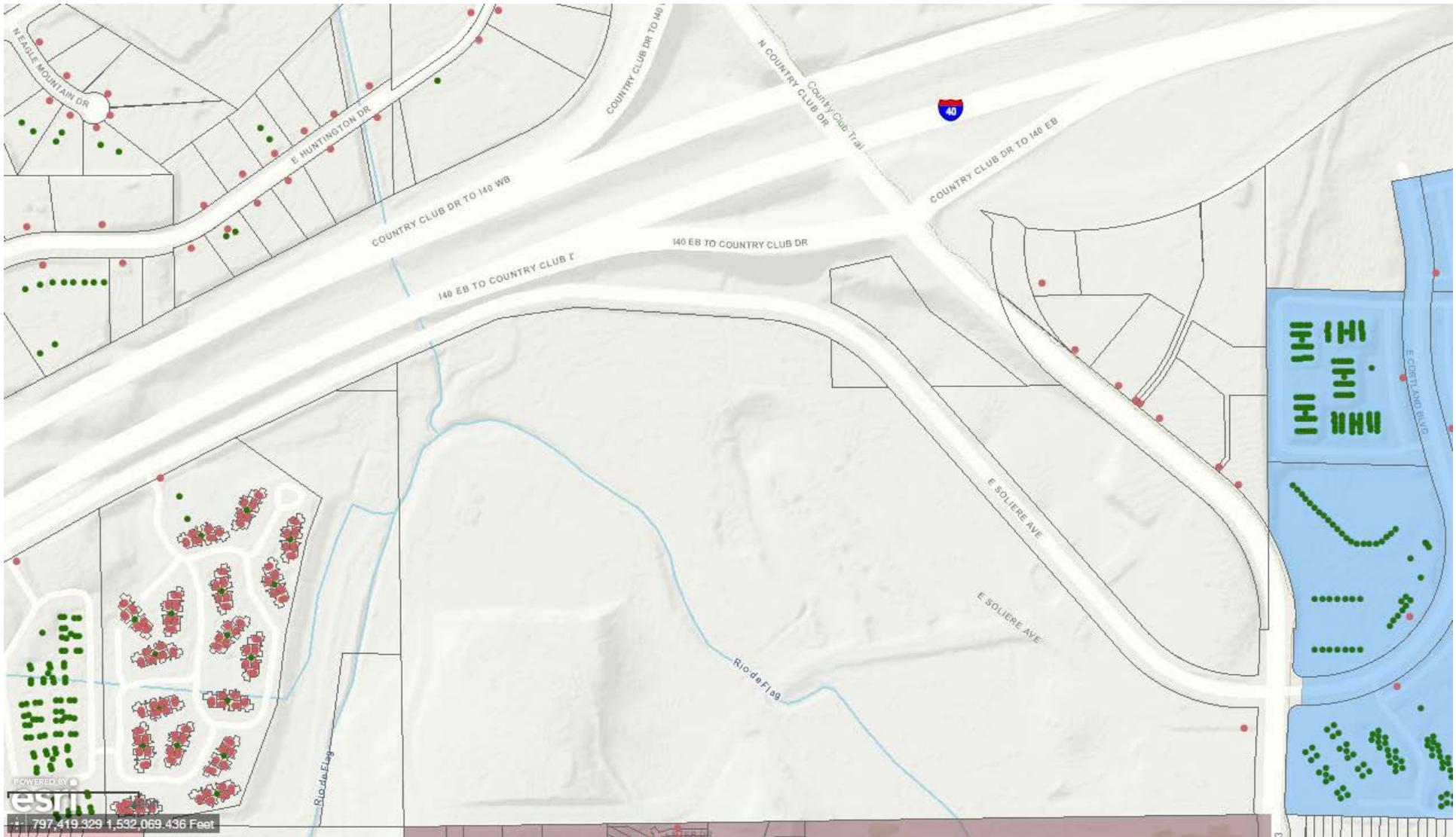
Vintage is currently requesting the use of this incentive tool

Specific project located at Country Club and Soliere Avenue

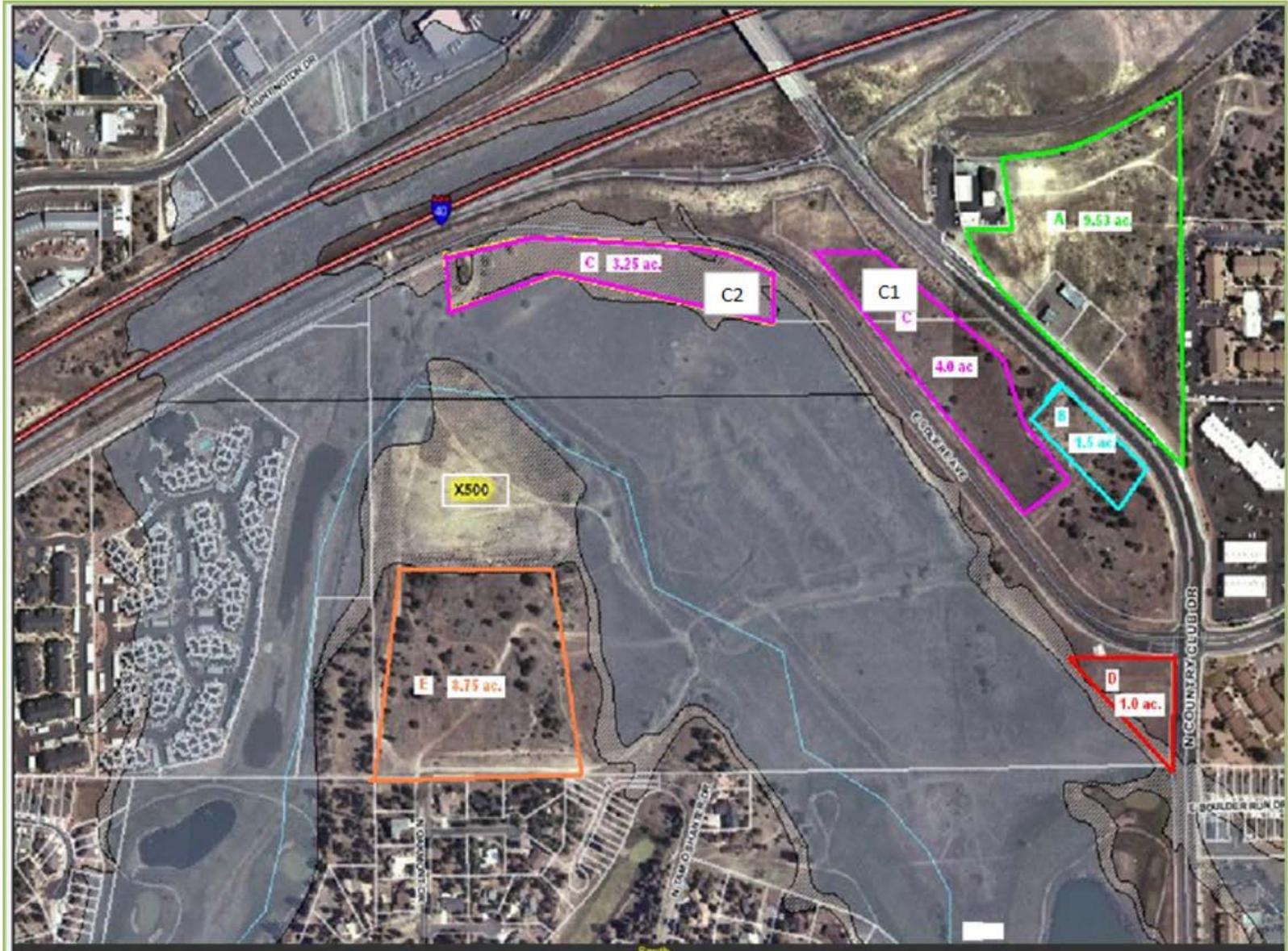




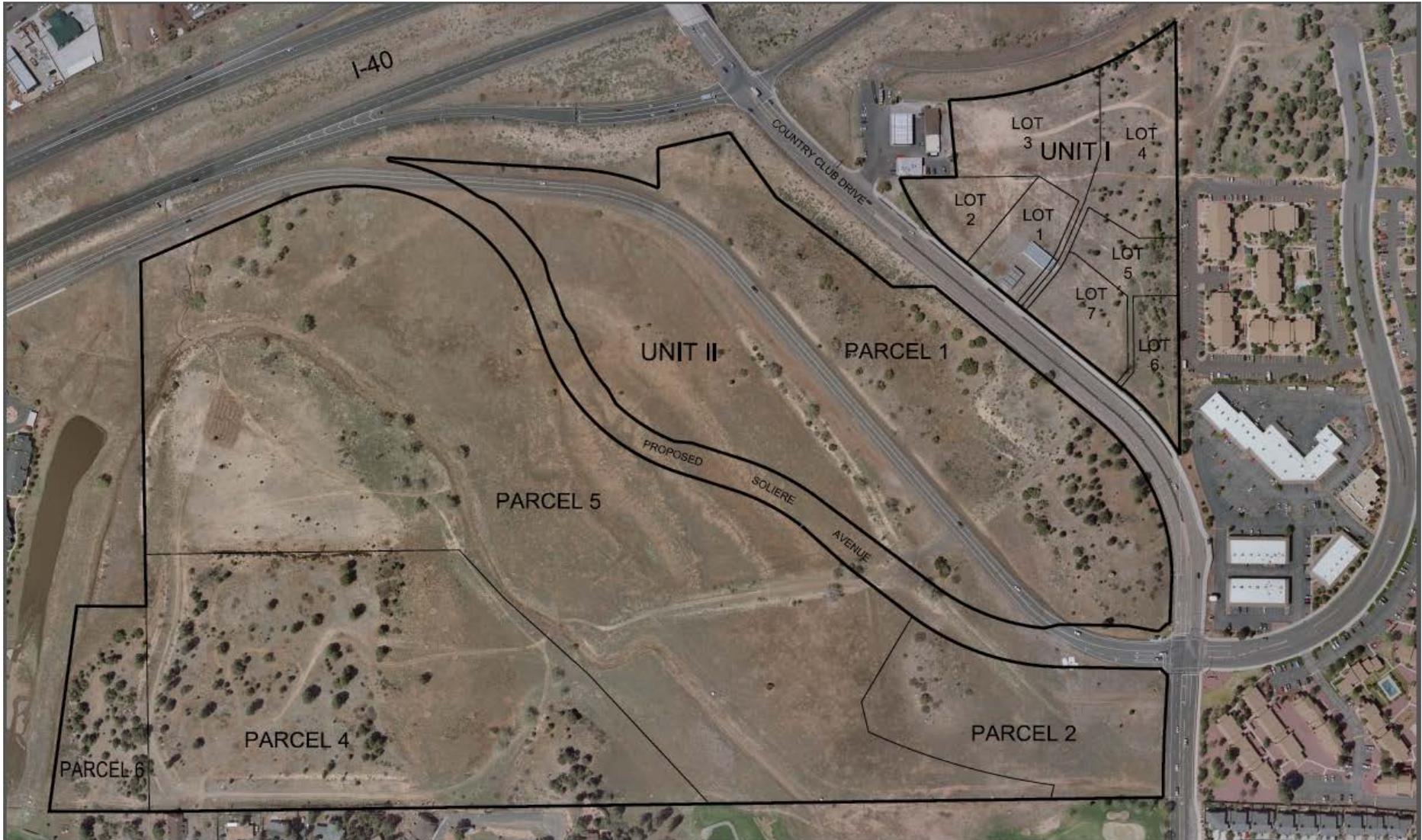
TEAM FLAGSTAFF



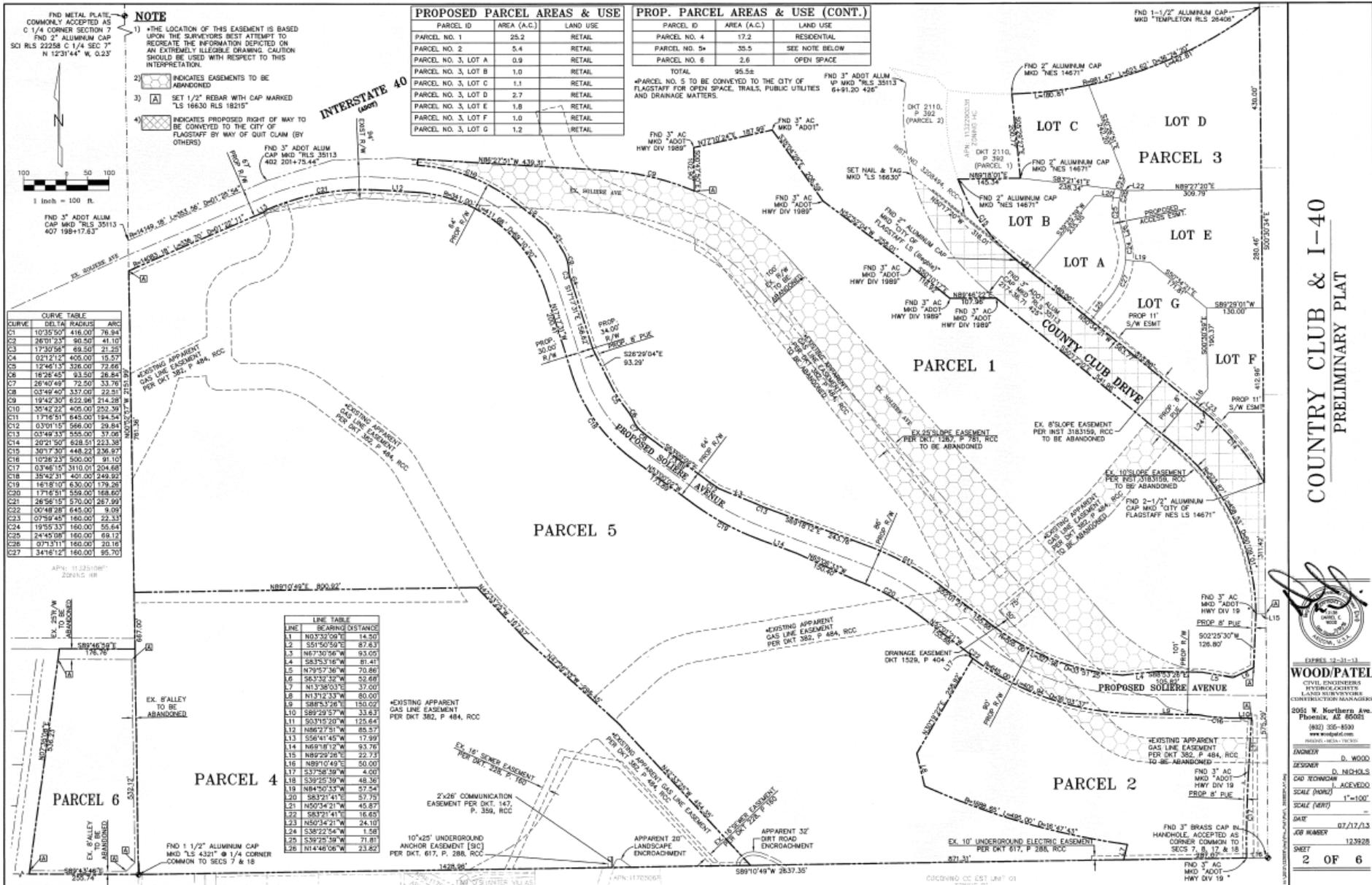
Vintage Partners



Vintage Partners



Vintage Partners



COUNTRY CLUB & I-40
PRELIMINARY PLAT



EXPLN. 12-31-13
WOOD/PATEL
 CIVIL ENGINEERS
 HYDRAULIC ENGINEERS
 LAND SURVEYORS
 CONSTRUCTION MANAGERS
 8055 W. Northrup Ave.
 Phoenix, AZ 85021
 (602) 355-8590
 www.woodpatel.com
 (800)-863-1900
 DESIGNER: D. WOOD
 CAD TECHNICIAN: AGEVEDO
 SCALE (HORIZ): 1"=100'
 SCALE (VERT): 1"=100'
 DATE: 07/17/13
 JOB NUMBER: 12328
 SHEET: 2 OF 6



Specific Project Benefit

Improved road value on Soliere Avenue

- Savings from not doing the pavement overlay
- Financial value of street improvements
- No actual value from a circulation or safety perspective (50 year modeling)





Specific Project Benefit

Improved drainage

- Dedication of Fanning Wash drainage improvements
- Dedication of floodway





Consideration

- The City has no true proportionate share for the road realignment
 - Traffic Impact Analysis
- Drainage improvements are planned and funded in the Capital Improvements Plan
- Truly a policy decision to incentivize economic growth of Flagstaff





Specific Project Indirect Benefit

Increased:

- Services to the area
- Sales tax revenue (incremental increase)
- Property tax
- Utilized infill
- Jobs available





Wrap Up

- Incentives may help address infrastructure blockages which exist in the community
- This generates or accelerates creation of jobs, services, property tax, and sales tax





Wrap Up

- Can benefit new retailers over others
- Creates a precedent
- Involves government where we have been cautious to take a role previously – development has paid it's way and accepts the risk





Conclusion

- This is strictly a policy decision about whether to incentivize retail development
- Infrastructure costs are increasingly a major impediment to development right now
- Incentives can be provided by developing a policy or on a case-by-case basis

