

## **WORK SESSION AGENDA**

**CITY COUNCIL WORK SESSION  
TUESDAY  
MAY 29, 2018**

**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 and Mission Statement**

**MISSION STATEMENT**

*The mission of the City of Flagstaff is to protect and enhance the quality of life for all.*

**3. Roll Call**

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

MAYOR EVANS  
VICE MAYOR WHELAN  
COUNCILMEMBER BAROTZ  
COUNCILMEMBER MCCARTHY

COUNCILMEMBER ODEGAARD  
COUNCILMEMBER OVERTON  
COUNCILMEMBER PUTZOVA

**4. Public Participation**

*Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.*

**5. Review of Draft Agenda for the June 5, 2018 City Council Meeting.\***

*\* Public comment on draft agenda items may be taken under "Review of Draft Agenda Items" 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 Review section may submit a speaker card for their items of interest to the recording clerk.*

**6. Red Gap Ranch Pipeline Feasibility Study Update**

**7. 2018 Election Discussion and Direction to Staff**

**8. Public Participation**

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

**10. 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Elizabeth A. Burke, MMC, City Clerk

## **CITY OF FLAGSTAFF**

### **STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Ryan Roberts, Water Services Engineering Manager  
**Co-Submitter:** Brad Hill  
**Date:** 05/07/2018  
**Meeting Date:** 05/29/2018



---

#### **TITLE**

**Red Gap Ranch Pipeline Feasibility Study Update**

#### **STAFF RECOMMENDED ACTION:**

Review and provide comment.

#### **EXECUTIVE SUMMARY:**

Jacobs Engineering (consultant) and Staff will be providing a status update on the Red Gap Ranch Feasibility study being performed for Water Services. Purpose of this Feasibility study is to provide Council an accurate cost estimate and alignment in which to make an informed decision on the path forward for future Water Resources.

The purpose of this presentation is to obtain input and direction from City Council on segment 3 alignment. Segments 1 & 2 (Red Gap Ranch to Winona) have been finalized by Jacobs including the Inter-Governmental Agreement (IGA) with Arizona Department of Transportation (ADOT) along these two segments. Selection of segment 3 alignment, from Winona to Flagstaff, had to be re-evaluated due to information received from the United States Forest Service.

#### **INFORMATION:**

As a part of Water Services planning efforts, the need to supplement the City's existing water supplies to meet projected future needs has been identified. These planning efforts identified numerous options to meet this estimated unmet water demand. Red Gap Ranch was identified as one option and the voters approved bonding authority in 2004 and City Council authorized the purchase of the ranch in 2005. The ranch is an 8,500-acre parcel of city-owned land located approximately 40 miles east of the City and is intended to be a future source of groundwater supply. The City has performed several hydrogeologic studies at the ranch to determine the potential water supply yield. The Arizona Department Water Resources has approved this groundwater supply as part of the City's Designation of Adequate Water Supply.

The City commissioned this feasibility study in June 2008 to analyze alternative pipeline alignments to convey water from the ranch to the City. This feasibility study progressed through Phase I and then was placed on hold in 2009 due to negotiations with the Hopi Tribe and the Arizona Department of Transportation (ADOT) regarding right-of-way (ROW) along the selected alignment. The result of these negotiations resulted in an IGA with ADOT to be within their I-40 Right Of Way (ROW) for approximately 17 miles of the overall pipeline alignment. With a pathway forward for permitting of the preferred

alignment, this feasibility study is now proceeding forward towards completion

**Key Points to know:**

- The City of Flagstaff is designated as having an Adequate Water Supply.
- The Department of Water Resources requires the City to hydrologically prove that it has 100 years of water for its existing customers and any anticipated growth.
- In 2008 City Council approved a \$2 million, contract with Jacobs Engineering to conduct a 3 phased analysis on the conceptual design, pipeline alignment, right-of-way acquisition, federal, state & tribal environmental laws that must be addressed prior to construction, and detailed capital and operations & maintenance costs for the 40-mile pipeline.
- The study will conform to U.S. Bureau of Reclamation Feasibility Study standards in the event federal cost-sharing opportunities become available.
- The existing capacity fees pay for Red Gap ranch engineering contracts through Capacity Fees. No current residents water rates fund this work.
- Our Capacity Fees were based on the RGR Phase 2 Feasibility Study, RGR NEPA and ROW acquisition all being completed within the next ten years. The approved capacity fee does not include pump station or pipeline design costs. You can refer to the list of projects attributed to the capacity fee in the approved Rate Study.
- After the feasibility study is complete, the next step will be to evaluate funding alternatives

**Connection to Council goals and objectives;**

- 1) Red Gap Water Resources are needed to ensure Flagstaff has a long-term water supply for current and future needs
- 2) Red gap Ranch water resources provide sustainable and equitable public facilities, services, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics.
- 3) Continue to implement the Flagstaff Regional Plan and focus efforts on specific plans.

Status update; As mentioned, the Red Gap Ranch Pipeline Feasibility study has been stalled for several years due to alignment and right of way issues. The scopes of work associated with the remaining tasks have been revised to meet the overall project goals, revised alignment, and new or redefined agency requirements.

---

**Attachments:**     [Presentation on Red Gap Ranch Pipeline Feasibility Study Update](#)





# Red Gap Ranch Project Update

City of Flagstaff  
City Council Work Session  
May 29, 2018



# Today's Presentation

- Project Background
- Historical Project Events
  - Phase 1 Route Study
  - Phase 2 Report Early Work
  - ADOT Negotiations and IGA
- Segment 3 Route Selection
- Next Steps







# Project Background



# Water Supply Bond Election

- Due to years of drought and impacts to Flagstaff's water supplies
- In 2004, voters approved a \$15 million Bond.
- Purpose to acquire and/or develop property or water rights







# Red Gap Ranch Water Supply

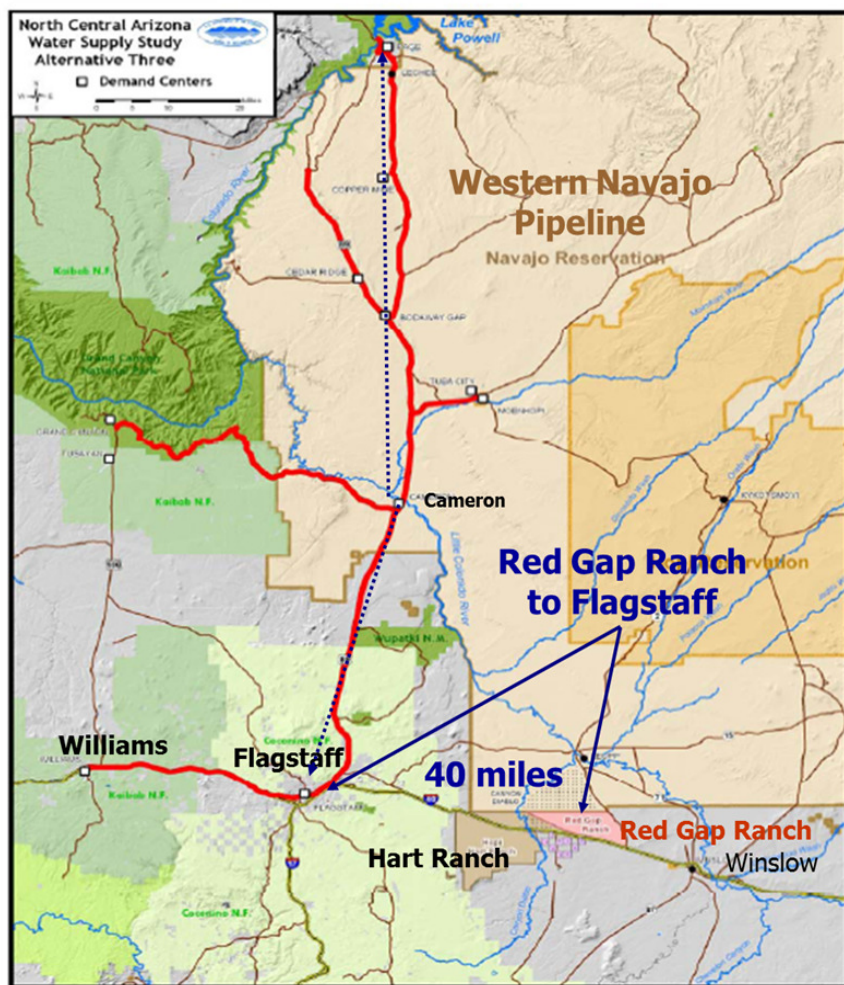
*Council authorized  
purchase in 2005*

*8,500 acres City owned  
~7,000 ASLD & Private owned*





# Flagstaff Water Planning



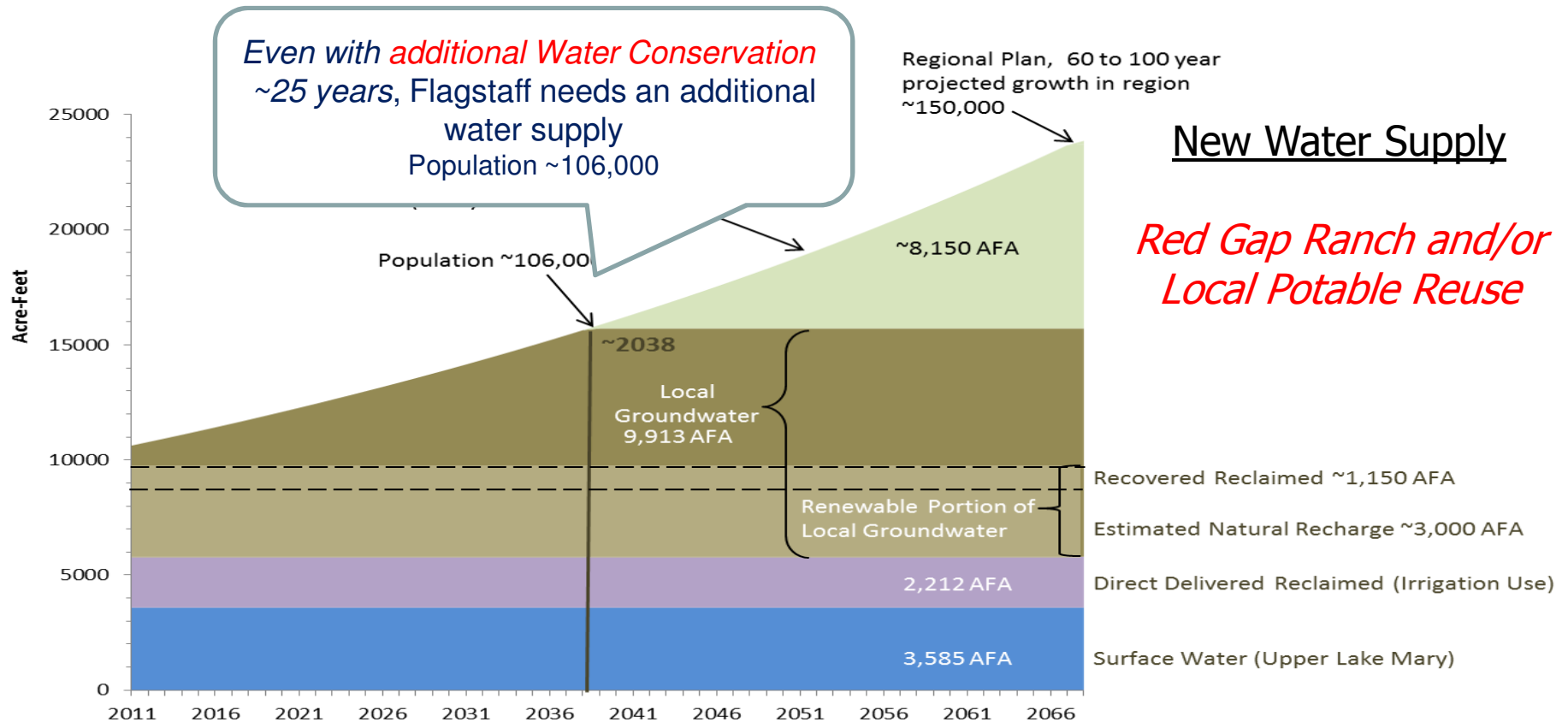
- City has conducted Water Resource Planning efforts
- Coconino Plateau WAC (2006)
- Water Resource Master Plan (2011)
- Both identified a need for an additional water supply in the future



# Designation of Adequate Water Supply - 2013

## City of Flagstaff 100-Year Designation of Adequate Water Supply

(as accepted by Arizona Department of Water Resources,  
supplies are in acre-feet annually [AFA])







# City Hired Jacobs to Complete Study - 2008

- In compliance with USBR regulations.
- Field work (survey, geotech, environmental field studies)
- Alignment Study
- Preliminary Engineering
- Cost Estimate







# Project Organization and Schedule

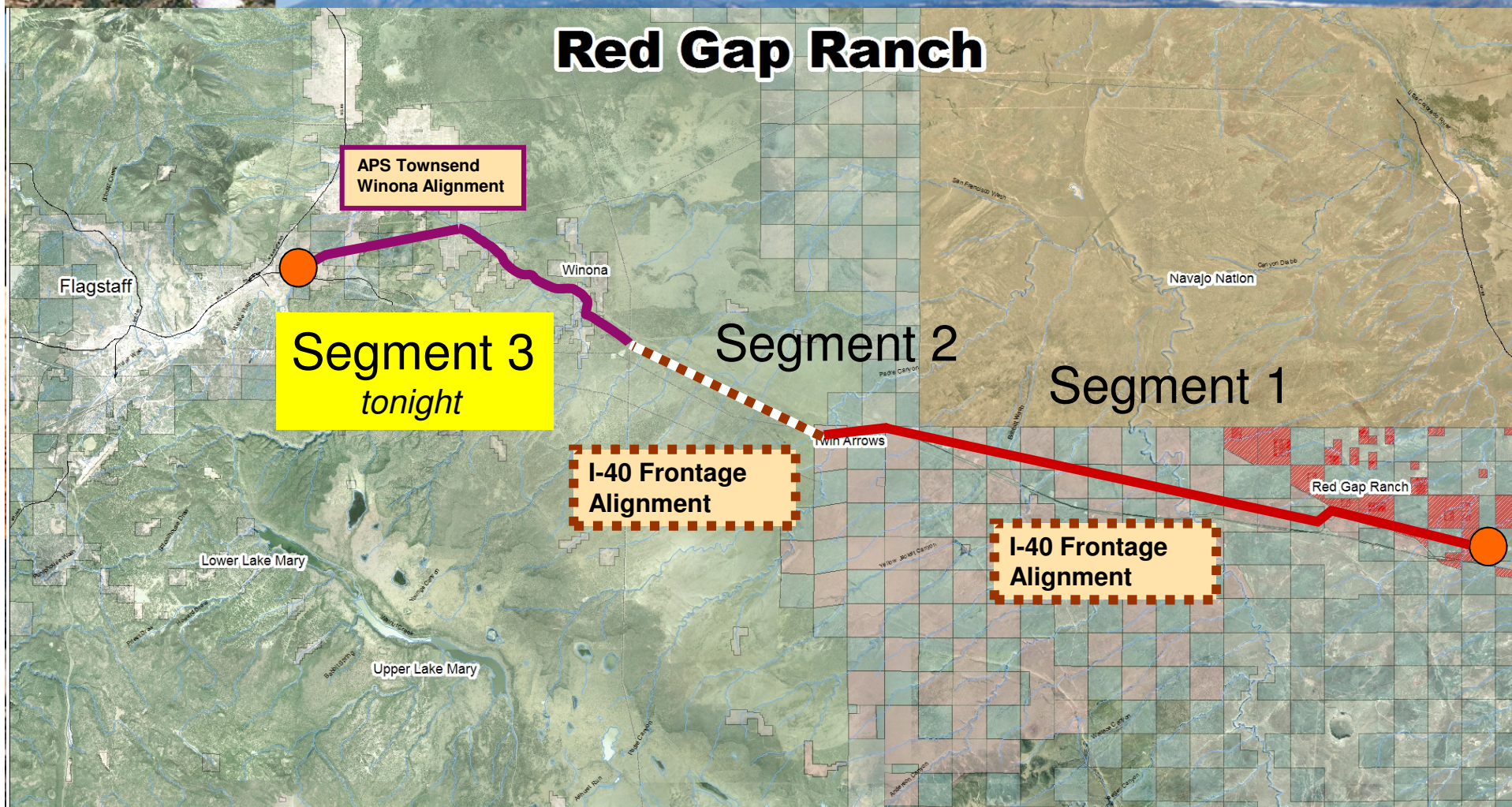
- Phase 1 – Alignment Selection  
(completed Feb 2009 & subsequently modified)
- Phase 2 – Conceptual Design & Cost Estimate (goal to complete Dec 2018)
- Phase 3 – Final Feasibility and Design Report (March 2019)







# Selected Alignment







# Segment 3 Alignment Review

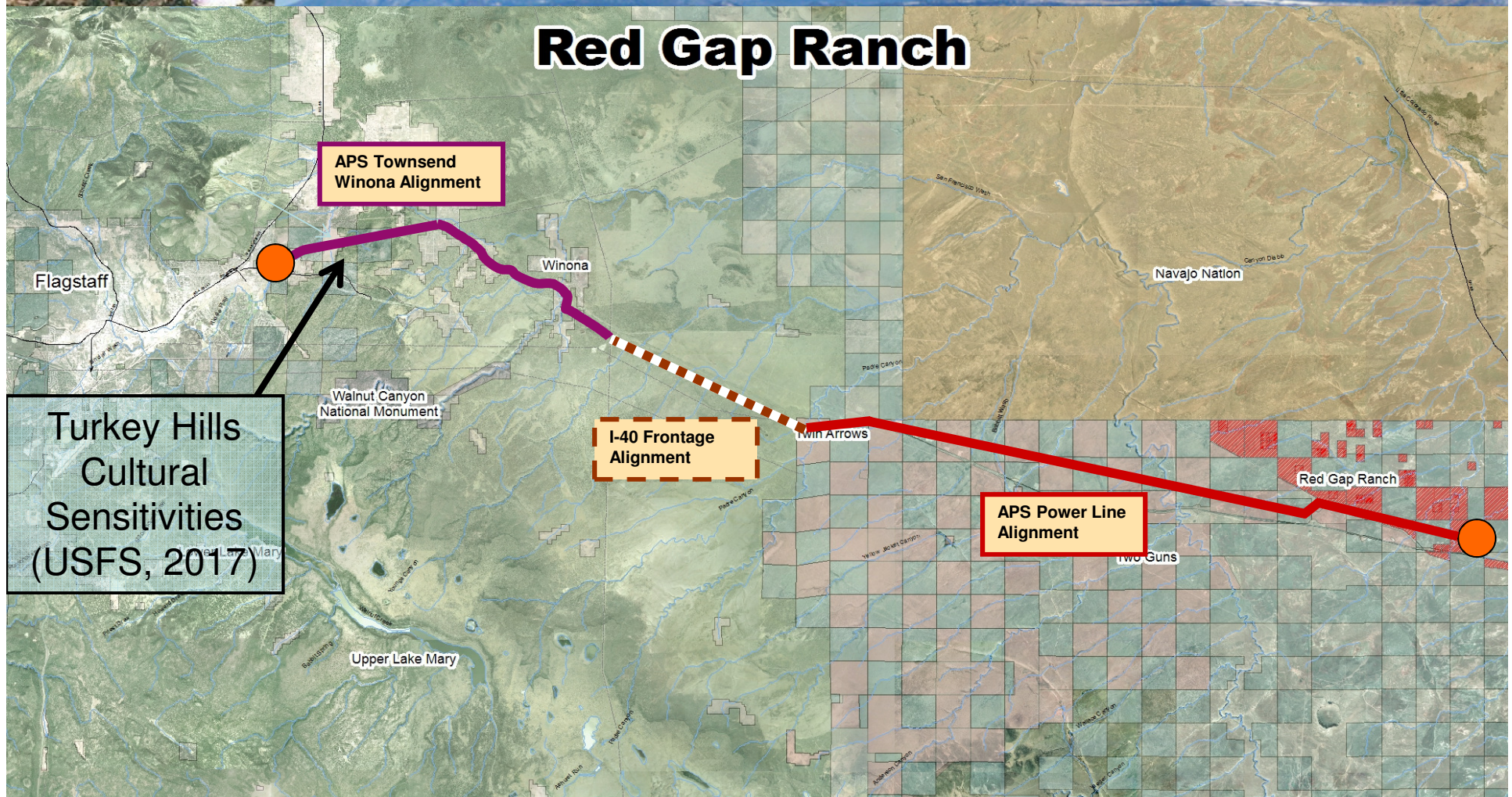
Doug Smith, P.E.  
Jeff Miner, P.E.





# Selected Alignment

## Red Gap Ranch



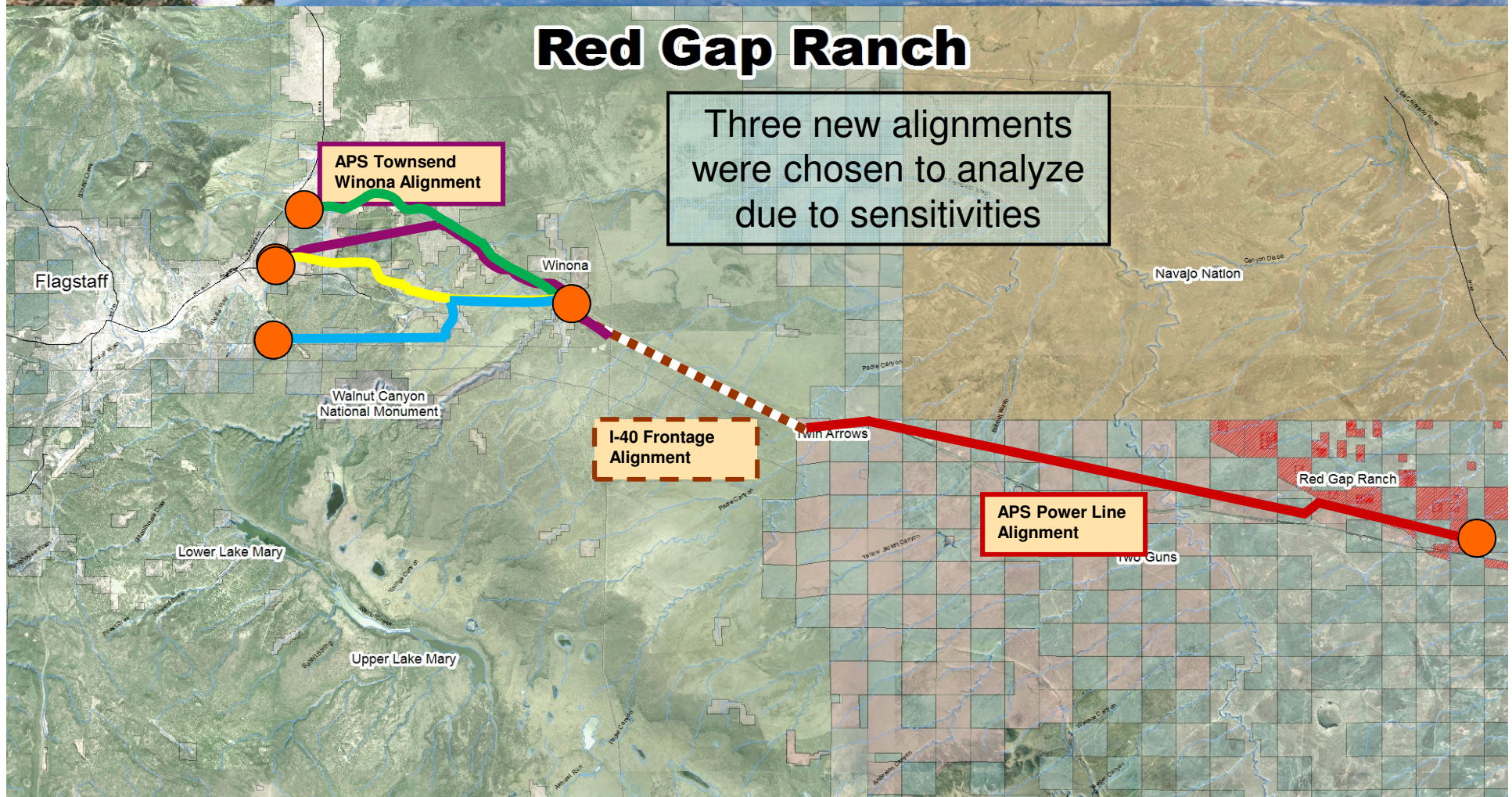




# Segment 3 Re-Analysis 2018

## Red Gap Ranch

Three new alignments  
were chosen to analyze  
due to sensitivities

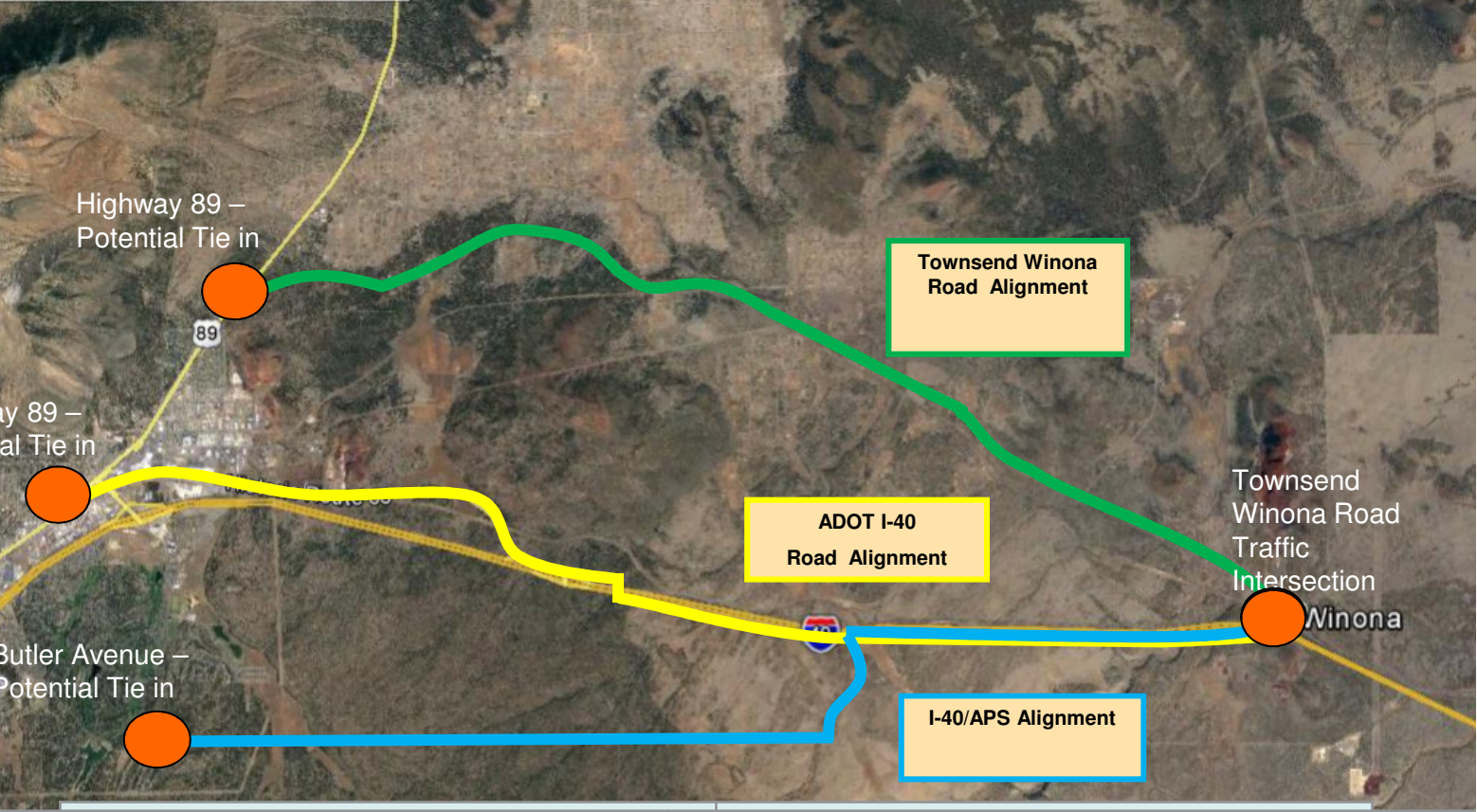






# Segment 3 Alignments

Legend



Benefits
No Major Elevation Barriers
Some Previously Established Utility/Road Corridors
Less Traffic Impacted

Drawbacks
Potentially Archaeologically Sensitive Route (Walnut Canyon)
Indirect Route and Canyon Crossing
Potential Community Opposition

Google earth

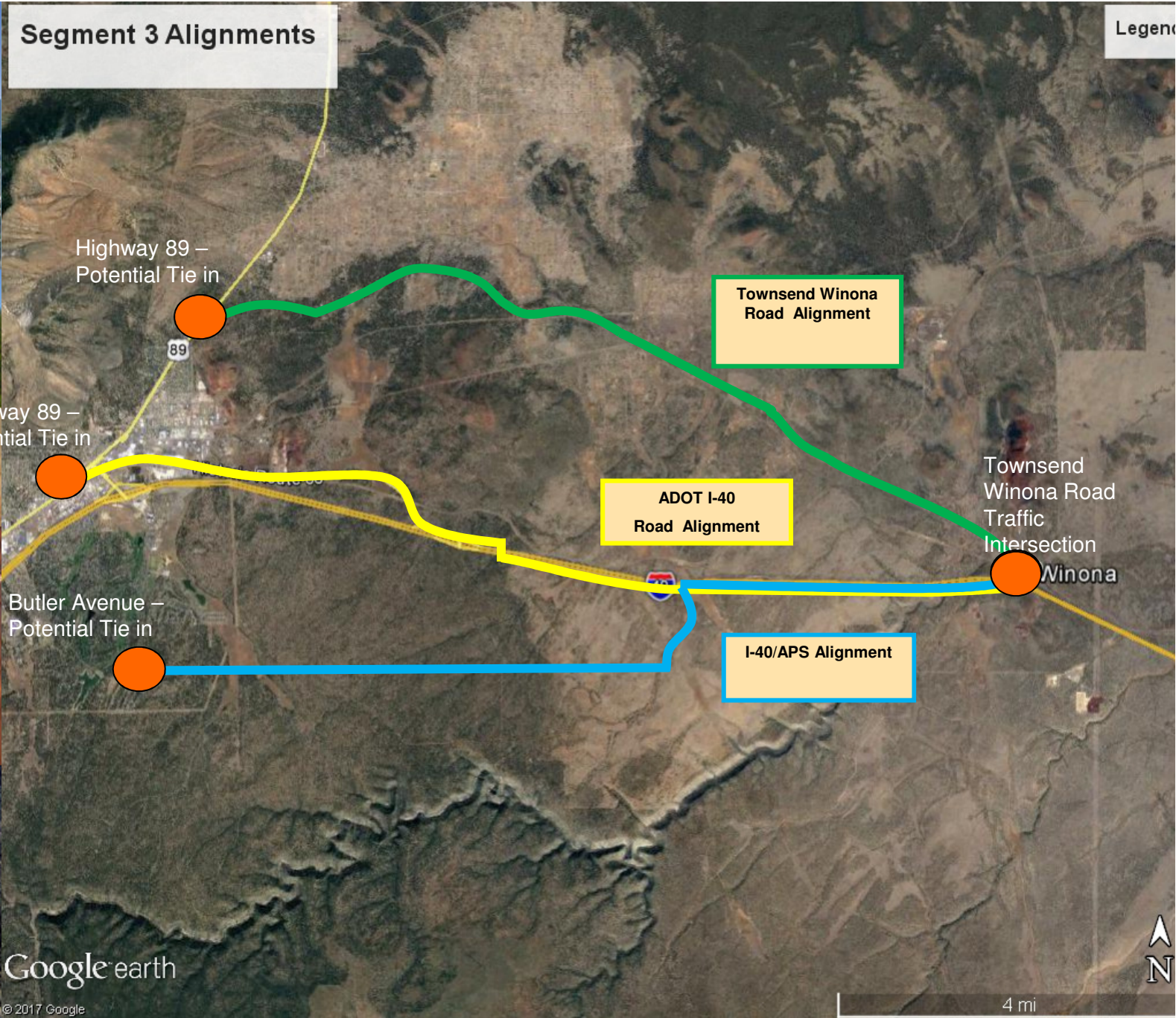
© 2017 Google





## Segment 3 Alignments

Legend



Google earth

© 2017 Google





# Route Selection Criteria

- Lowest Project Risk
  - Construction, Operations
  - Land Acquisitions, Permitting, Political
- Least Environmental Impact
  - Archaeological, Disturbed Area
  - Riparian, Habitat
- Community Impact
  - Traffic, Construction
  - Visibility, Probable Customers
- Lowest Cost
  - O&M (energy)
  - Capital (construction, land, canyon crossings)





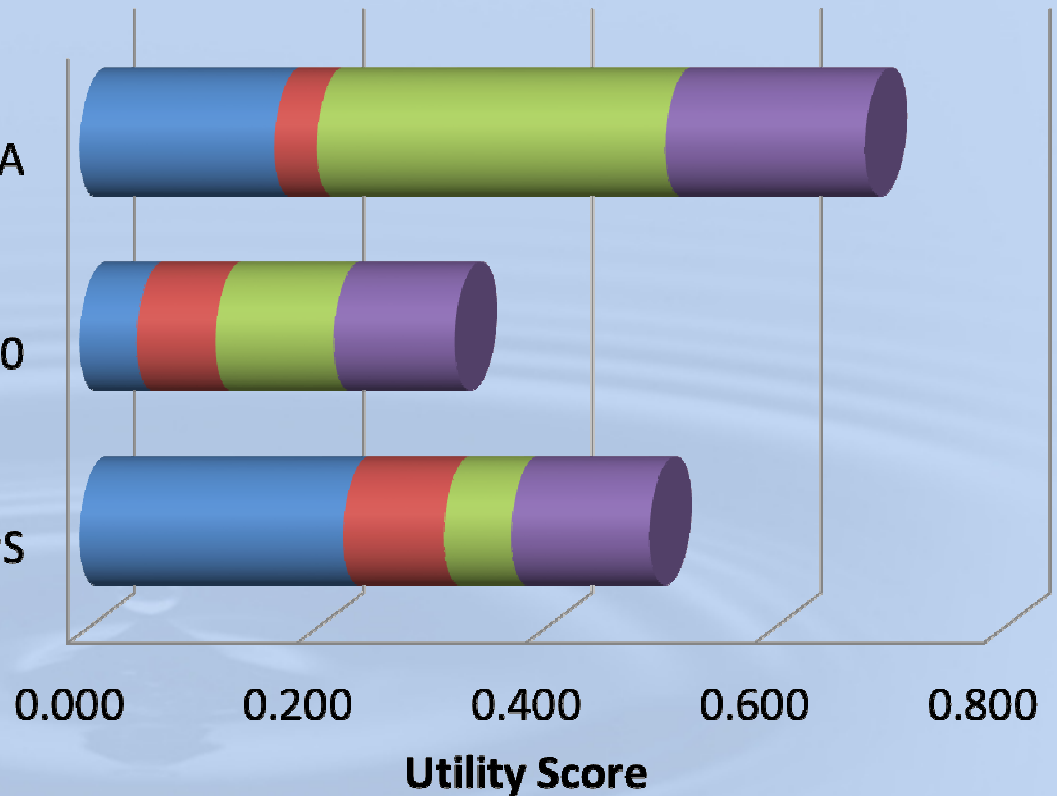


# Segment 3 Alignment Comparison

TOWNSEND-WINONA

ADOT I-40

ADOT I-40/APS



■ Least Cost

■ Least Community Impact

■ Least Environmental Impact

■ Least Project Risk



# Selected Segment 3 Alignment

- Townsend-Winona
  - Least Environmental Impact
    - Affected Cultural Sites
    - Disturbed Habitat Area
    - Ponderosa and Total Area Disturbed
  - Least Project Risk
    - Accessibility and Safety
    - Easement Acquisitions







# Phase II Exploration Plans and Report



# Geotechnical Exploration



- Use of a backhoe to dig a 3-ft x 15-ft x 10-ft hole to inspect subsurface conditions
  - Disturbance (Mild) - Sparse holes (in 1 mile intervals) to be refilled after inspection by geologist
  - About 24 excavations to be performed within the Hart Ranch Lands, 15 on Arizona State Lands and 9 on Private Property
  - Access through existing dirt roads and utility corridors



# Aerial Survey



- Setting aerial survey markers and surveying
- Disturbance – Minimal to none
- Access through existing dirt roads and utility corridors







# Environmental/Archeological Exploration



- Involves field investigation of Possible Archeological and Habitat locations along the alignment
  - Disturbance – None
  - Access through existing roads and utility corridors
  - ESM will coordinate with Tribes to locate any existing sites already discovered
  - NEPA Process to follow Feasibility Study

# Next Steps

- Continue Phase II Analysis for the Selected Alignment
  - Permitting and Field Exploration (ongoing)
  - Draft/Final Phase 2 report (December 2018)
- Phase III Report (mid-2019)
- Future Work (2019-2024)
  - NEPA
  - ROW Acquisition, survey & mapping
  - Well completion & testing
- Depending upon growth & future Council decisions, pipeline final design & construction (after 2025)







# Questions



## **CITY OF FLAGSTAFF**

### **STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Stacy Saltzburg, Deputy City Clerk  
**Date:** 05/25/2018  
**Meeting Date:** 05/29/2018



---

#### **TITLE**

**2018 Election Discussion and Direction to Staff**

#### **STAFF RECOMMENDED ACTION:**

Council Discussion and Direction to Staff on November 2018 Ballot Questions for Transportation, Transit, and Housing

#### **EXECUTIVE SUMMARY:**

With Council direction, staff have been working with the public directly and through survey instruments on transportation, transit and housing ballot questions to bring to the voters in the November 2018 general election. Direction from Council is needed on whether staff should proceed with crafting a question, the amount, the term, and any other special considerations. Staff are seeking this direction and to answer any questions that Council may have.

There are additional meetings scheduled as follows:

June 5, 2018 - Draft Ballot Language

June 12, 2018 - Final Ballot Language

June 19, 2018 - Call the Questions for the Ballot

#### **INFORMATION:**

##### **Council Goals**

Transportation and Public Infrastructure: Send a transportation tax renewal question to voters in November 2018 and earn majority voter support.

Affordable Housing: Adopt a primary property tax rate increased to the maximum allowed with additional funds dedicated to setting up robust City-managed rental housing units.

---

**Attachments:** 2018 Ballot Question Discussion



# Election 2018

City of Flagstaff







# Upcoming Dates



- ~~May 22~~
  - ~~Preliminary Survey Results~~
- May 29
  - Council direction on which topics/amounts, # of questions, and financing
- June 5
  - Draft Ballot Language
- June 12
  - Ballot Language Decision
- June 19
  - Call the Question
- July
  - Information Pamphlet
- August-October
  - Marketing Campaign
- November
  - Election



# Transportation Tax

- Three items proposed
  - Congestion projects – 0.426% (existing rate)
  - Lone Tree Overpass – 0.230% - 0.265%
  - Transit – 0.15%



# Transportation Tax – Congestion Relief

- Council Direction – Craft question for review?
- Rate? (Renewal at 0.426% proposed)
- Survey- 64% strong support; 89% strong/somewhat support
- Consideration to add bonding language to accelerate larger projects, e.g. Lone Tree and Butler
- Term – Proposal to move expiration date to March or June
  - Currently approved for 20 years, expiring November 2020



# Transportation Tax Lone Tree Overpass

- Lone Tree Overpass
  - Pay as you go – 20 years – 0.265%
  - Bond issue – project complete in approximately 6 years; bonds paid over 20 years – 0.230%
  - Pay as you go – 10 years – 0.415%
  - Bond issue – project complete in approximately 6 years; bonds paid over 10 years – 0.420%



# Transportation Tax Lone Tree Overpass

- Council Direction – Craft question for review?
- Separate Question?
- Rate? (0.23% - 0.42%)
- Survey – (at 0.22%, 29% strong support; 63% strong/somewhat support)
- Bond?
- Term?
  - Could initiate the tax in April 2019. Does not have to track with the 0.426% tax expiration/continuation date. Allows staff to begin project almost 2 years earlier.



# Transit Service Expansion

- Council Direction – Craft question for review?
- Separate Question?
- Rate? (New tax at 0.15% supported by CTTC & NAIPTA Board)
- City Survey (.15% for 10 years) – 26% strong support, 54% strong/somewhat support
- Term?
  - 10 years to coincide with base rate recently approved?





# Housing – Secondary Property Tax

- PRESENTATION BY SARAH DARR TO INCLUDE INFORMATION ON THE OVERSIGHT COMMITTEE, COMPONENTS OF THE PROPOSED MEASURE, AND ADDITIONAL DETAIL ON THE OVERALL PROPOSAL



# Housing – Secondary Property Tax

- Council Direction – Craft question for review?
- Components?
  - Homebuyer assistance
  - Development assistance
  - Oversight body (survey - 50% more likely to approve with oversight)
  - Bonding
- Survey – 66% support property tax to fund housing priorities
- Amount? (\$35 million proposed)
- Additional Ordinance Elements?





# Election 2018

- Final Direction for Staff