MINUTES

WORK SESSION TUESDAY, OCTOBER 9, 2012 COUNCIL CHAMBERS 211 WEST ASPEN AVENUE 6:00 P.M.

1. <u>CALL TO ORDER</u>

Mayor Nabours called the Flagstaff Work Session of October 9, 2012, to order at 6:10 p.m.

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 regular meeting, 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. ROLL CALL

Councilmembers present:

Councilmembers absent:

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

None

Others present: Deputy City Manager Josh Copley; Deputy City Attorney Michele D'Andrea

3. Public Participation (Non-Agenda Items Only):

Public Participation enables the public to address the council about items that <u>are not</u> 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.

A disabled member of the community is concerned about the lack of disabled parking downtown during street closures. With City streets closed for many events this often closes the handicap parking on Aspen and Leroux.

A member of the community asked for the go cart back where it was on the plaza. He also requested a movie theatre to be constructed on the other side of town.

4. <u>Preliminary Review of Draft Agenda for the October 16, 2012, City Council Meeting.*</u>

*Public comment on draft agenda items will be taken under "Review of Draft Agenda Items" (Item No. 9) later in the meeting. 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. The item will be called out during the second "Review of Draft Agenda Items" to allow citizens the opportunity to comment. Citizens are also encouraged to submit written comments.

Item 14D was pulled for further discussion later in the Work Session.

5. Path forward for the 2012 Amendments to the Flagstaff Zoning Code.

Staff explained that this report was based on the CCR previously provided to the City Council on the path forward for adoption of the 2012 Amendments to the Flagstaff Zoning Code. At this Work Session staff will be seeking from the Council:

- ▶ Agreement and consensus on the path forward for the 2012 Amendments to the Flagstaff Zoning Code
- ▶ Solicitation of ideas and recommendations from the Council on possible amendments to the Zoning Code. These will be compiled with the other amendments and forwarded to the Planning and Zoning Commission for their recommendation, before being submitted to the City Council for final approval.

Roger Eastman, Zoning Code Administrato,r presented a PowerPoint presentation outlined as follows:

▶ PROPOSED AMENDMENTS

- Level 1 minor fixes and corrections
- Level 2 major as directed by City Council
- Level 3 major considered post Regional Plan Adoption

► CONCEPTUAL FLOW CHART (INCLUDED IN AGENDA PACKET)

 Due to the passing of SB 1598 and required compliance by December 31, 2012. They were asking for additional time to complete the Zoning Code Amendments to accommodate the time frame on the State Bill.

Staff reported that the ADA issue surfaced as a conversation topic on a tour with CD. They do not believe that it is a policy question but rather a change in the standard. This and all other zoning code amendments (major and minor) must go before Council for discussion and adoption.

Brief review was made of the difference between a minor and major amendment. A major policy amendment would be the items that require a much broader, more conceptualized discussion with Council. It was noted that even minor policy decisions have a large community impact and the ADA change should not be a minor item. Staff clarified that not only Council interests but community interests drive the request for discussion of an amendment.

Staff was directed to draft a preliminary list of potential amendments and bring back to Council for discussion. If there is not Council consensus to pursue the amendment no staff time will be devoted to it.

Staff requested that any additional suggestions or comments be routed through Kevin for inclusion on the list.

6. Owner Occupied Housing Rehabilitation Program Update and Discussion.

The purpose of this item is to provide direction on staff requested amendments to the City of Flagstaff Housing Rehabilitation Standards.

Sarah Darr, Housing Manager, presented a PowerPoint as follows:

▶ OWNER OCCUPIED HOUSING REHABILITATION PROGRAM

- Program update and overview of new Arizona Department of Housing weatherization.
- New ADOH standards necessitate amending City of Flagstaff Rehab Standards.
- Grant application due November 13th.

▶ BACKGROUND

▶ NEIGHBORHOODS

- Sunnyside
- Southside
- Pine Knoll
- Plaza Vieja

_

▶ PROGRAM FUNDING SOURCES

- Federal HOME funds are very lucrative for this program.
- 55 homes were rehabilitated with an average cost of \$26,000 per home.

▶ HIGHLY REGULATED PROGRAM

▶ RECENT CHANGES IN JANUARY

- Decreased maximum amount of assistance per household from \$40,000 to \$24,999.
- Additional direction of Scope Minimization provided.
- Administrative changes.

- ▶ AVERAGE COST PER PROJECT SINCE JANUARY 2012 \$3,000 7 HOMES
 - Walking a fine line with staying below the cap set forth and bringing homes into compliance.
 - Arriving at the cap by cutting down services.
- ▶ WITH THE INCREASE IN WHAT THE STATE IS REQUIRING THEM TO DO THEY MUST INCREASE THEIR FUNDING TO ACCOMPLISH.

David McIntire, Permanent Affordability Administrator, continued the presentation:

- ▶ NEW REQUIRED WEATHERIZATION STANDARDS FROM ADOH
 - Intended to enhance the performance of housing stock in the state.
 - Require pre-construction energy audit and post construction compliance inspection.
 - Items identified in the energy audit MUST be addressed as part of the scope.
 - ADOH project cap increased \$55,000 in order to accommodate new standards.

▶ HOW WILL THIS IMPACT FLAGSTAFF'S HOUSING STOCK?

- The Sustainability Retrofit program found well over 60% of the homes tested had an active carbon monoxide leak or other hazards that would need to be addressed per the state requirements.
- ▶ ADDITIONAL REQUIRED COSTS
- ▶ MAXIMUM EXPENDITURES IN OTHER AREAS OF ARIZONA
- ▶ REQUESTED AMENDMENTS TO CITY OF FLAGSTAFF REHABILITATION STANDARDS
 - State funding = State requirements

OPTIONS FOR INCREASING MAXIMUM INVESTMENT PER HOME.

- 1. Increase cap from \$24,999 to \$35,000.
- 2. Increase cap to \$55,000 to be consistent with ADOH.
- 3. Do nothing resulting in non-competitive grant application.

Staff noted that this project is all grant funded; no general funds were expended. They believe that they can meet the standards by increasing to \$35,000. They did not necessarily believe they could serve more houses if it was increased to \$55,000 because the smaller the scope the more households they can address, and with an increased scope the average cost of each house increases therefore reducing the overall number served. No community will receive more than \$440,000, they can award less based on specific needs of the community.

When submitting the grant application last year at a cap of \$25,000 each, the State questioned the City's ability to meet their standards. They have been able to stay in compliance with the current cap of \$25,000. The State's philosophy is if they are going to do it, do it right. They are looking for the long term benefit.

It was suggested that the applicants and recipients of this service understand the increased requirements and weigh whether or not the home is worth this type of investment.

It was noted that part of the problem is that there are so many regulations and that drives the price up. Some felt the City should get out of the housing business.

Staff said that the downside to increasing to the \$55,000 cap was that it really came down to quality versus quantity; scope minimalization is the current philosophy. The positive of the \$55,000 cap is the ability to address more issues in each house. The con is that they would do fewer projects because the increased issues push the overall cap higher. They are not reaching the cap on a regular basis but with the increased scope from the State additional monies would be expected to be spent to address.

Staff was not sure how the State would rank the grant applications but felt that it would have a more positive impact on their ranking if they had a cap of \$55,000. It was added that work was being done by local contractors which has helped the City's economy.

Two councilmembers were in favor of \$35,000, three are in favor of \$55,000, and one would like to keep it at \$24,999. Staff was directed to bring two proposals back to Council for discussion and a decision; one with the \$55,000 cap and one with the \$35,000 cap.

Staff indicated that the grant application, that is dependent on this decision, would then have to come to Council at the same time with blanks. Depending on the decision of Council the application would be revised on the floor.

7. <u>West Street and Arrowhead Avenue Mini-Roundabout Construction and Streetscape Project Presentation.</u>

The purpose of the presentation was to provide support to Mini-Roundabout design or provide alternate direction.

Christine Cameron, Capital Improvements, gave a PowerPoint presentation:

▶ PROJECT BACKGROUND

\$8.4 million dollar project funded by transportation tax and utility funds.

▶ EXISTING INTERSECTION

- Awkward turning movements.
- Excessive speed, there is nothing to slow down traffic.
- Right of way constrained at 60 feet.

▶ DESIGN CONCEPT BASED ON 2005 CORRIDOR STUDY

- This design caused visibility issues with existing property owners.
- Does nothing to address speed issue.
- No pedestrian access across west and arrowhead due to sight distance.

▶ MINI-ROUNDABOUT

- Significantly smaller than roundabout at Woody Mtn.
- Driveway access safer for property owners.
- Slows traffic speed.
- Curbs are depressed or rolled larger trucks can maneuver over if necessary.
- Allows pedestrian and bicycle access.
- Affordable and within our budget.
- Minimal ROW needs.

▶ PUBLIC INVOLVEMENT

▶ NEXT STEPS

 Staff would like to move forward with final designs this winter with construction next summer.

Staff reported that there are not any hard numbers at the 30% design phase. There is already sidewalk, curb and gutter going in and the same amount of asphalt will be used. They believe it would be minimal cost and within their existing budget. The traditional design may require the city to purchase property to address driveway and visibility issues, this can get costly.

Regular traffic will not want to go over the three inch rolled curb. There would not be any restrictions in place and larger trucks could navigate safely over the curb if necessary. Staff has spoken with the commercial vendors in the area and the commercial deliveries rarely use this route, most use Fourth Street.

The community was not in favor of stop signs; the public that has responded are fully in favor of the roundabout.

The concern about the turning radius with the garbage trucks goes hand in hand with the large 18 wheeler concern. The center island will be used for traversing by these kinds of vehicles. The larger vehicle can cross over the roundabout to accommodate the turn radius.

There is little data on accidents but when talking to residents the concern is with the vast amount of near misses. The splitter islands will naturally slow traffic down. Traffic coming off of West Street will have full view of the island to allow for decision time. The design is to slow traffic.

At this time they do not believe that the foot traffic is warranted for this type of application. They will have the Traffic Engineer look at the pedestrian options. There is a median between where pedestrians can stop and look before crossing the additional leg.

Five councilmembers were in favor of moving forward with the roundabout and two were not in favor. Staff was advised to move forward with the design of the roundtable at Arrowhead and West Street.

8. Review of Draft Agenda Items for the October 16, 2012, Council Meeting.*

* Public comment on draft agenda items will be taken at this time.

14D - Consideration and Approval of Grant Agreement and Acceptance of Grant Funding: Fiscal Year 2012 Arizona State Parks Growing Smarter Grant.

Staff noted that upon a successful bid at the auction the property is transferred to the City of Flagstaff. The Conservation Easement will be held by Arizona State Parks and the City of Flagstaff will be required to report yearly. Liability is covered by State Statute for recreation; if people are volunteering and doing work on the land a waiver must be signed and provided to the City of Flagstaff. Security issues will be a shared responsibility with Coconino County and the City of Flagstaff. The land will be held as City of Flagstaff open space and there will be signage as such. The public will be able to access the area for that purpose. There would be no hunting permitted.

Staff noted that there was not a lot of wiggle room regarding negotiations; the funding comes from Arizona State Parks so they were held to their stipulations. The City of Flagstaff is the grantor and therefore they would retain the water rights, which is a benefit to the City.

The Picture Canyon core group has started working through the various restrictions and issues. The management plan will come later and the core group is in agreement with the restrictions that come with the conservation easement.

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

Councilmember Oravits said that he would like to send respects to Hal Jensen and his family, as he passed away Saturday night.

Councilmember Evans reported that she visited with Colonel Strickland, Director of Veteran Services Department in Phoenix. She received information about the improvements being made out at Camp Navajo with the construction of a Federal cemetery and a retirement/assistive living facility. They also discussed some great economic development issues. She is requesting a work session presentation from Colonel Strickland to give an update on what is being done at Camp Navajo and the economic impact it will have on the area.

She would also like to request information from the Flagstaff Police Department. There are concerns about bikes going the wrong way on streets, not following traffic laws, etc. She asked for a response as to how many tickets have been issued to bicyclists and if bicycle safety training was being provided by Bicycle Advisory Committee.

She is also requesting a discussion about the Fourth Street Study and the safety concerns with crossing Fourth Street.

She is also requesting a Section 15 item for a resolution concerning the process for qualifying for veteran benefits, specifically with regards to shortening the time it takes to qualify.

Councilmember Barotz would like to request a work session presentation update on dark skies.

She would also like staff to follow up on the concerns of the individual that spoke during public participation about disabled parking availability downtown during street closures.

She informed Council that NAIPTA has recently adopted an advertising policy for advertising in the bus shelters and they are working with the City of Flagstaff to develop an agreement to move forward. She believes that the City is looking at a similar policy for the boards at Jay Lively.

She also announced that NAIPTA is testing a real time application for all the mountain line routes. This will allow smart phone users to download an application on their phone that will show where the buses are in their routes.

Councilmember Brewster reported that she attended the Disability Awareness Commission Banquet. It was well attended and a good event.

She also attended the Innovation Summit on entrepreneurs held at Northern Arizona University.

She also attended the grand opening of the Biomedical Campus in Phoenix where Northern Arizona University is a partner with University of Arizona Medical School. It is a very innovative facility with state of the art training.

She also reported that she is now located in the Applied Research building in the Office of Sustainability at Northern Arizona University

10. Public Participation

None.

11. Adjournment

The Flagstaff City Council Work Session of October 9, 2012, adjourned at 8:27 p.m.

	MAYOR	
ATTEST:		
CITY CLEDK		