AGENDA 4:30 P.M.

CITY COUNCIL MEETING — REVISED — TUESDAY, JUNE 24, 2025

NOTES:

- Public Forum:
  Comments are generally limited to **3 minutes**.
- Consent Items:
  Items listed under Consent Items have been distributed to Council Members in advance for study and will be enacted by one motion. Any member of the Council, staff or the public may remove an item from the Consent Items for discussion. For additional information on pulling a Consent Item, please contact the City Clerk's Office staff, preferably in advance of the Call to Order. Items removed from the Consent Items may be acted upon before proceeding to the next agenda item.
- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least two (2) business days in advance.
- City Council Meeting Agenda Packets are available on the City's website at:

www.SedonaAZ.gov

THE MEETING CAN BE VIEWED LIVE ON THE CITY'S WEBSITE AT WWW.SEDONAAZ.GOV OR ON CABLE CHANNEL 4.

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.
- No disruptive behavior or profane language will be allowed.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the City Clerk.
- When recognized, use the podium/ microphone.
- State your:
  1. Name and
  2. City of Residence
- Limit comments to **3 MINUTES.**
- Submit written comments to the City Clerk.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

2. ROLL CALL

3. CONSENT ITEMS - APPROVE

LINK TO DOCUMENT =

a. Minutes - May 27, 2025 City Council Special Meeting - Executive Session.
b. Minutes - May 27, 2025 City Council Regular Meeting.
c. Minutes - May 28, 2025 City Council Special Meeting.
d. Minutes - June 10, 2025 City Council Special Meeting - Executive Session.
e. Minutes - June 10, 2025 City Council Regular Meeting.
f. Minutes - June 11, 2025 City Council Special Meeting.
g. AB 3229 Approval of a Final Plat for Navajo Lofts, to create 60 separate condominium units (30 duplexes) on approximately 4.5 acres. (Navajo Lofts Project currently under construction). The subject property is zoned Commercial (CO) and is located at 10 Navajo Drive. APN: 408-24-536B. Applicant: MK Company (Keith Holben) Case Number: PZ24-00004 (SUB)
h. AB 3231 Approval of Amendment #1 to the contract with Tourism Economics to extend the contract for an additional fiscal year and increase the cost by $51,775 for a total contract amount not-to-exceed $108,775.
i. AB 3217 Approval of an Ordinance amending Sedona City Code Title 6 (Animals), by adopting a new Chapter 6.20 (Wild or Exotic Animal Display or Performance).
j. AB 3228 Approval of a Resolution designating the Chief Fiscal Officer for officially submitting the fiscal year 2026 expenditure limitation report to the

4. APPOINTMENTS - None

5. SUMMARY OF CURRENT EVENTS BY MAYOR/COUNCILORS/CITY MANAGER & COUNCIL ASSIGNMENTS

a. Executive Session Report.

6. PUBLIC FORUM

(This is the time for the public to comment on any issue within the jurisdiction of City Council not listed on the agenda. The City Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)

7. PROCLAMATIONS, RECOGNITIONS & AWARDS

a. Recognition of Lew Hoyt.

8. REGULAR BUSINESS

a. AB 3230 **Discussion/possible action** to approve the Arts & Culture Organizations Grants program effective in FY26.

CITY COUNCIL CHAMBERS
102 ROADRUNNER DRIVE, SEDONA, AZ

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

Note: 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 the Council will hold the above open meeting. Members of the City Council will attend either in person or by telephone, video, or internet communications. The Council may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney. Because various other commissions, committees and/or boards may speak at Council meetings, notice is also given that a quorum of members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with materials relating to the agenda items is typically available for review by the public in the Clerk's office after 1:00 p.m. the Thursday prior to the Council meeting and on the City's website at www.SedonaAZ.gov. The Council Chambers is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made **forty-eight hours** prior to the meeting.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Sedona makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Sedona City Council meetings are recorded and may be viewed on the City of Sedona website. If you permit your child to attend/participate in a televised City Council meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

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b. AB 3111 **Discussion/possible action** regarding the award of a construction contract for the Dry Creek Road Shared-Use Pathway Improvements Project, Gringo Road to White Bear Road, to Doege Development LLC, in an amount not to exceed $1,930,259.00.

c. AB 3188 **Discussion/possible direction/action** regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.

d. AB 3237 **Discussion/possible direction/action** regarding a Resolution formally opposing the mandatory disposal of Bureau of Land Management Land and National Forest System Land for Housing provision added to the One Big Beautiful Bill Act and authorizing and directing the Mayor to execute and deliver a letter to federal representatives to this effect.

e. AB 3066 **Discussion/possible action** regarding future meeting/agenda items.

9. EXECUTIVE SESSION

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

b. Return to open session. Discussion/possible action on executive session items.

10. ADJOURNMENT

Posted: 06/19/25

By: MG

_____

JoAnne Cook, CMC, City Clerk

CITY COUNCIL CHAMBERS
102 ROADRUNNER DRIVE, SEDONA, AZ

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

Action Minutes
Special City Council Meeting
Sedona City Hall, Council Chambers
102 Roadrunner Drive, Sedona, Arizona
Tuesday, May 27, 2025, 3:30 p.m.

1. Call to Order

Mayor Jablow called the meeting to order at 3:30 p.m.

2. Roll Call

Council Present: Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Melissa Dunn, Councilor Brian Fultz, Councilor Pete Furman, Councilor Kathy Kinsella, and Councilor Derek Pfaff.

Staff Present: City Manager Anette Spickard, City Attorney Kurt Christianson and City Clerk JoAnne Cook.

3. Executive Session

Motion: Councilor Fultz moved to enter into Executive Session at 3:31 p.m. Seconded by Councilor Kinsella. Motion carried with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Dunn, Kinsella, and Pfaff) and zero (0) opposed.

Kurt Christianson gave the admonition.

a. Discussion and consultation for legal advice with the City Attorney, to consider the City's position, and instruct its attorneys regarding settlement discussions in order to avoid or resolve litigation in the matter of Darin Dinsmore's A.R.S. 12-1134 notice of claim regarding 77 N. Payne Place, Sedona, Arizona (APN 408-25-011F). This matter is brought in executive session pursuant to A.R.S. § 38-431.03(A)(3) & (4).

b. Return to open session. Discussion/possible action regarding executive session items.

Reconvened in open session at 3:55 p.m.

Motion: Councilor Kinsella moved to approve Resolution 2025-07, approving the Binding Waiver of Enforcement for 77 Payne Place, which is attached hereto as Exhibit A, partially waiving enforcement of Ordinance 2023-03. Seconded by Councilor Fultz. Motion carried with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Dunn, Kinsella, and Pfaff) and zero (0) opposed.

4. Adjournment

Mayor Jablow adjourned the meeting at 3:57 p.m. without objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on May 27, 2025.

_____ _____

JoAnne Cook, CMC, City Clerk Date

Action Minutes
Regular City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Tuesday, May 27, 2025, 4:30 p.m.

1. Call to Order/Pledge of Allegiance/Moment of Silence

Mayor Jablow called the meeting to order at 4:30 p.m.

Council Present: Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Melissa Dunn, Councilor Brian Fultz, Councilor Pete Furman, Councilor Kathy Kinsella, and Councilor Derek Pfaff.

Staff Present: City Manager Anette Spickard, Deputy City Manager Andy Dickey, City Attorney Kurt Christianson, Director of Financial Services Barbara Whitehorn, Budget and Financial Analyst Sterling West, Accounting Supervisor Renee Stanley, Procurement Officer Ian Coubrough, Wastewater Director Roxanne Holland, Sustainability Manager Bryce Beck, Director of Public Works/City Engineer Kurt Harris, Associate Engineer Bob Welch, Project Manager Gillian Arnold, Police Chief Stephanie Foley, Assistant City Attorney Monique Coady, Commander Chris Dowell, Executive Assistant to the Police Chief Jessica Bryson, Police Support Services Manager Erin Loeffler, Housing Manager Jeanne Blum, Human Resources Manager Russ Martin, Parks & Recreation Manager Josh Frewin, Community Development Director Steve Mertes, and City Clerk JoAnne Cook.

2. Roll Call

3. Consent Items

a. Minutes - April 23, 2025 City Council Special Meeting.
b. Minutes - April 28, 2025 City Council Special Meeting.
c. Minutes - April 30 & May 1, 2025 City Council Special Meeting.
d. AB 3219 Approval of contract amendment for Quality Testing, LLC in the amount of $91,906 on the Forest Road Connection and Uptown Parking Garage Site Excavation Projects.
e. AB 3221 Approval of Arizona Energy Efficiency & Conservation Block Grant (EECBG) from the Arizona Governor's Office of Resiliency in an amount not- to-exceed $250,000 for municipal decarbonization planning and design.
f. AB 3051 Formal recognition and approval of a Sister Cities Agreement with Canmore, Alberta Canada.

Motion: Councilor Kinsella moved to approve consent items 3a-3f. Seconded by Councilor Fultz. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Pfaff) and zero (0) opposed.

4. Appointments - None.

5. Summary of Current Events by Mayor/Councilors/City Manager & Council Assignments

Vice Mayor Ploog and Mayor Jablow attended the Memorial Day Tribute.

a. Executive Session Report

Kurt Christianson advised on May 13th City Council unanimously approved a 5% merit increase to City Manager Anette Spickard, and at the executive session meeting held this afternoon the City Council approved a Prop 207 Waiver for N. 77 Payne Place, Sedona, AZ.

6. Public Forum – None.

7. Proclamations, Recognitions & Awards - None.

8. Regular Business

a. AB 3155 Public hearing/discussion/possible action regarding approval of the Tentative City Budget for Fiscal Year 2025-2026.

Presentation by Barbara Whitehorn, Russ Martin, Sterling West, and Renee Stanley, and Josh Frewin.

Questions and comments from Council.

By majority consensus, Council agreed to support the proposed budgeted cost of $900K to implement the full market rate adjustment for staff in FY26.

Josh Frewin reported the projects below can be completed in this fiscal year. Anette Spickard explained this will reduce the total of the decision packages presented:

Shade Structures	*$39,000*
Hub Window Coverings	*8,137*
Hub Exterior Painting	*35,000*
Park Cameras	*21,700*
Posse Grounds Speakers	*20,000*
Total	***$123,837***

Barbara Whitehorn stated there is capacity in this year's budget to purchase the IT vehicle that was requested in the decision packages previously presented.

Comments and questions from City Council.

Opened Public Hearing at 5:59 p.m.

No public comments were heard.

Closed Public Hearing at 5:59 p.m.

By majority consensus, City Council directed staff to pay off all Enterprise leases $839,000 from surplus with surplus from FY25 budget, and to add the proposed eCivic software decision package.

Comments and questions from City Council.

Motion: Councilor Kinsella moved to approve the Tentative Budget for FY 2025-26 and thereby set the expenditure limit for the budget at $103,457,496. Seconded by Councilor Ploog. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Pfaff) and zero (0) opposed.

Break at 6:03 p.m. Reconvened at 6:22 p.m.

b. AB 3218 Discussion/possible action regarding approval of Master Services Agreements for on-call professional services for various disciplines.

Presentation by Ian Coubrough, Roxanne Holland, and Kurt Harris.

Questions and comments from City Council.

Motion: Councilor Furman moved to approve the award of the Master Services Agreements for RFQ No. 25-06, On-Call Professional Services, to the firms identified in Agenda Bill 3218, subject to approval of the written contract by the City Attorney's Office and subject to the City Manager's signing authority. Seconded by Councilor Fultz. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Pfaff) and zero (0) opposed.

c. AB 3220 Discussion/possible action regarding construction Change Order #15 for the Forest Road Connection Project to support additional work associated with the excavation and soil nailing (slope/cut stabilization) work on the Uptown Parking Garage in the amount of $382,123.

Presentation by Kurt Harris and Bob Welch.

Questions and comments from City Council.

Councilor Pfaff stepped away from the dais at 7:00 p.m.

Motion: Councilor Fultz moved to approve Change Order #15, with Fann Contracting, Inc in the amount of $382,123. Seconded by Councilor Dunn. Vote: Motion passed with six (6) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella) and zero (0) opposed.

Councilor Pfaff returned to the dais at 7:01 p.m.

d. AB 3217 Discussion/possible direction regarding approval of an Ordinance amending Sedona City Code Title 6 (Animals), by adopting a new Chapter 6.20 (Wild or Exotic Animal Display or Performance). (First Public Meeting).

Presentation by Commander Chris Dowell and Chief Foley.

Questions and comments by City Council.

By majority consensus, City Council directed staff to add a requirement to obtain liability insurance for public displays, to check with the local pet stores to see if they have appropriate licenses, and to add arachnoids to the list.

e. AB 3188 Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.

Presentation by Kurt Christianson.

Question and comments from City Council.

f. AB 3066 Discussion/possible action regarding future meeting/agenda items.

Mayor Jablow advised that there is a Council meeting tomorrow at 2:00 p.m.

9. Executive Session

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

b. Return to open session. Discussion/possible action on executive session items.

No executive session was held.

10. Adjournment

Mayor Jablow adjourned the meeting at 7:42 p.m. without objection.

I certify that the above are the true and correct actions of the Regular City Council Meeting held on May 27, 2025.

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JoAnne Cook, CMC, City Clerk Date

Action Minutes
Special City Council Meeting
City Council Chambers, Sedona City Hall
102 Roadrunner Drive, Sedona, Arizona
Wednesday, May 28, 2025, 2:00 p.m.

1. Call to Order

Mayor Jablow called the meeting to order at 2:00 p.m.

2. Roll Call

Roll Call: Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Brian Fultz, Councilor Melissa Dunn, Councilor Kathy Kinsella, Councilor Pete Furman and Councilor Derek Pfaff.

Staff in attendance: City Manager Anette Spickard, Deputy City Manager Andy Dickey, City Attorney Kurt Christianson, Parking Manager Lance Lunsway, Associate Engineer Robert Welch, Police Chief Stephanie Foley, Police Commander Chris Dowell, Executive Assistant to the Police Chief Jessica Bryson, Police Support Services Manager Erin Loeffler, Special Initiatives Coordinator Kegn Moorcroft, Director of Public Works/City Engineer Kurt Harris, Assistant Director of Public Works Sandy Phillips, Transit Administrator Amber Wagner, Police Victim Advocate/Background Investigations Jamelah Carswell, Police Sergeants, Christopher Stevens, Nathan Dorfman, Raquel Oliver, and Laura Olson, Police Officers Catherine Beers, Bailey Ehrlich, Rodrigo Ramirez, Jason Young and Andrew Cecere, Communications Specialist Samantha Land, Communications Supervisor Teri Tasa, Records Clerk II Jamie Rivero, Records Clerk I Meaghan Turner, Police Support Services Technician Heidi Videto, Community Service Aide David Billingsley, Community Service Officer Dene Kurz, Detective Justin White, Communications and Tourism Director Lauren Browne, and Deputy City Clerk Marcy Garner.

3. Special Business

a. AB 3153 Discussion/possible direction regarding Sedona In Motion (SIM) projects overview with updates on Transit and Uptown Parking.

Presentation by Kurt Harris, Amber Wagner, Lance Lunsway and Founder and Managing Partner with Athena Partners Strategy Group Natasha Woods.

Questions and comments by City Council throughout the presentation.

Break at 3:46 p.m. Reconvened at 3:57 p.m.

By majority consensus council directed staff to explore transit ridership, public outreach and emergency access.

Recognition of Sedona Police Sergeant Christopher Stevens.

Mayor Jablow moved item 3b ahead of item 3a on the agenda to recognize Sergeant Stevens.

Mayor Jablow recognized the accomplishments of Sergeant Stevens over his 20-year career with the city and thanked him for his dedicated service. Sergeant Stevens expressed his gratitude, stating that his goal in policing was to make a positive impact on

people's lives. He shared that he now looks forward to working with the Attorney General's Office.

b. Discussion/possible action regarding ideas for future meetings/agenda items – None.

4. Executive Session

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

b. Return to open session. Discussion/possible action on executive session items.

No executive session held.

5. Adjournment

Mayor Jablow adjourned the meeting at 5:12 p.m. without objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on May 28, 2025.

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Marcy Garner, Deputy City Clerk Date

Action Minutes
Special City Council Meeting
Sedona City Hall, Council Chambers
102 Roadrunner Drive, Sedona, Arizona
Tuesday, June 10, 2025, 3:00 p.m.

1. Call to Order

Mayor Jablow called the meeting to order at 3:00 p.m.

2. Roll Call

Council Present: Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Melissa Dunn, Councilor Brian Fultz, Councilor Pete Furman, Councilor Kathy Kinsella, and Councilor Derek Pfaff.

Staff Present item: City Manager Anette Spickard, City Attorney Kurt Christianson, Human Resources Manager Russ Martin, and City Clerk JoAnne Cook.

During the 1st open session portion of the meeting Mayor Jablow stated upon a public majority vote of the members constituting a quorum, that Council may hold an Executive session that is not open to the public for the following items, and read items 3a and 3b.

3. Executive Session

Motion: Councilor Fultz moved to enter into Executive Session at 3:01 p.m. Seconded by Councilor Kinsella. Motion carried with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Dunn, Kinsella, and Pfaff) and zero (0) opposed.

Kurt Christianson gave the admonition.

a. Discussion and consultation for legal advice with the City Attorney regarding elections, initiatives, referendums, and zoning laws. This matter is brought in executive session pursuant to A.R.S. § 38-431.03(A)(3).

Kurt Christianson and Anette Spickard left the meeting at 3:50 p.m.

b. Discussion and consultation regarding personnel matters, specifically to discuss City Manager Anette Spickard's annual evaluation. This matter is brought in executive session pursuant to A.R.S. 38-431.03(A)(1).

Russ Martin entered the meeting at 3:51 p.m.

JoAnne Cook and Russ Martin left the meeting at 3:57 p.m.

Russ Martin returned to the meeting at 4:12 p.m.

Councilor Dunn left the meeting at 4:12 p.m., she returned at 4:15 p.m.

Russ Martin left the meeting at 4:18 p.m.

Kurt Christianson returned to the meeting at 4:19 p.m.

Kurt Christianson left the meeting at 4:23 p.m.

JoAnne Cook returned to the meeting at 4:24 p.m.

c. Return to open session. Discussion/possible action regarding executive session items.

Reconvened in open session at 4:26 p.m.

Motion: Councilor Kinsella moved to reconsider the effective date of City Manager's merit increase approved on May 13, 2025. Seconded by Councilor Furman. Motion carried with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Dunn, Kinsella, and Pfaff) and zero (0) opposed. Motion carried with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Dunn, Kinsella, and Pfaff) and zero (0) opposed.

Motion: Councilor Kinsella moved to approve a 5% merit increase for the City Manager to be effective on April 7, 2025. Seconded by Councilor Dunn. Motion carried with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Dunn, Kinsella, and Pfaff) and zero (0) opposed. Motion carried with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Dunn, Kinsella, and Pfaff) and zero (0) opposed.

Motion: Councilor Kinsella moved to give a 5% market rate adjustment to the city manager's base salary effective July 1, 2025. Seconded by Councilor Dunn. Motion carried with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Dunn, Kinsella, and Pfaff) and zero (0) opposed. Motion carried with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Dunn, Kinsella, and Pfaff) and zero (0) opposed.

4. Adjournment

Mayor Jablow adjourned the meeting at 4:29 p.m. without objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on June 10, 2025.

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JoAnne Cook, CMC, City Clerk Date

Action Minutes
Regular City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Tuesday, June 10, 2025, 4:30 p.m.

1. Call to Order/Pledge of Allegiance/Moment of Silence

Mayor Jablow called the meeting to order at 4:30 p.m.

Council Present: Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Melissa Dunn, Councilor Brian Fultz, Councilor Pete Furman, Councilor Kathy Kinsella, and Councilor Derek Pfaff.

Staff Present: City Manager Anette Spickard, Deputy City Manager Andy Dickey, City Attorney Kurt Christianson, Director of Financial Services Barbara Whitehorn, Procurement Officer Ian Coubrough, Arts & Culture Specialist Nancy Lattanzi, Assistant City Attorney Monique Coady, Special Initiatives Coordinator Kegn Moorcroft, Police Chief Stephanie Foley, and City Clerk JoAnne Cook.

2. Roll Call/Moment of Art

Nancy Lattanzi introduced Skip Daum, founder of the Sedona Artist's Symposium. Skip shared how the concept and the creation of the Sedona Artist's Consortium was formed. He presented a slide show that highlighted the Sculptors that participated in the Symposium, and presented Mayor Jablow and Nancy Lattanzi with plaques in honor of their support of the first Sculptors Symposium.

3. Consent Items

a. Minutes - May 13, 2025 City Council Special Meeting - Executive Session.
b. Minutes - May 13, 2025 City Council Regular Meeting.
c. AB 3227 Approval of the City's Chief Fiscal Officer (CFO) Designation Resolution Amendment to fiscal year 2024 – retroactively changing the CFO from Cherie White to Barbara Whitehorn.

Motion: Councilor Ploog moved to approve consent items 3a-3c. Seconded by Councilor Dunn. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Pfaff) and zero (0) opposed.

4. Appointments - None.

5. Summary of Current Events by Mayor/Councilors/City Manager & Council Assignments

Mayor Jablow – Held the second Mayor's Forum to discuss the impact of short-term rentals on May 29th. The Forum was well attended by mayors or their designee, city managers, county assessors, and state representatives. A press release will be sent out with a link of the video of the forum.

a. Executive Session Report

Kurt Christianson advised that City Council reconsidered their motion make on May 13,

2025 agreed to give City Manager Anette Spickard a 5% merit increase, effective on the next pay period and made a new motion to give City Manager Anette Spickard a 5% merit increase, effective April 7, 2025. City Council also approved a 5% market rate adjustment to the city manager's base salary, effective July 1, 2025.

6. Public Forum

Opened to the public at 4:55 p.m.

Cheryl Barron, Sedona, spoke in favor of incorporating housing into the Western Gateway Plan. David Key, Sedona and President of the Sedona Chamber of Commerce, spoke on behalf of the Sedona Chamber of Commerce's support of workforce housing to Sedona.

Brought back to City Council at 5:00 p.m.

7. Proclamations, Recognitions & Awards - None.

8. Regular Business

a. AB 3223 Discussion/possible direction regarding adoption of an Ordinance amending Sedona City Code Chapter 3.10 Claims and Demands Against the City (First Public Meeting).

Presentation by Monique Coady.

Questions and comments from Council.

b. AB 3224 Discussion/possible direction regarding adoption of an Ordinance amending Sedona City Code Chapter 3.05 Purchasing (First Public Meeting).

Presentation by Monique Coady and Ian Coubrough.

Questions and comments from City Council.

By majority consensus, regarding Section 3.05.030 Purchasing Thresholds, City Council directed staff to clarify that the non- construction and construction professional services comply with the procurement manual; and in Section 3.05.040 Contract Amendments (Change Orders) Council agreed to authorize the city manager's signing authority for up to 10% of the original contract, but not-to-exceed $150,000 per change order/amendment.

Council unanimously agreed that this item will come back to them for their approval on a future agenda under consent items.

c. AB 3111 Discussion/possible action regarding the award of a Construction Contract for the Dry Creek Road Shared-Use Pathway Improvements Project, Gringo Road to White Bear Road, to the contractor Doege Development LLC, in an amount not to exceed $1,930,259.00.

Motion: Councilor Kinsella moved to defer this item to the June 24, 2025 City Council meeting. Seconded by Councilor Fultz. Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Pfaff) and zero (0) opposed.

d. AB 3188 Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.

Presentation by Kurt Christianson.

Question and comments from City Council.

e. AB 3066 Discussion/possible action regarding future meeting/agenda items.

Mayor Jablow advised that there is a Council meeting tomorrow at 3:00 p.m.

9. Executive Session

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

b. Return to open session. Discussion/possible action on executive session items.

No executive session held.

10. Adjournment

Mayor Jablow adjourned the meeting at 6:13 p.m. without objection.

I certify that the above are the true and correct actions of the Regular City Council Meeting held on June 10, 2025.

_____ _____

JoAnne Cook, CMC, City Clerk Date

Action Minutes
Special City Council Meeting
City Council Chambers, Sedona City Hall
102 Roadrunner Drive, Sedona, Arizona
Wednesday, June 11, 2025, 3:00 p.m.

1. Call to Order

Mayor Jablow called the meeting to order at 3:00 p.m.

2. Roll Call

Roll Call: Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Brian Fultz, Councilor Kathy Kinsella, Councilor Melissa Dunn, Councilor Pete Furman and Councilor Derek Pfaff.

Staff in attendance: City Manager Anette Spickard, Deputy City Manager Andy Dickey, City Attorney Kurt Christianson, Director of Community Development Steve Mertes, Special Initiatives Coordinator Kegn Moorcroft, Sustainability Coordinator Zachary Schwarz, Sustainability Coordinator Sarah Estrada, Sustainability Manager Bryce Beck, AmeriCorps Natural Solutions Specialist Anna Shockley and Deputy City Clerk Marcy Garner.

3. Special Business

a. AB 3214 Discussion/possible direction regarding sustainability programming initiatives.

Presentation by Bryce Beck, Zachary Schwarz, Sarah Estrada and Anna Shockley.

The Les Springs community received recognition and certification for their accomplishments and participation in the Sustainable Neighborhood program.

Susie Colbath thanked Zachary and the Sustainability Department, as well as the City and Les Springs Neighbor in their shared passion for sustainability.

Team leader Russ Colbath briefly explained the water meters and the water savings so far.

Questions and comments by City Council throughout the presentation.

Opened to the public at 4:16 p.m.

Jon Thompson, Sedona, spoke on the importance of project review, policy, climate change and the logistics of the city's community composting program.

Brought back to City Council at 4:20 p.m.

By majority consensus, council directed staff to contact Waste Management's Grey Wolf Recycling Facility to gather information regarding their services and operations. Provide the public with educational materials about invasive plant species and gather information on the number of homes in Sedona that currently have solar power.

b. Discussion/possible action regarding ideas for future meetings/agenda items – None.

4. Executive Session

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

b. Return to open session. Discussion/possible action on executive session items.

No executive session held.

5. Adjournment

Mayor Jablow adjourned the meeting at 5:26 p.m. without objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on June 11, 2025.

_____ _____

Marcy Garner, Deputy City Clerk Date

CITY COUNCIL AGENDA BILL

Agenda Item: 3g
Proposed Action & Subject: Approval of a Final Plat for Navajo Lofts, to create 60 separate condominium units (30 duplexes) on approximately 4.5 acres. (Navajo Lofts Project currently under construction). The subject property is zoned Commercial (CO) and is located at 10 Navajo Drive. APN: 408-24-536B. Applicant: MK Company (Keith Holben) Case Number: PZ24-00004 (SUB)

Department	Community Development/Cari Meyer
Time to Present	NA
Total Time for Item	NA
Other Council Meetings	January 28, 2025 (Preliminary Plat)
Exhibits	A. Final Plat

Finance Approval	Reviewed 6/9/25 BGW
City Attorney Approval	Reviewed 6/9/25 KWC
City Manager's Recommendation	Recommend approval ABS 6/11/25

Expenditure Required
$ xxx
Amount Budgeted
$ xxx
Account No. (Description)

SUMMARY STATEMENT

Background:

The applicant is requesting Final Plat Approval to allow for a sixty (60) unit subdivision at 10 Navajo Drive. The Planning and Zoning Commission unanimously recommended approval of the Preliminary Plat (7-0) on December 17, 2024. City Council approved the Preliminary Plat (5-1, Councilor Kinsella opposed, Vice Mayor Ploog excused) on January 28, 2025.

Evaluation of Proposal

The form of the Final Plat meets all City requirements. City Staff has reviewed the Final Plat and determined that all conditions of approval have been met. As all conditions have been met, the City Council may now consider approval of the Final Plat. The applicant has already provided the required Assurances of Construction in conjunction with their building permits and in accordance with Sedona Land Development Code Section 8.5.B(3)d.3. Therefore, once the Final Plat is approved, the Final Plat may be recorded with Yavapai County.

Please note that, due to file size constraints, only the Final Plat is included as an attachment to this agenda bill. Additional project materials are available online at:

https://www.sedonaaz.gov/your-government/departments-and-programs/community-development/projects-and-proposals/navajo-lofts-condominium-plat

During the City Council public hearing on January 28, 2025, Council discussed and approved the Preliminary Plat in a 5-1 vote (Councilor Kinsella opposed, Vice Mayor Ploog excused). In voting "no" on the Preliminary Plat, Councilor Kinsella expressed a desire that the units remain for rent rather than available for ownership. While the City cannot prohibit a subdivision on the property, the developer/current property owner has entered into a Development Agreement with the City that prohibits the use of the units as short-term rentals. This Development Agreement was required to allow the density of the project to exceed 12 units per acre and is binding on all future owners of the units.

Climate Action Plan/Sustainability Consistent: ☐**Yes -** ☐**No -** ☒**Not Applicable**

As a subdivision proposed to develop under the current zoning, the Climate Action Plan is not directly applicable to this project.

Board/Commission Recommendation: ☒**Applicable -** ☐**Not Applicable**

The Planning and Zoning Commission recommended that City Council approve the Preliminary Plat, in a 7-0 vote on December 7, 2024. The Final Plat is in compliance with that recommendation.

Alternative(s):

MOTION

I move to: approve the proposed Final Plat as set forth in case number PZ24-00004 (SUB), Navajo Lofts, based on compliance with all ordinance requirements and satisfaction of the Subdivision criteria and applicable Land Development Code requirements.

FINAL CONDOMINIUM PLAT
FOR
NAVAJO LOFTS
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, T17N, R5E OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA
APPLICATION # PZ 24-00004

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF YAVAPAI)

KNOW ALL MEN BY THESE PRESENTS: THAT MKC HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "NAVAJO LOFTS", A CONDOMINIUM LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 EAST, G&SRB&M, YAVAPAI COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "NAVAJO LOFTS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BOUNDARIES OF THE CONDOMINIUM AND THE LOCATION AND DIMENSIONS OF THE BOUNDARIES OF THE UNITS. BUILDINGS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH UNIT OR BUILDING, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY, ON SAID PLAT.

MKC HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF SEDONA FOR USE AS SUCH AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE AND EMERGENCY VEHICLES, A PUBLIC DRAINAGE EASEMENT, AND A CONTROLLED VEHICULAR ACCESS EASEMENT OVER TRACT "A" WHICH WILL BE OWNED AND MAINTAINED BY THE NAVAJO LOFTS CONDOMINIUM ASSOCIATION. ALL OTHER EASEMENTS ARE HEREBY DECLARED FOR THE PURPOSES SHOWN HEREON. TRACT "A" IS INTENDED FOR PARKING AND OPEN SPACE. TRACTS "B" & "F" ARE INTENDED AS OUTDOOR SHARED SPACE. TRACT "C" IS INTENDED AS COMMUNITY OFFICE, GAZEBO, AND COMMUNITY POOL. TRACT "D" IS INTENDED AS A MULTI-USE SHARED PATH. TRACTS "E", "G", & "H" ARE INTENDED AS FRONT YARD SPACE.

MKC HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, ACKNOWLEDGES THE FOLLOWING RESTRICTIVE COVENANTS:

1) THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL;

2) AND THAT THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF SEDONA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS TO PREVENT HIM OR THEM FROM SO DOING AND TO RECOVER DAMAGES FROM SUCH VIOLATIONS. ANY PERSON OR PERSONS OR THE CITY OF SEDONA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

THERE HAS BEEN OR IS BEING RECORDED HERE A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS (CC&R'S) FOR "NAVAJO LOFTS", A CONDOMINIUM, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF: MKC HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS CORPORATE NAME TO BE AFFIXED AS THE SAME TO BE ATTESTED BY SIGNATURE, THEREUNTO DULY AUTHORIZED THIS_____ DAY OF_____ , 20_____.

BY: _____ DATED_____
, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF YAVAPAI)

ON THIS _____ DAY OF _____, 20_____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF MKC HOLDING, LLC AND ACKNOWLEDGED THAT HE AS MANAGING MEMBER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHERE OF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVAL:

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SEDONA, ARIZONA ON THIS _____ DAY OF _____, 20_____.

BY: _____ DATED : _____
DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED BY THE MAYOR, CITY ENGINEER, AND THE CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA ON THIS
_____ DAY OF _____, 20_____,

BY: _____ ATTEST: _____
MAYOR CITY CLERK

BY: _____ DATED_____
CITY ENGINEER

APPROVED BY THE SEDONA FIRE DEPARTMENT, ARIZONA ON THIS _____ DAY OF _____, 20_____,

BY: _____ DATED: _____
SEDONA FIRE DEPARTMENT

NOTES:

1. A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE PROPERTY OWNER ASSOCIATION SHALL MAINTAIN ALL TRACTS.
2. A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
3. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF ARIZONA WATER WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

SURVEYOR'S NOTES:

1. ALL HORIZONTAL BUILDING TIES TO THE PROPERTY LINES ARE MEASURED PERPENDICULAR TO THE UNFINISHED EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDING.
2. THE BOUNDARIES OF EACH UNIT ARE THE EXTERIOR SURFACES OF THE PERIMETER WALLS, FLOOR (WITHOUT SLAB) AND THE UPPER BOUNDARY BEING THE CEILING OF THE UNIT. EACH UNIT SHALL INCLUDE ANY DOOR AND WINDOW WITHIN THE PERIMETER WALL OF THE UNIT. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE BETTER DESCRIBED IN THE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAVAJO LOFTS, A CONDOMINIUM, TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAT.
3. THE LOCATION AND THE DIMENSIONS OF THE UNITS AS SHOWN ON THIS PLAT ARE BASED ON THE ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. THE ACTUAL LOCATION AND DIMENSIONS OF THE BOUNDARIES OF THE UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS SHOWN ON THIS PLAT.
4. THE DIMENSIONS OF UNIT BOUNDARIES ARE SHOWN ON SHEET 3.
5. HORIZONTAL DIMENSIONS SHOWN HEREON ARE TO EXTERIOR SURFACES OF THE PERIMETER WALLS AND/OR CENTER OF ANY DEMISING WALLS OR UTILITY ROOM. VERTICAL DIMENSIONS SHOWN HEREON ARE FROM THE TOP OF FLOOR SLAB TO THE BOTTOM OF WOOD ROOF TRUSS.
6. TRACT B & F AREA CALCULATIONS EXCLUDE TRACTS A, C, D, E, G & H. SAID EXCLUDED TRACTS INCLUDE: ROADWAYS, PARKING AREAS, BUILDING FOOTPRINTS, PATIOS, DRIVEWAYS, SIDEWALKS, FRONT YARDS, POOL, GAZEBO, OFFICE, MULTI-USE PATH, SEWER EASEMENT AND OTHER SIMILAR AREAS.
7. DEPTH OF PATIO/YARD IS TO FACE OF WALL.

TRACT	USE	TOTAL SQFT	TOTAL ACRES	AVERAGE SQFT PER UNIT	AVERAGE ACRES PER UNIT
A	ROADWAY AND OPEN PARKING	24,591	0.564	NA	NA
B	LANDSCAPE, OPEN AREA, DRAINAGE, AND BACK YARDS	36,901	0.847	615	0.014
C	POOL, OFFICE, GAZEBO, AND OPEN AREA (SHOWN)	1,499	0.034	25	0.001
D	TRAIL AND PEDESTRIAN ACCESS EASEMENT	7,037	0.161	NA	NA
E	LANDSCAPE, FRONT YARDS, DRIVEWAYS, AND OPEN AREAS	8,086	0.186	135	0.003
F	LANDSCAPE, OPEN AREA, DRAINAGE, AND BACK YARDS	16,956	0.389	282	0.006
G	LANDSCAPE, FRONT YARDS, DRIVEWAYS, AND OPEN AREAS	11,864	0.272	198	0.004
H	LANDSCAPE, FRONT YARDS, DRIVEWAYS, AND OPEN AREAS	12,617	0.289	210	0.005
TOTALS (BASED ON 60 UNITS)		119,551	2.744	1,465	0.033

LEGAL DESCRIPTION

YAVAPAI COUNTY RECORDER DOC NO. 2019-0036008

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4, SW1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA LYING NORTH OF U.S. HIGHWAY 89A PER ADOT PLAN PROJECT S-366-709 RECORD ADOT=[RA] AND SOUTHEAST OF THE SOUTHWEST CENTER SUBDIVISION, BOOK 17 MAPS & PLATS, PAGE 16, YAVAPAI COUNTY RECORDER {YCR} RECORD MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11, A FOUND BLM BRASS CAP; THENCE NORTH 76°30'51" EAST 1351.90 FEET (N 76°47'44"E 1351.83 FEET RA, TO STATION 977+47.98 RHT 63.22 BASIS OF BEARINGS RA) TO A FOUND 1/2 INCH REBAR NO IDENTIFICATION, TO WHICH A STAINLESS STEEL CAP LS 32230 WAS ADDED;

THENCE NORTH 01°10'20" WEST 2.80 FEET TO A SET 1/2 REBAR WITH ALUMINUM CAP LS 32230 ON THE NORTH RIGHT OF WAY OF SAID HWY 89A RA;

THENCE NORTH 01°10'20" WEST 206.90 FEET (N 00°57'W 209.6 FEET RECORD L=[R1] BOOK 4389, PAGE 514, YCR TO A FOUND 1/2 INCH REBAR WITH CAP LS 29263 AT THE NORTHWEST CORNER OF R1 AND THE POINT OF BEGINNING;

THENCE NORTH 00°54'36" WEST 666.06 FEET (N 00°57'W PER PLAT HARMONY HILLS SUBDIVISION, BOOK 9 OF MAPS & PLATS, PAGE 1, YCR=[RP], N 00°56'W R) TO A FOUND 1/2 INCH REBAR, NO IDENTIFICATION, TO WHICH A STAINLESS STEEL CAP LS 32230 WAS ADDED;

THENCE SOUTH 78°00'15" WEST 210.61 FEET (S 77°54'35"W 211.6 R) TO A SET 1/2 INCH REBAR WITH ALUMINUM CAP LS 32230;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°56'46", A CHORD BEARING SOUTH 35°14'54"WEST A DISTANCE OF 34.08 FEET, AN ARC LENGTH OF 37.50 FEET (37.27 FEET R) TO A FOUND 1/2 INCH REBAR WITH BRASS TAG LS 27253;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 599.37 FEET, A CENTRAL ANGLE OF 05°30'22", A CHORD BEARING SOUTH 04°30'13"EAST A DISTANCE OF 57.58 FEET, AN ARC LENGTH OF 57.60 FEET (57.55 FEET R) TO A FOUND 1/2 REBAR WITH CAP LS 27253;

THENCE SOUTH 02°03'26" EAST 249.78 FEET (S 01°59'45"E 250.00 FEET R) TO A FOUND 1/2 INCH REBAR WITH BRASS TAG LS 27253;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 83°47'36", A TANGENT LENGTH OF 94.20 FEET, A CHORD BEARING SOUTH 39°58'03" WEST A DISTANCE OF 140.24 FEET, AN ARC LENGTH OF 153.56 FEET (153.94 FEET R) TO A FOUND INCH REBAR WITH NO IDENTIFICATION, TO WHICH A STAINLESS STEEL CAP LS 32230 WAS ADDED;

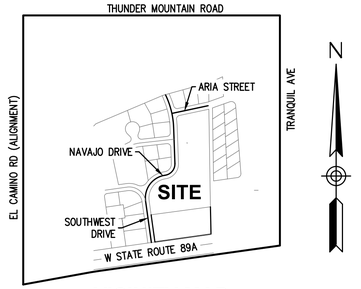
THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 90°00'05", A TANGENT LENGTH OF 135.00 FEET, A CHORD BEARING SOUTH 37°02'07" WEST A DISTANCE OF 190.92 FEET, AN ARC LENGTH OF 212.06 FEET (212.06 FEET R) TO A FOUND 1/2 INCH REBAR WITH BRASS TAG LS 27253);

THENCE SOUTH 07°56'28" EAST 84.16 FEET TO A FOUND SPIKE, NO IDENTIFICATION, TO WHICH ALUMINUM TAG LS 32230 WAS ADDED;

THENCE NORTH 82°21'06" EAST 419.96 FEET TO THE POINT OF BEGINNING.

SHEET INDEX

SHEET 1	COVER
SHEET 2	BOUNDARY, TRACTS, DWELLING OUTLINES, EASEMENTS, AND TRACT 'A' DIMENSIONS
SHEET 3	DWELLING DIMENSIONS/DETAILS



VICINITY MAP
SW 1/4 SEC 11, T17N, R5E
NTS

OWNER
MKC HOLDINGS LLC
15010 N 78TH WAY SUITE 109
SCOTTSDALE AZ 85260
PHONE: (602) 390-9401
CONTACT: KEITH HOLBEN
EMAIL: kh@mkcompany.com

SURVEYOR
LANDCOR CONSULTING
1955 S. VAL VISTA DR. #121
MESA, AZ 85204
PHONE: (810) 878-8513
CONTACT: NICK JARRETT, R.L.S.
EMAIL: nick@landcorconsulting.com

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS N76°23'54"E BETWEEN THE SOUTHWEST CORNER OF SECTION 11, T17N, R5E, G&SRM, YAVAPAI COUNTY ARIZONA AND THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN YAVAPAI COUNTY RECORDER DOC: 2019-0036166.

PROJECT DATA

ADDRESS:	10 NAVAJO DR CITY OF SEDONA
TAX ASSESSORS PARCEL NUMBER:	408-24-536B
ZONING	CO
PARCEL AREA:	196,020 SQFT. (4.5 ACRES)
TOTAL TRACT B AREA:	36,901 +/- SQFT. (1.246 +/- ACRES)
AVERAGE TRACT B AREA PER UNIT:	615 +/- SQFT. (0.014 +/- ACRES)
TOTAL TRACT F AREA:	16,956 +/- SQFT (0.389 +/- ACRES)
AVERAGE TRACT F AREA PER UNIT:	282 +/- SQFT (0.006 +/- ACRES)

SURVEYOR'S CERTIFICATE:

I, NICHOLAS W. JARRETT, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THIS MAP OR PLAT IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2022; THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT ALL MONUMENTS SHOWN EXIST AS OF THE DATE HEREON AND, ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.

NICHOLAS W. JARRETT
ARIZONA R.L.S. 54336

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54336
NICHOLAS W.
JARRETT
DATE OF EXPIRATION 09-30-2023
ARIZONA U.S.A.

LANDCOR CONSULTING
1955 S Val Vista Dr., Ste 121
Mesa, AZ 85204
Ph: (480) 553-9433
landcorconsulting.com

NAVAJO LOFTS
FINAL CONDOMINIUM PLAT
10 NAVAJO DRIVE
SEDONA, ARIZONA

DATE:

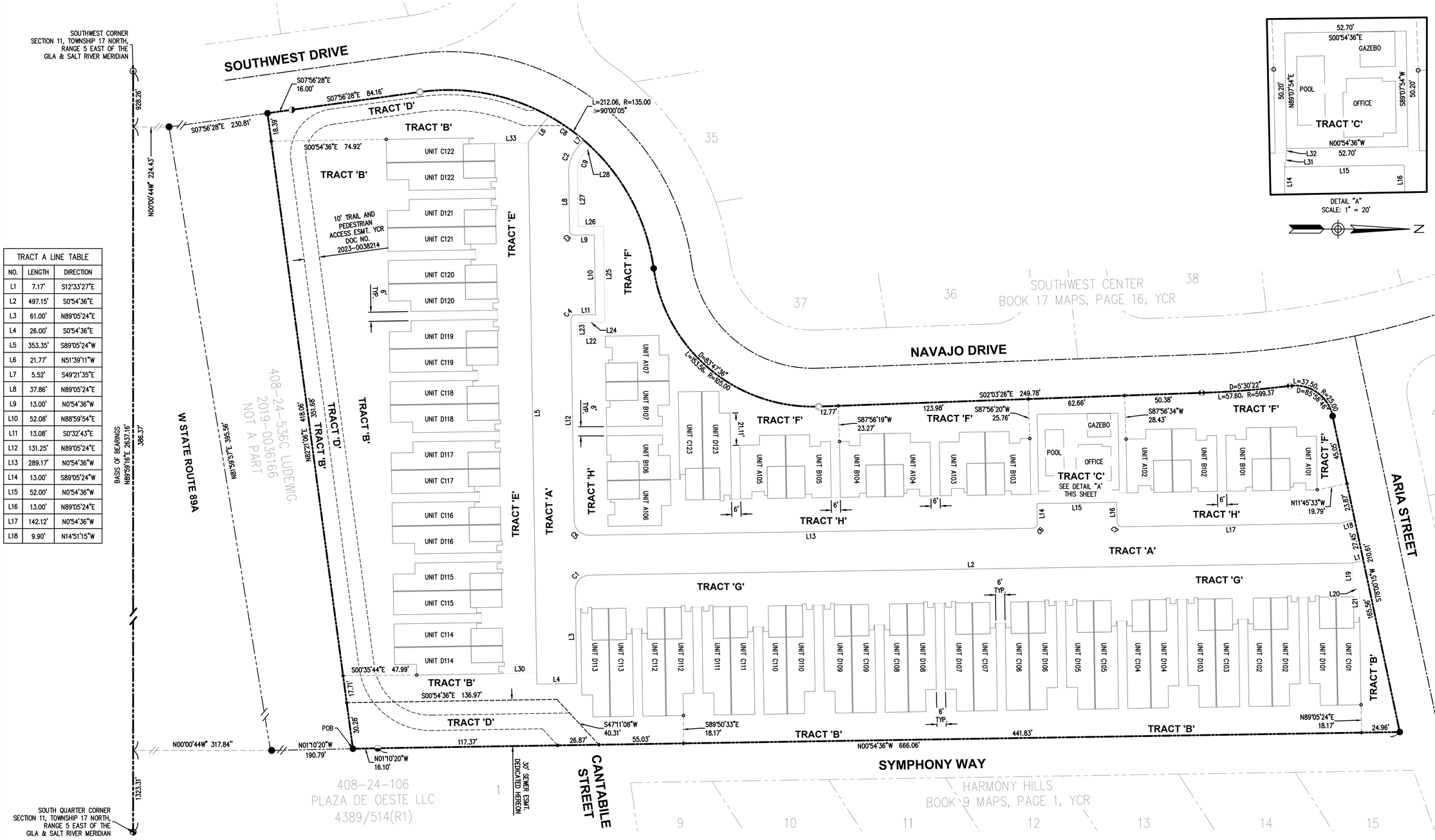
INFO: PZ 24-00004 (SUB)

COVER

DATE: 5-28-25

PROJ. # : 1763

SHEET
1 OF 3



TRACT A LINE TABLE		
NO.	LENGTH	DIRECTION
L1	7.17'	S12°33'27"E
L2	497.15'	S0°54'36"E
L3	61.00'	N89°05'24"E
L4	26.00'	S0°54'36"E
L5	353.35'	S89°05'24"W
L6	21.77'	N51°39'11"W
L7	5.52'	S49°21'35"E
L8	37.86'	N89°05'24"E
L9	13.00'	N0°54'36"W
L10	52.08'	N88°59'54"E
L11	13.08'	S0°32'43"E
L12	131.25'	N89°05'24"E
L13	289.17'	N0°54'36"W
L14	13.00'	S89°05'24"W
L15	52.00'	N0°54'36"W
L16	13.00'	N89°05'24"E
L17	142.12'	N0°54'36"W
L18	9.90'	N14°51'15"W

TRACT A CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	14.92'	9.50'	90°00'00"	S45°54'36"E	13.44'
C2	18.45'	25.00'	42°17'08"	S69°46'03"E	18.03'
C3	4.71'	3.00'	90°00'00"	N44°05'24"E	4.24'
C4	4.71'	3.00'	90°00'00"	S45°54'36"E	4.24'
C5	14.92'	9.50'	90°00'00"	N44°05'24"E	13.44'
C6	4.71'	3.00'	90°00'00"	N45°54'36"W	4.24'
C7	4.71'	3.00'	90°00'00"	N44°05'24"E	4.24'
C8	27.65'	135.00'	11°44'08"	N34°53'17"E	27.60'

TRACT B TIE DIMENSIONS		
NO.	LENGTH	DIRECTION
L19	17.00'	S89°05'24"W
L20	3.33'	N0°54'36"W
L21	18.50'	S89°05'24"W
L30	22.00'	N0°54'36"W
L33	21.94'	S2°14'14"E

TRACT C TIE DIMENSIONS		
NO.	LENGTH	DIRECTION
L31	6.16'	N81°34'30"W
L32	1.92'	N89°05'24"E

TRACT F TIE DIMENSIONS		
NO.	LENGTH	DIRECTION
L22	18.08'	S0°54'36"E
L23	9.09'	S89°05'24"W
L24	18.00'	N0°54'36"W
L25	62.67'	S89°05'24"W
L26	16.42'	S0°54'36"E
L27	35.28'	S89°05'24"W
L28	5.46'	N46°55'48"W

TRACT F TIE DIMENSIONS					
NO.	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C9	14.33'	19.42'	42°17'08"	N69°46'03"W	14.01'

LEGEND

- ● – FOUND 5/8" REBAR WITH TAG "LS 32230"
- ⊙ – FOUND 5/8" REBAR W/CAP STAMPED "LS 40829"
- ◎ – FOUND 1/2" REBAR W/2" ALUMINUM CAP "LS 27253"
- ◑ – FOUND 1/2" REBAR W/CAP STAMPED "LS 29263
- ○ – CALCULATED POSITION – NOTHING FOUND OR SET
- ◔ – FOUND BLM BRASS CAP SW CORNER SECTION 11
- ⧗ – FOUND 1/2" REBAR, NO ID, ADDED TAG "LS 54336"
- ◓ – FOUND SPIKE NAIL OR AS NOTED
- ◕ – FOUND BUREAU OF LAND MANAGEMENT BRASS CAP OR AS NOTED

TRACT B & F = OUTDOOR AREA AS DEFINED ON COVER SHEET

- TRACT DIVISION LINE
- BUILDING TIES TO THE UNFINISHED EXTERIOR BUILDING WALL
- UNFINISHED EXTERIOR BUILDING OUTLINE
- UNFINISHED INTERIOR GARAGE OUTLINE
- PROPERTY BOUNDARY LINE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54336
NICHOLAS W. JARRETT
Date Signed 05-28-25
ARIZONA U.S.A.

LANDCOR CONSULTING
1955 S Val Vista Dr., Ste 121
Mesa, AZ 85204
Ph: (480) 553-9433
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NAVAJO LOFTS
FINAL CONDOMINIUM PLAT
10 NAVAJO DRIVE
SEDONA, ARIZONA

DATE:

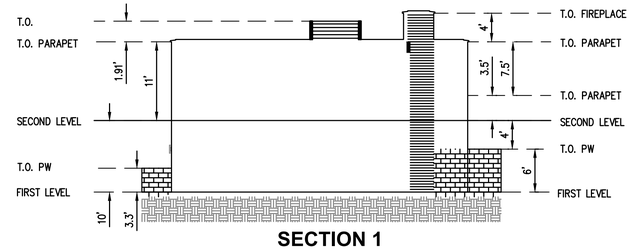
INFO: PZ 24-00004 (SUB)

BOUNDARY, EASEMENTS & TRACT A

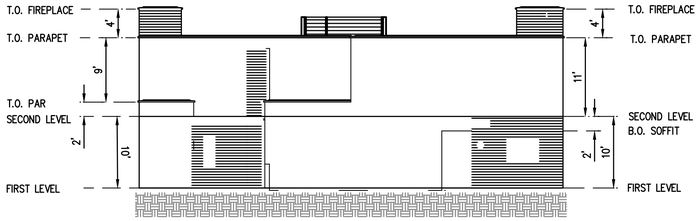
DATE: 5-28-25

PROJ. # : 1763

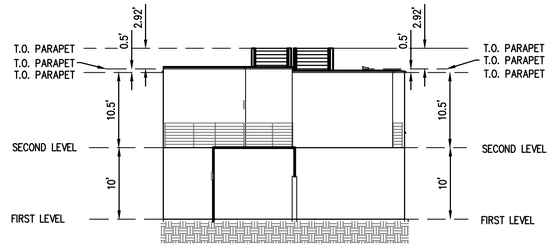
SHEET 2 OF 3



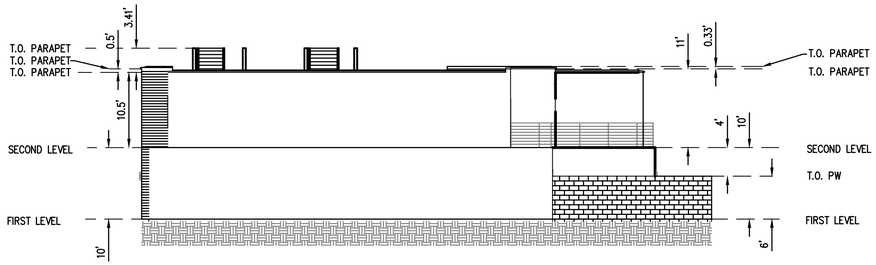
SECTION 1



SECTION 2



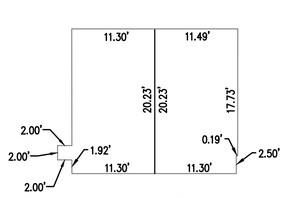
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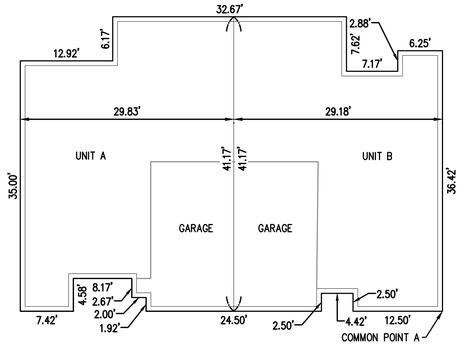
SECTION 4

NOTE:

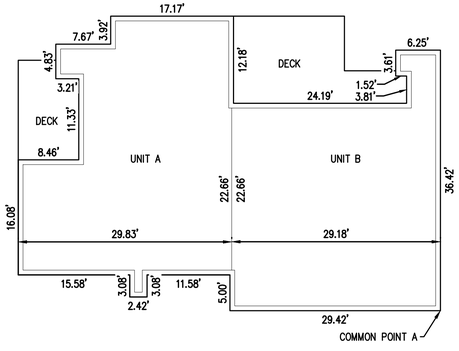
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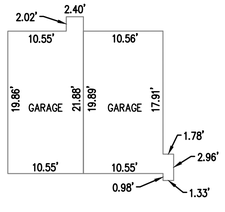
GARAGE
INTERIOR WALL DIMENSION



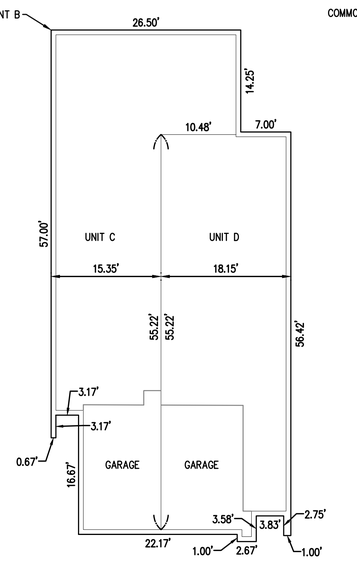
FIRST FLOOR
EXTERIOR WALL DIMENSION



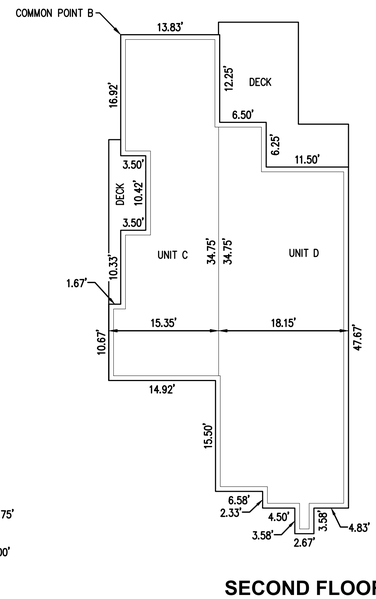
SECOND FLOOR
EXTERIOR WALL DIMENSION



GARAGE
INTERIOR WALL DIMENSION



FIRST FLOOR
EXTERIOR WALL DIMENSION



SECOND FLOOR
EXTERIOR WALL DIMENSION

10 5 0 5 10 20
SCALE: 1"=10'

UNITS A & B

10 5 0 5 10 20
SCALE: 1"=10'

UNITS C & D

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54336
NICHOLAS W. JARRETT
Date Signed 05-28-25
ARIZONA U.S.A.

LANDCOR CONSULTING
1955 S Val Vista Dr., Ste 121
Mesa, AZ 85204
Ph: (480) 553-9433
landcorconsulting.com

NAVAJO LOFTS
FINAL CONDOMINIUM PLAT
10 NAVAJO DRIVE
SEDONA, ARIZONA

DATE:

INFO: PZ 24-00004 (SUB)

DWELLING DIMENSIONS & DETAILS

DATE: 5-28-25

PROJ. # : 1763

SHEET 3 OF 3

Agenda Item: 3h
Proposed Action & Subject: Approval of Amendment #1 to the contract with Tourism Economics to extend the contract for an additional fiscal year and increase the cost by $51,775 for a total contract amount not-to-exceed $108,775.

Department	City Manager/Lauren Browne
Time to Present	N/A
Total Time for Item	N/A
Other Council Meetings	N/A
Exhibits	A. Amendment #1 to Tourism Economics Professional Services Agreement

Finance Approval	Reviewed 6/9/25 BGW
City Attorney Approval	Reviewed 6/9/25 KWC
City Manager's Recommendation	Recommend approval ABS 6/11/25

Expenditure Required	
$	51,775
Amount Budgeted	
$	54,000
Account No. (Description)	60-5224-21-6436 (HW/SW Maint/Support)

SUMMARY STATEMENT

Background:

The City's Tourism Program uses data to inform decision making, create benchmarks, and be predictive of market changes. One of the tools staff uses is Symphony, a Tourism Economics platform that aggregates a variety of data, including hotel and short-term rental stats like occupancy and average daily room rate, hotel booking pace, and credit card spending, into a dashboard. This data is easily exportable for stakeholders and the community and is integral with the tourism data transparency hub that is currently being built out on www.scenicsedona.com. Staff is requesting an amendment to the current FY25 contract, taking the not-to-exceed from $57,000 (FY25 expenditure) to $108,775 (adding the FY25 to the FY26 expenditure of $51,775), requiring Council approval.

Budget:

The FY26 expenditure is lower than the FY25 expenditure because the City is sourcing the short-term rental data separate from the Symphony contract. Working directly with the data vendor, Key Data, allows the City to develop a relationship with the vendor and ensure the highest quality data and the City's ability to interpret it. The Key Data information will remain integrated into the Symphony platform even though the City is sourcing it directly.

See the contract and scope of work in Exhibit A.

Climate Action Plan/Sustainability Consistent: ☐**Yes -** ☐**No -** ☒**Not Applicable**

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): None

MOTION

I move to: approve Amendment #1 to the contract with Tourism Economics to extend the contract for an additional fiscal year and increase the cost by $51,775 for a total contract amount not-to-exceed $108,775, subject to approval of the written contract by the City Attorney's Office.

AMENDMENT # 1
TO PROFESSIONAL SERVICES AGREEMENT

This Amendment to the Professional Services Agreement ("Agreement") by and between the City of Sedona, an Arizona municipal corporation ("CITY") and **Tourism Economics LLC** ("CONSULTANT") is made and entered into on this ____ day of _____, 2025 ("Effective Date").

RECITALS

A. WHEREAS, CITY and CONSULTANT previously entered into an Agreement for CONSULTANT to perform certain professional consulting and coordinating services for CITY, in connection with **Symphony Intelligence Platform** (the "Project") on or about the 19th day of August, 2024; and

B. WHEREAS, CITY and CONSULTANT now desire to amend that Agreement to revise the scope of work, increase the not to exceed amount of compensation, and extend the term.

AMENDMENT

The parties agree to amend the following section(s) of the Agreement as follows:

1. **SCOPE OF WORK**.
   A. Scope of Work.
   The "Scope of Work" of the Agreement is amended by including the additional project tasks/deliverables described in **Exhibit A**.

2. **COMPENSATION; BILLING**.
   A. Compensation.
   The compensation the CITY agrees to pay the CONSULTANT is increased by $**51,775** amending the not to exceed amount the CITY will pay from **$57,000** to **$108,775**.

3. CONTRACT TERM
   A. Term.
   The contract term is extended through **June 30, 2026** to allow for completion of the Amended Scope of Work.

ALL OTHER CONTRACT PRICES, TERMS, AND CONDITIONS REMAIN THE SAME.

(Signatures on Following Page)

CITY OF SEDONA, ARIZONA

Anette Spickard, City Manager

ATTEST:

JoAnne Cook, City Clerk

APPROVED AS TO LEGAL FORM:

Kurt W. Christianson, City Attorney

Tourism Economics LLC

By:

Title:

I hereby affirm that I am authorized to enter into and sign this Agreement on behalf of CONSULTANT

TOURISM ECONOMICS
AN OXFORD ECONOMICS COMPANY

303 W Lancaster Avenue
Wayne PA 19087
Phone: 610.995.9600
Fax: 610.995.9611
www.tourismeconomics.com

Scope of Services and Fees

Tourism Economics will deliver the SYMPHONY market intelligence platform with the following modules to City of Sedona based on mutually agreed-upon timetables.

Term of Agreement:

☑ July 2025 – June 2026 (discounted for renewal)

☐ July 2025 – June 2028 (5% annual increase waived)

Payment Schedule: Annual Invoicing will start July 2025. Invoicing will be split into two bills.

Modules

1. **Visitor Intelligence (optional add-on)**

   Visitors

   Mobile device data will be integrated from one of our geolocation partners allowing for detailed analysis of visitor patterns. This will track visits to the destination on the following criteria:

   - Origin
   - Destination (by study geography, neighborhoods, and individual points of interest)
   - Length of Stay
   - Day vs. Overnight
   - Weekend vs. Weekday
   - Demographics of US visitors (age, income, and race)
   - 50 Points of interest (POI)
   - Cross-visitation (across regions and POIs)

   Event Analysis

   Using the dynamic mapping feature of POIs with dates, allows for the evaluation of any event with the sample size to determine the profile of the visitors. Analyze the impact on the community by

   In-market behavior

   Using device-level detail to track activities and visitor flow in and around the destination.

2. **Lodging Performance**

   Integrate your hotel, short-term rental, and lodging tax data in one place for easier and on-demand analysis. This module compiles history of performance with the ability to dynamically analysis segments, destinations, competitors, and key performance metrics (occupancy, ADR, RevPAR, supply, demand, and room revenue). Includes the ability to look at demand and room revenue distribution between hotel and short-term rentals.

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3. **Sales Intelligence**

   Monitor group and event sales performance and enable the organization to get the most out of the data in their CRM system. In addition to ongoing tracking of sales, more in-debt analysis can be conducted through interactive and dynamic business intelligence looking at leads, bookings, need periods, and the conversation rate by third-party lead generators.

4. **Workforce Analysis**

   Access exclusive wage and occupational analysis of your community's workforce including demographics, jobs openings and quit rates, and position analysis. Monitor average and total income by industry subsector along with employment and average wages by major occupational groups (e.g., management positions, maintenance, sales etc.). The "workforce module" also includes a three-year annual forecast of the Leisure and Hospitality sector jobs.

5. **International Visitation and Spending**

   View both historic and forecasted international visitation and spending data by world regions, with details on visits, nights, and spending with 5-year forecasts. This is a unique offering based on Tourism Economics' Global Travel dataset. No other provider has the total volume of international travel by origin calculated for the US market. This will enable City of Sedona to monitor the recovery of international visitation and spending for the territory.

6. **Air Travel**

   Measure visitor arrivals by air and comparisons to 2019 with custom comp-set as decided by destination. Monitor activity levels at all individual US airports.

7. **Traveler Sentiment**

   Access a collections of national travel sentiment data from both consumer and business travelers from TE partners and public sources.

8. **Web Analytics**

   Track website performance with daily, weekly, and monthly updates of website sessions, sessions by device, session duration, pageviews, and bounce rate by acquisition channel, device, origin market, landing page, and referrer site.

9. **Social Media**

   Monitor monthly audience, impressions, engagements, engagement rate by week, day-of-week, gender, and age. Different views also look at impact on impressions from paid marketing. All data is piped in from the destination's social media publishing platform.

10. **Website Attribution (optional add-on)**

    Track the impact your destination website has on visitor arrivals by origin markets and campaigns tracked in Google Analytics. By mapping Near mobile location data with Google Analytics data you will be able to track the "website visit to arrival window" of your visitors and compare effectiveness by date, campaigns, and origin markets.

11. **Credit Card Spending (optional add-on)**

    Track visitor spending behavior by origin market, demographics, industry sector, and merchant. Monitor what markets are spending the most while visiting and what they are spending money on.

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Track seasonality of spending patterns and change over time.

Amplification of results is a key feature of Symphony. You will have the option of embedding select results into its own website and specific modules or slices of data can be "pushed" out to stakeholder groups on an automated basis.

Access you will have online access to the platform 24/7 with unlimited number of users. You also have the ability to embed dashboards and reports to your website allowing you to share market data with your stakeholders and industry partners on an ongoing basis.

Twenty-four (24) hours of consulting per year is included with your SYMPHONY platform. These hours can be utilized for monthly calls, presentations, planning meetings, ad hoc analysis, or on-site presence. Development and additional support hours are available at a fixed rate and requires pre-approval.

All raw data remains the property of the source organization and third-party licensing agreements remain in place within SYMPHONY. Formulas, code, and calculations remain the property of Tourism Economics.

Any data requiring purchase will be the responsibility of the client, who will grant Tourism Economics access to all necessary programs and datasets for the duration of the agreement.

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Summary

SYMPHONY Reports	Advanced
Executive Summary	✓
Lodging Performance	✓
Web Analytics	✓
Economic indicators and outlook	✓
Air Travel	✓
Workforce Analysis	✓
Social Media Performance	✓
Traveler Sentiment	✓
Predictive Analytics	✓
Recovery Indicators	✓
Short term rental (KeyData)	✓
Credit Card Spend (optional add-on)	✓

SYMPHONY Advanced Tier	Year-1
Total Symphony Cost	~~$38,000~~ $29,400
Mobile location via Azira (main study geography & 50POIs)	waived
Visitor Card Spending via Visa	~~$11,500~~ $9,775
Hotel Pace Report via Amadeus	$12,600
Total Cost	**$51,775**
* The 5% annual increase is waived with multi-year agreements **Optional activations and add-ons (contact for pricing)** Economic Impact Study via Tourism Economics (~~$30K~~ $20K) Lodging Forecast via Tourism Economics (~~$20K~~ $16K)	

Please select Option:

☑ Option 1: 1-year agreement $51,775 annually

☐ Option 2: 3- year agreement $51,775 annually (locked in rates)

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Limitation of Liability

Because of the uncertainty of future events and circumstances and because the contents are based on data and information provided by third parties upon which Tourism Economics has relied in good faith in producing the Deliverables, Tourism Economics does not warrant that its forecasts, projections, advice, recommendations or the contents of any report, presentation or other document will be accurate or achievable and Tourism Economics will not be liable for the contents of any of the foregoing or for the reliance by the Customer on any of the foregoing.

Additional terms from the following Attachment A (Terms & Conditions) are also agreed.

Approved

	
Authorized Signature for Client	Authorized Signature for TE
	Adam Sacks, President, Tourism Economics
Printed Name and Title	Printed Name and Title
	April 14, 2025
Date	Date

CITY COUNCIL AGENDA BILL

AB 3217
June 24, 2025
Consent Items

Agenda Item: 3i
Proposed Action & Subject: Approval of an Ordinance amending Sedona City Code Title 6 (Animals), by adopting a new Chapter 6.20 (Wild or Exotic Animal Display or Performance).

Department	Police Department/ Chief Foley
Time to Present	NA
Total Time for Item	NA
Other Council Meetings	May 27, 2025
Exhibits:	A. Ordinance B. 2025 Amendments to Sedona City Code Title 6 Animals

Finance Approval	Reviewed 6/9/25 BGW
City Attorney Approval	Reviewed 6/9/25 KWC
City Manager's Recommendation	Recommend approval ABS 6/11/25

Expenditure Required
$ 0
Amount Budgeted
$
Account No. (Description)

SUMMARY STATEMENT

Background:

The City of Sedona has experienced a growing number of incidents involving the unsupervised or inappropriate public display of wild and exotic animals, particularly in high-traffic pedestrian areas such as Uptown. These displays have raised significant concerns related to public safety, sanitation, and animal welfare.

The Sedona Police Department receives continual complaints from both visitors and business owners regarding these activities. The presence of large reptiles and other exotic animals, often positioned on sidewalks or pedestrian pathways, has created frequent obstructions and forced passersby to walk around or step over animals or their leashes. This not only disrupts the public right-of-way but also introduces serious public health and safety risks, especially for children and individuals with mobility limitations.

The conditions observed in these displays have frequently resulted in unsanitary environments. In some cases, it has been unclear how or where waste from animals—both

solid and liquid—was being managed. These circumstances present clear risks for disease transmission and degradation of public spaces.

Moreover, the exploitation of wild and exotic animals in these public displays has led to incidents of neglect and abuse. In one significant case, the improper care of animals used in unsanctioned displays led to a felony animal cruelty arrest, the seizure of numerous animals, and the discovery of multiple deceased animals, with others in such poor condition that they were ultimately euthanized for humane reasons. This incident highlighted the inability of some individuals to adequately provide for the complex care needs of wild or exotic animals when used in public exhibition settings.

Despite repeated verbal warnings and citations under existing city ordinances such as Sedona City Code 12.05.160(A) (Encroachment on Public Right-of-Way), violations have continued, underscoring the need for stronger, more targeted regulation.

In response, the City has enacted Ordinance Chapter 6.20, which prohibits the display or performance of wild or exotic animals within Sedona city limits unless under clearly defined exceptions—such as with permission of the property owner and with a USDA-licensed exhibitors or entities permitted by the Arizona Game and Fish Department for educational purposes. This ordinance prioritizes the safety of the public, ensures humane treatment of animals, and establishes clear authority for enforcement actions when violations occur.

The City's proposed ordinance is based on the A.R.S. § 17-102 definition of "wildlife" and the following State regulation which already prohibits display or exhibits of wildlife:

R12-4-402. Live Wildlife: Unlawful Acts

A. A person shall not perform any of the following activities with live wildlife unless authorized by a federal license or permit, this Chapter, or A.R.S. Title 3, Chapter 16:

1. Import any live wildlife into the state;

2. Export any live wildlife from the state;

3. Conduct any of the following activities with live wildlife within the state:

a. Display,

b. Exhibit,

…

…

Police officers and authorized officials are empowered under this ordinance to issue warnings, citations, and when necessary, confiscate animals that are being used in violation. Enforcement provisions also place responsibility on violators for any costs incurred related to the care, transport, or boarding of seized animals.

In summary, Ordinance Chapter 6.20 addresses a persistent and documented issue that affects the health, safety, and quality of life of Sedona's residents, visitors, and the animals themselves. It reflects the City's commitment to maintaining safe public spaces and upholding ethical standards for animal welfare.

Per SCC Section 2.25.040, two public meetings are required to adopt this ordinance as it consists of new ordinance sections. This is the second public hearing. City Council reviewed the proposed ordinance on May 27, 2025 and requested that any wildlife display on public property require not only City permission and proper licensing, but liability insurance. The liability insurance requirement was added as subsection B in Section 6.20.040 Exceptions.

Climate Action Plan/Sustainability Consistent: ☐Yes - ☐No - ☒Not Applicable

Board/Commission Recommendation: ☐Applicable - ☒Not Applicable

Alternative(s):

MOTION

I move to: approve Ordinance 2025-__, amending Sedona City Code Title 6 (Animals), by adopting a new Chapter 6.20 (Wild or Exotic Animal Display or Performance).

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, DECLARING THE DOCUMENT TITLED "2025 AMENDMENTS TO SEDONA CITY CODE TITLE 6 ANIMALS" AS A PUBLIC RECORD, ADOPTING THE SAME BY REFERENCE, AND AMENDING THE SEDONA CITY CODE AS SET FORTH THEREIN; PROVIDING FOR PENALTIES, SEVERABILITY, AND REPEAL OF CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council finds it necessary to protect the public health and safety against hazards that wild and exotic animals pose to society, including possible physical harm to residents and potential disease transmission to people or other animals, and to control hazards to the physical and mental health of the public;

WHEREAS, the City Council finds it necessary to protect to protect wild and exotic animals from cruel and inhumane treatment by prohibiting the display and preventing the exploitation of wild or exotic animals through performances for public entertainment or amusement, as these animals are made to spend excessive time in cramped, barren cages deprived of the ability to engage in their natural behaviors, and subjected to temperature and elevation changes when being transported; and

WHEREAS, the City Council is aware of incidents of persons being bit, and an incident in city limits leading to the death of eight (8) wild animals and others with scale rot, respiratory issues, mite infestations and organ damage due to starvation among wildlife that were used in display, performance, and/or kept in unsanitary conditions leading to an animal cruelty conviction; and

WHEREAS, the City deems it necessary to adopt certain amendments to Sedona City Code Title 6 Animals in the best interests of the health and safety of the public.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA, as follows:

Section 1. Adoption. That certain document titled the 2025 Amendments to Sedona City Code Title 6 Animals ("SCC Title 6 Animals Amendment"), of which one paper copy and one electronic copy are maintained, in compliance with A.R.S. § 44-7041, on file in the office of the City Clerk as required by A.R.S. § 9-802, and available for public use and inspection during normal business hours, is hereby declared to be a public record and said copies thereof are hereby ordered to remain on file with the City Clerk. SCC Title 6 Animals Amendment is hereby amended as set forth Exhibit A, which is hereby referred to, adopted, and made a part hereof as if fully set forth herein.

Section 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the SCC Title 6 Animals Amendment adopted herein is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 3. Repeal. All other Code provisions, ordinances, parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict as of the effective date hereof.

Section 4. Penalties.

A. Upon a first violation of this ordinance, an officer shall issue a written warning.
B. If there is a violation of this ordinance and the person has previously been issued a warning, the new violation is a civil offense punishable by a fine not to exceed $2,500.00, plus any other penalties, assessments or surcharges authorized by law. Each and every wild and/or exotic animal on display or performance and each day a display or performance occurs shall constitute a separate offense.
C. If there is a violation of this ordinance and the person has previously been convicted of violating this ordinance, the new violation is a class 1 misdemeanor, plus any other penalties, assessments or

surcharges authorized by law.

D. The remedies in this ordinance are cumulative and the city may proceed under one or more such remedies.

E. The amount of the permit fee and any penalty imposed by the provisions of this ordinance shall be deemed a debt to the city. An action may be commenced in the name of the city in any court of competent jurisdiction for the amount of any delinquent penalties.

Section 5. Effective Date. The effective date of this Ordinance shall be 30 days following adoption by the City Council.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 24th day of June, 2025.

_____
Scott M. Jablow, Mayor

ATTEST:

_____
JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:

_____
Kurt W. Christianson, City Attorney

Chapter 6.20
WILD OR EXOTIC ANIMAL DISPLAY OR PERFORMANCE

Sections:

6.20.010 Purpose and intent.
6.20.020 Definitions.
6.20.030 Display or performance prohibited.
6.20.040 Exceptions.
6.20.050 Enforcement.
6.20.060 Penalties

6.20.010 Purpose and intent.

The purpose and intent of this chapter is to protect the public against the hazards that wild and exotic animals used in displays and performances pose to society and to protect wild and exotic animals from exploitation, unlawful, cruel, and inhumane treatment.

6.20.020 Definitions.

In this chapter, the following words and terms shall be deemed to mean and be construed as follows:

“Display” means to exhibit, show, hold, or use for photographs with members of the public of wild or exotic animals for the benefit of a live audience.

“Performance” means any act, circus, ride, trade show, carnival, parade, race, or similar undertaking in which wild or exotic animals are required to perform tricks, fight, or participate as accompaniments in performances for the entertainment, amusement or benefit of a live audience.

"Person” means any individual, partnership, firm, joint stock company, corporation, joint venture, association, trust, estate, or any other legal entity.

“Wild or exotic animal” means all mammals, birds and the nests or eggs thereof, reptiles, arachnids, amphibians, mollusks, crustaceans and fish normally found in a state of nature anywhere in the world, including the offspring from two different wild animal species or genera. Wild or exotic animal does not include domestic livestock, including cattle, sheep, goats and horses, or domesticated dogs or cats.

6.20.030 Display or performance prohibited.

No person may display or sponsor a display or allow the performance of any wild or exotic animal within the Sedona city limits.

6.20.040 Exceptions.

A. This chapter does not apply to a display or performance that occurs on property with the permission of the property owner so long as the display or performance is done by:

1. A person licensed by the United States Department of Agriculture pursuant to the Animal Welfare Act, as amended, as an exhibitor of wild or exotic animals, including a licensed wild animal park, zoo, circus, or similar exhibitor license; or

2. A person licensed by the Arizona Game and Fish Department or Commission to display wild or exotic animals for educational purposes, including a wildlife holding license or a zoo license.

B. In addition to the requirements of subsection A, any display or performance of wild or exotic animals on city property, including rights-of-way, requires liability insurance naming the city as an additional insured in an amount reasonably acceptable to the city but in no case less than $1 million per occurrence and $2 million general aggregate policy limits.

6.20.050 Enforcement.

A. An animal control officer, city code enforcement officer, city community service officer, or any AZPOST certified peace officer may issue a written warning or citation for a violation of this chapter.

B. Any such wild or exotic animal being used for display or performance in violation of this chapter may be confiscated by an animal control officer, city community service officer, city code enforcement officer, or any AZPOST certified peace officer. The confiscating agency may make a reasonable effort to find suitable placement for the wild or exotic animal or at the agency’s discretion, the animal may be euthanized. The person issued a written warning or citation for a violation of this chapter is responsible for cost of care of the wild or exotic animal, including but not limited to the cost of feeding, boarding, veterinary care, transportation, and routine husbandry.

6.20.060 Penalties.

A. Upon a first violation of this chapter, an officer shall issue a written warning.

B. If there is a violation of this chapter and the person has previously been issued a warning, the new violation is a civil offense punishable by a fine not to exceed $2,500.00, plus any other penalties, assessments or surcharges authorized by law. Each and every wild and/or exotic animal on display or performance and each day a display or performance occurs shall constitute a separate offense.

C. If there is a violation of this chapter and the person has previously been convicted of violating this chapter, the new violation is a class 1 misdemeanor, plus any other penalties, assessments or surcharges authorized by law.

CITY COUNCIL AGENDA BILL

AB 3228
June 24, 2025
Consent Items

Agenda Item: 3j
Proposed Action & Subject: Approval of a Resolution designating the chief fiscal officer for officially submitting the fiscal year 2026 expenditure limitation report to the Arizona Auditor General.

Department	Finance
Time to Present	N/A
Total Time for Item	N/A
Other Council Meetings	N/A
Exhibits	Exhibit A CFO Designation Resolution

Finance Approval	Reviewed 6/9/25 BGW
City Attorney Approval	Reviewed 6/9/25 KWC
City Manager's Recommendation	Recommend approval ABS 6/11/25

Expenditure Required
$ N/A
Amount Budgeted
$ N/A
Account No. (Description)

SUMMARY STATEMENT

Background: A.R.S. §41-1279.07(E) requires each county, city, town, and community college district to annually provide to the Arizona Auditor General by July 31 the name of the Chief Fiscal Officer (CFO) the governing body has designated to officially submit the current year's annual expenditure limitation report (AELR) on the governing body's behalf. The current year is the fiscal year the entity is operating in on July 31.

City and town councils (councils) must use this resolution template to document their annual CFO designation and may not delegate the responsibility of designating the CFO.

Councils must present and act upon the resolution annually at a council meeting and submit the signed resolution to the Arizona Auditor General office with the electronic CFO designation form.

Exhibit A CFO Designation Resolution will be submitted to the Arizona Auditor General office upon designation of the City's Chief Fiscal Officer by City Council, review by the City Manager, attested by the City Clerk and approved as to form by the City Attorney.

Climate Action Plan/Sustainability Consistent: ☐**Yes -** ☐**No -** ☒**Not Applicable**

Make sure box is checked. If marked "Yes", please include verbiage from Climate Action Plan/Sustainability.

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Make sure box is checked. If applicable is marked, please make sure to include a detailed summary of the recommendation

Alternative(s): appoint other city staff as the CFO for the AELR

MOTION

I move to: approve Resolution 2025-__, designating Barbara Whitehorn, as the City's Chief Fiscal Officer to officially submit the current year's annual expenditure limitation report (AELR) on the governing body's behalf.

RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY OF SEDONA, ARIZONA MAYOR AND COMMON COUNCIL, DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2026 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL.

RECITALS:

WHEREAS, A.R.S. §41-1279.07(E) requires each county, city, town, and community college district to annually provide to the Arizona Auditor General by July 31 the name of the Chief Fiscal Officer the governing body designated to officially submit the current year's annual expenditure limitation report (AELR) on the governing body's behalf; and

WHEREAS, the City of SEDONA Mayor and Council desires to designate Barbara Whitehorn, as the City's Chief Fiscal Officer.

WHEREAS, Entities must submit an updated form and documentation for any changes in the individuals designated to file the AELR.

ENACTMENTS:

NOW THEREFORE BE IT RESOLVED BY THE CITY OF SEDONA MAYOR AND COUNCIL as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. Barbara Whitehorn is hereby designated as the City's Chief Fiscal Officer for purposes of submitting the fiscal year 2026 AELR to the Arizona Auditor General on the governing body's behalf.

PASSED AND ADOPTED by the City of Sedona, Arizona Mayor and Council, this 24th day of June, 2025.

_____
Scott M. Jablow, Mayor

ATTEST:

_____
JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:

_____
Kurt W. Christianson, City Attorney

Agenda Item: 8a
Proposed Action & Subject: Discussion/possible action to approve the Arts & Culture Organizations Grants program effective in FY26.

Department	City Manager Anette Spickard Small Grants Program Chair Stephanie Giesbrecht
Time to Present	5 Minutes
Total Time for Item	15 Minutes
Other Council Meetings	
Exhibits	A. Draft Arts & Culture Organizations Grant Program application and eligibility criteria B. Community Grants and Non-Profits FAQ's

Finance Approval	Reviewed 6/17/25 BGW
City Attorney Approval	Reviewed 6/11/25 KWC
City Manager's Recommendation	Provide feedback on eligibility criteria and direct staff to implement the program. ABS 06/11/25

Expenditure Required	
	$ N/A
Amount Budgeted	
	$ N/A
Account No. (Description)	N/A

SUMMARY STATEMENT

Background:

On April 9, 2024 Council received an economic impact report commissioned by the Sedona Arts Center that demonstrated a $500,000 positive economic impact to the City from tourism derived from arts programming in Sedona. During the same meeting, Council received public comment from arts organizations recommending that Council create a mechanism to support arts organizations who are contributing to the local economy and the City's tax revenues. At that time it was too late in the City budget process for Council to add the program to the FY25 budget. During the Council's December retreat, and later priority setting process for the FY26 budget, Council identified the creation of an Arts & Culture Organizations Grants ("ACOG") program to support arts and culture organizations as a priority. At the subsequent FY26 budget work sessions Council approved setting aside $200,000 to establish the ACOG. Staff then met

with the Chair of the Small Grants Program and prepared the attached draft for Council's consideration of how the ACOG could be structured. (See Exhibit A)

Key features of draft "ACOG" Program

Eligible organizations are Sedona based non-profits that have operating income of $500,000 or more; have arts as their mission; and can demonstrate they provide services that generate economic income to the City from visitors to the City;

Recipients of an ACOG are not eligible for other grants from the city thus removing them from the Small Grants Program;

Recipients will sign a contract with the City identifying the public benefit and outcomes the city will receive in exchange for the grant.

How does this fit in with the City's current grant programs?

The City has traditionally funded non-profits through the Small Grants Program and through Community Service Provider agreements. (See Exhibit B). The creation of the ACOG will not impact the Community Service Provider agreements.

The Small Grants Program currently allocates $350,000 to eligible non-profits using a formula that dedicates 40%, or $140,000, to arts and culture organizations. A review of the current recipients of the Small Grants Program shows there are two organizations that would fit the draft eligibility criteria (Sedona International Film Festival and Sedona Arts Center) who in FY2025 each received a $40,000 small grant. If they had received funding through the ACOG instead, they would not have been eligible for a small grant and that would have meant $80,000 would have been available for allocation to other arts and culture non-profit organizations within the Small Grants Program. The Small Grants Program committee annually reviews all applications for funding, which in total usually exceed the amount of funds available and makes recommendation to the Council for awards each fiscal year after determining how best to allocate the available funds. This process is currently underway.

The recommendation of the City Manager is to utilize the existing Small Grants Program evaluation committee to review and recommend awards for the ACOG program. For FY26, the committee would solicit applications in July based on the approved eligibility criteria and would bring forward a recommendation to the Council in August for awards that would be effective for the FY26 fiscal year. For FY27 and beyond, the application and review cycle would match the Small Grants Program timelines. If an organization receives funding through the ACOG program for FY26 and has already been approved for a Small Grants award for FY26, they will need to return their small grant. The Small Grants Program committee understands that may occur and will have a contingency recommendation to allocate any returned funds to other qualified recipients in that program.

Climate Action Plan/Sustainability Consistent: ☐**Yes -** ☐**No -** ☒**Not Applicable**

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): The Council can choose not to establish an Arts & Culture Organizations Grants (ACOG) Program.

MOTION

I move to: approve the eligibility criteria for the Arts & Culture Organizations Grant Program and direct staff to implement the program for FY26.

City of Sedona Support for Large Arts & Culture Organizations
Application Instructions
Fiscal Year 2025-26

General Information

1. The City of Sedona has allocated $200,000 for FY26 to be awarded to established arts organizations that meet specific criteria. The minimum award will be $50,000 up to a maximum of $100,000.

2. The City is interested in supporting large arts and cultural organizations to enhance their efforts in improving the quality of life for citizens and visitors and who have a positive impact on the City's economy.

3. In order to qualify for funding, arts organizations must be able to **document** the following:

- Be a City of Sedona-based 501 (c) 3 non-profit organization in good standing.
- Primary mission must be arts.
- Hold event(s) in Sedona.
- Hold events that attract out-of-town visitors.
- Most recent financial statement demonstrates a minimum of $500,000 in annual income, including in-kind contributions.
- Provide year-round programming.

4. Uses of funding may include marketing, programming and events, and collaborations with other community organizations and businesses that serve both residents and visitors.

5. Grant expenditures are on a fiscal year basis, from July to June.

6. Recipients of funding will be required to report on use of funds, measures of success, and provide an annual review by a licensed CPA of the organization's finances.

7. Recipients of funding will be required to acknowledge City of Sedona support of the organization in marketing materials.

8. Incomplete applications will not be processed.

9. Successful applicants will not be eligible for other City grants in the same fiscal year.

DRAFT

Support for Large Arts & Culture Organizations
Fiscal Year 2025-26

Application date: _____

Organization Name: _____

Physical Address: _____

Mailing Address (if different): _____

Contact Person: _____

Phone #: _____

Email Address: _____

Website Address: _____

Is your organization a City of Sedona-based 501 (c) 3 non-profit organization? Yes__ No__
******Please provide a copy of IRS letter to document tax-exempt status***

Does your organization:

- have arts as its mission? Yes__ No__
- hold event(s) primarily in Sedona? Yes__ No__
- hold events that attract out-of-town visitors? Yes__ No__
- have an annual operating budget over $500,000 Yes __ No___
- provide year-round programming Yes___No___

******Attach documentation for each affirmative item above***

Indicate amount currently apportioned in your budget for marketing: _____

Brief description of planned uses for funds: _____

_____

_____

_____

_____

_____

_____

******Attach a projected FY26 organization budget as well as financial statements for your most recently completed fiscal year***

DRAFT

Community Grants and Non-Profits FAQs

Last updated: February 2025

Does the City fund any local nonprofits and for how much?

Yes, various community organizations have received funding from the City through provider agreements for more than 20 years. For the Fiscal Year 2024-2025, the City funds over $1 million in provider agreements to the following organizations:

- Humane Society of Sedona: $ 93,090
- Sedona Community Center: $ 236,000
- Sedona Public Library: $865,200
- Sedona Recycles: $250,000
- Verde Valley Caregivers: $80,000
- Sedona Historical Society: $150,000

Additionally, the City funds many organizations through the Small Grants Program. For Fiscal Year 2025, funding amounts to $350,000 and generally range between $2,000 to $20,000 per recipient.

Those receiving funding include:

- 1501 Foundation $15,000
- Arts Academy of Sedona $12,000
- Cancer Support Community of Arizona $5,000
- Chamber Music Sedona $18,000
- Emerson Theater Collaborative $12,000
- Gardens for Humanity $4,500
- Keep Sedona Beautiful $1,000
- Low Income Student Aid, Inc. (LISA) $12,500
- Manzanita Outreach $29,522
- Parangello Players $12,000
- Piano on the Rocks International Festival $11,000
- Red Rocks Music Festival $7,000
- Sedona Area Veteran & Community Outreach (SAVCO) $3,741
- Sedona Arts Center $40,000
- Sedona Arts Festival $12,000
- Sedona Bridge Club $2,200
- Sedona Community Food Bank $11,522
- Sedona International Film Festival & Workshop $40,000
- Sedona School Mountain Bike Club $6,500
- Sedona Symphony $18,000
- Sonoran Reptiles, Inc $4,000
- St. Vincent De Paul, Sedona Conference $7,500
- Steps to Recovery Homes $6,800
- StreeHeat Ministries, Inc $8,000
- The Carpetbag Brigade $10,000
- International Hummingbird Society $5,000
- Verde Valley Cyclists Coalition $2,500
- Verde Valley School $3,000
- Verde Valley Search and Rescue Posse Inc. (VSAR) $19,715
- Wheel Fun $10,000

Why does the City do this and how are the amounts determined?

For the provider agreements, these organizations fund services the city does not provide but might otherwise provide in the absence of that community organization. In addition, others are simply intended to provide additional public benefit. When contracts are up for renewal, the City facilitates a committee that reviews the requests and makes their

recommendations to City Council of how much the contracts should be. For each subsequent year covered by the contract, it is adjusted by the Western Region Consumer Price Index.

For the Small Grants Program, the City funds these non-profits because it is important to support 501(c) organizations that promote public health, safety, welfare, and foster the well-being and prosperity of the city and its residents. Grant amounts are determined by a volunteer, citizen comprised work group and City Council, based on what is requested and what the needs are.

What are the details of the Small Grants Program?

Annually, the city offers small grants to non-profit organizations. The city created the Small Grants Program to encourage and fund activities, programs or events developed by 501(c) organizations that serve the public and provide a fair return value to the city. Eligible programs, activities or events include those that promote public health, safety, general welfare and/or foster the well-being and prosperity of the city and its residents. Individual grant amounts typically range from $2,000 to $20,000.

Eligible programs, activities or events for the Small Grant Program should:

- Promote public health, safety, general welfare, prosperity, or contentment.
- Significantly impact the well-being and prosperity of Sedona residents.
- Demonstrate that city funding is an important factor in the success of the program or service.
- Directly benefit Sedona residents and preferably occur within city limits.
- Advance the goals established in the Sedona Community Plan.

CITY COUNCIL AGENDA BILL

AB 3111
June 24, 2025
Regular Business

Agenda Item: 8b
Proposed Action & Subject: Discussion/possible action regarding the award of a construction contract for the Dry Creek Road Shared-Use Pathway Improvements Project, Gringo Road to White Bear Road, to Doege Development LLC, in an amount not to exceed $1,930,259.00.

Department	Public Works/Sandy Phillips
Time to Present	5 Minutes
Total Time for Item	10 Minutes
Other Council Meetings	Sept 24, 2024
Exhibits	A. Construction Contract B. Project Map C. New Alignment at Library/Greyback Park D. Project Plans

Finance Approval	Reviewed 05/28/25 BGW
City Attorney Approval	Reviewed 6/9/25 KWC
City Manager's Recommendation	Provide direction to staff on proposed design modifications and authorize award of the contract. ABS 6/12/25

Expenditure Required	
$	1,930,259.00
Amount Budgeted	
$	1,887,578.00
Account No. (Description)	22-5320-89-68C3 (Construction) SIM-11m Dry Creek Road Shared Use Path $1,500,000 requested in FY26 $387,578 available in FY25 for Dry Creek Rd Improvements

SUMMARY STATEMENT

Staff is requesting council approval of a construction contract with Doege Development LLC (the contractor) in the amount of $1,930,259.00 for the Dry Creek Road Shared-Use Pathway Improvements Project, from Gringo Road to the White Bear Road intersection. The project is

located on the west side of Dry Creek Road and runs approximately 3,960 feet. The scope of work includes a concrete pathway on the southern portion and a compacted decomposed granite shared use path on the northern portion. Pavers will be installed for driveway crossings, street crosswalks will be striped, and other miscellaneous improvements will be completed as shown in the construction plans and described in the specifications.

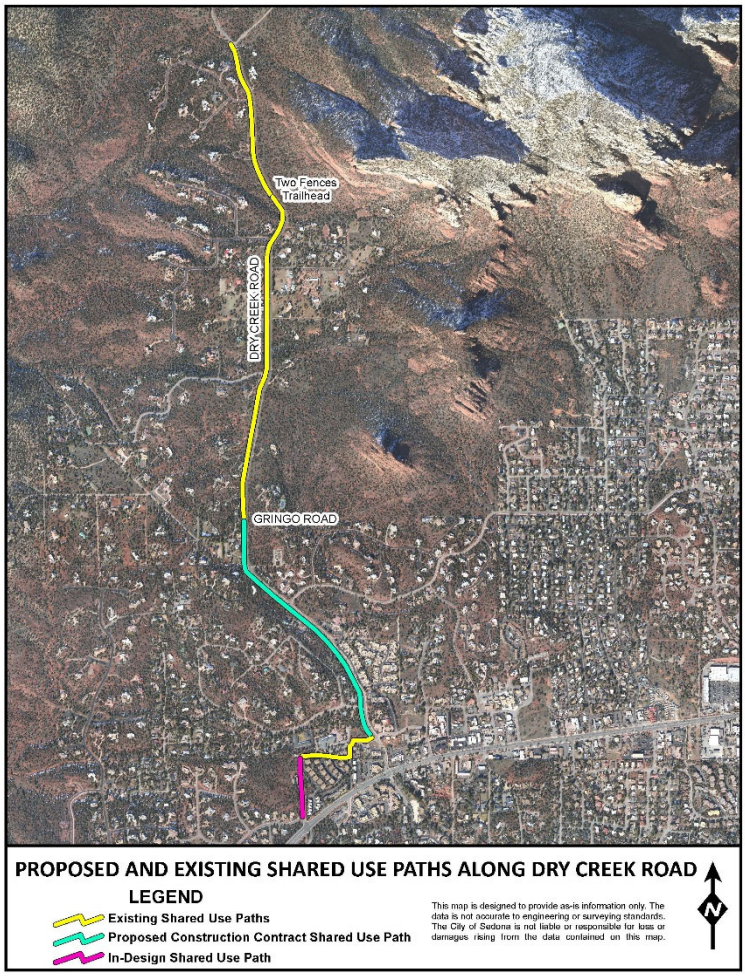


Figure 1: Extents of Project on Dry Creek Road

Background:

The 2018 Transportation Master Plan, Strategy 11, Walking and Bicycling Facilities, indicates these improvements collectively encourage use of alternative modes of travel in Sedona, and support a park-once culture where visitors and residents are encouraged to leave their vehicles at their place of lodging/residence. For a measurable impact on traffic congestion, shared use path connections will be required.

Over the past 25 years, many plans have supported the increased availability of bicycle and pedestrian routes. These plans include the following:

- 1994 Red Rock Pathways Plan
- 1996 Trails and Urban Pathways Plan 007 Sedona Bicycle Plan
- 2017 Community Survey
- 2018 Transportation Master Plan (Strategy 11)
- FY2020/2021 Budget Survey

- 2020 GO Sedona, Trails and Pathways Master Plan Update

By investing in bicycle and pedestrian infrastructure, the city is demonstrating a commitment to providing safe and convenient alternatives (or “active”) transportation options. In addition, accessibility to active transportation infrastructure encourages healthier lifestyles.

Speed has been a concern along Dry Creek Road for many years. Vehicle speed data has been collected in the project area over the past several years to analyze speed concerns. The eighty-fifth percentile (85%) is the maximum speed that 85% of drivers will not exceed, this has been in the mid to upper 30 mph range. The average speed has been in the low to mid 30 mph range. Over the past 5 years, there has been one fatal, one no-injury accident near Thunder Mountain Road and one injury accident near Remuda Road on Dry Creek Road.

City projects and other minor efforts have focused on addressing these vehicle speed issues. Among other speed control efforts, speed tables/raised cross walks were installed as part of the shared use path projects. See figures along Dry Creek Road below:



Figure 2: Speed Table North of Color Cove Rd



Figure 3: Speed Table North of Camino Del Caballo



Figure 4: Raised Cross Walk at FS 152

Two additional speed tables are under design for the area north of the Kachina Drive intersection with Dry Creek Road, which are expected to slow southbound vehicles in this area. The engineering analysis and public outreach is still on going and will be completed prior to this project completion. These tables will be installed under a separate contract within FY26.

Safety improvements addressing vehicle speed issues have included the following:

- Narrowed travel lanes

- Adding shared use path, and boulders
- Signs (hidden driveway, speed limit, bump, etc.)
- Raised crosswalks / speed tables
- Police patrol
- Trimming vegetation, shoulder protection

Project Description:

The proposed shared use pathway in this project will begin at Gringo Road on the north end, with a decomposed granite pathway on the west side of Dry Creek Road.



Figure 5: Standing at the end of Dry Creek SUP II, looking south.

The right-of-way in this area is 66 feet reduced in width from 100 feet just to the north. Due to this decrease in right-of-way width, drainage issues and existing utilities, the roadway centerline will be shifted 3 to 4 ft to the east. Additional pavement will be added on the east side of Dry Creek for a length of 1,021 feet to make the transition smooth, meet design criteria as well as maintain the bike lane and vehicle travel lane widths. See cross-section below.

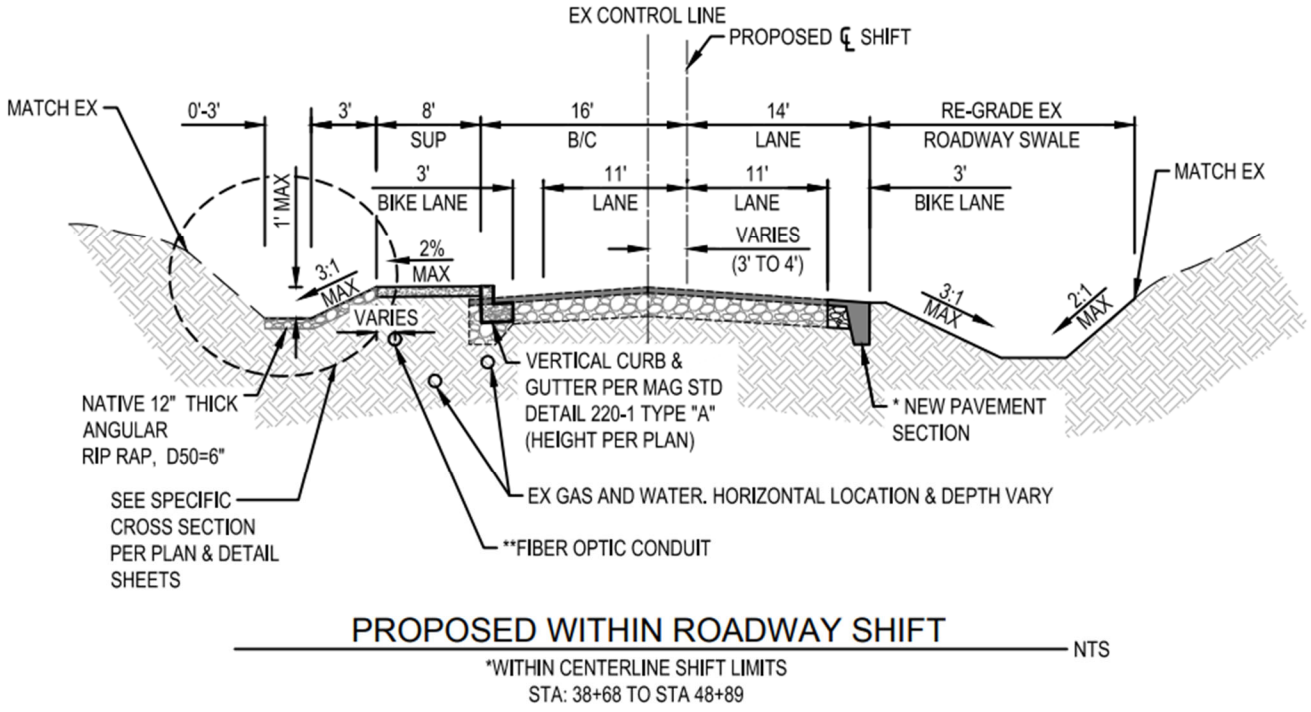


Figure 3: Proposed roadway cross-section

During the pre-bid meeting, it was emphasized to the potential bidders that the road closures should be minimized as much as possible with the requirement to maintain one lane of traffic.

This project will also be adding fiber conduit under the shared use pathway to minimize impact to the neighborhood and travel way with future broadband projects.

The intersection at Kachina Drive will be improved. The left turn lane, from Dry Creek Road onto Kachina will be installed. The intersection of White Bear Road and Dry Creek Road will also be modified and improved as a part of this project.

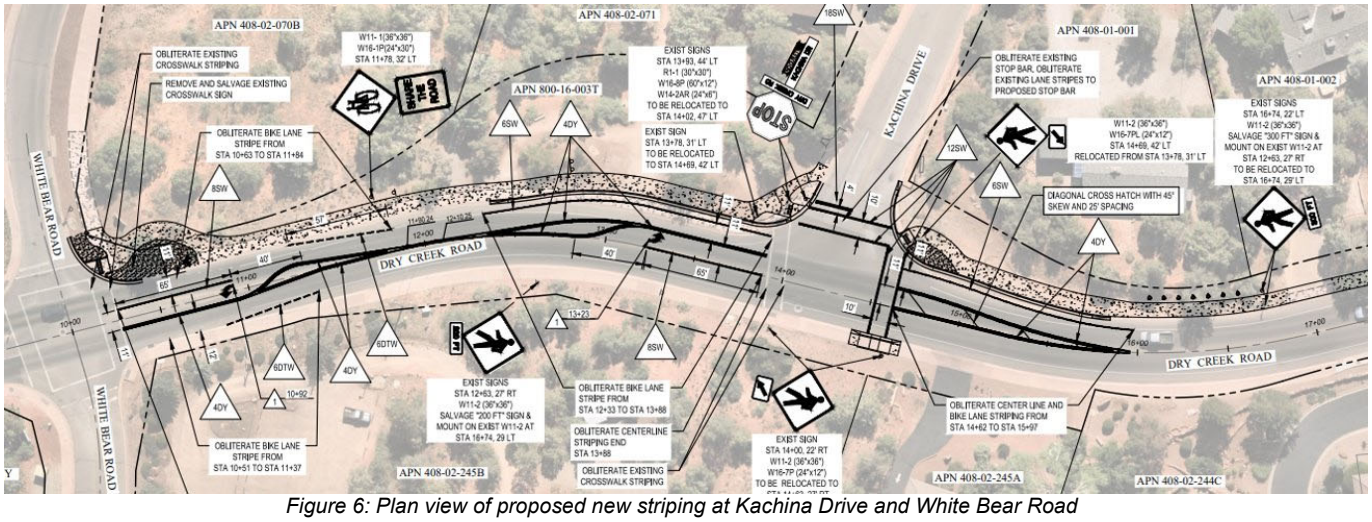


Figure 6: Plan view of proposed new striping at Kachina Drive and White Bear Road

Council has expressed interest in amenities accompanying the shared-use pathway projects. This project will run through Greyback Pocket Park (shown to the right), located just south of the Kachina Drive/Dry Creek Road intersection. Proposed amenities are planned to be installed in FY26 to this park through a separate Parks and Recreation effort. The park has four benches currently; exercise equipment and shade structures are planned as well. In the next city project along Dry Creek Road to the south, SIM-10a (see FY26 budget), additional amenities are expected to be designed in the City property at the southwest corner of White Bear Road and Dry Creek Road.



Project Area Outreach Efforts:

A project webpage was developed at www.drycreeksup.com to help share information with residents along the project corridor. This site includes the current status, important details, the current design, the project background, contact information, and other helpful details. Other efforts include:

- As work has been underway on Phases I and II of this shared use pathway, residents often stop to discuss the project with staff, and staff have scheduled meetings with residents onsite as well.
- 168 letters were sent out to property owners in the area of this phase of the project in March 2025.
- Staff has met with the Library Director. Continued coordination will occur including moving the shared use pathway approximately 5 ft from the back of curb, into the Library's property with tree plantings.
- Staff has met with Arroyo Seco Board President and is available to attend their board meeting on June 27th to answer questions about the project.
- Meetings have also been scheduled with property owners at their residence to discuss the project.
- Additional public outreach continues via email distribution and updates to the project website.

Design Changes:

- Alignment of pathway between White Bear Road and Kachina Drive (See Exhibit C). This includes meandering the path away from the road, and through Greyback Pocket Park.
- Adding trees along the pathway adjacent to White Bear Road, and along Dry Creek Road between White Bear Road and Kachina Drive (See Exhibit C).
- These changes were requested by the Library Director. Irrigation of trees on Library property is anticipated to be provided by Library irrigation.
- This change is expected to require a minor cost increase with a change order, once negotiated, to be approved by the City Manager.

Schedule and Access:

- The construction timeframe is set at 213 days and is anticipated to begin in July 2025 and be completed by early March 2026.

- Five (5) permanent easements or additional rights-of-way are necessary to construct this project.
- Throughout the construction period, the contractor is required to coordinate directly with owners/residents regarding impacts to property access. This is expected to be minimal.
- During the project, access will be maintained with periodic one lane traffic operations.

Procurement Method:

This project contract was processed through our Procurement Team utilizing Bonfire Software.

Sealed Bid:

This construction contract was advertised for bids beginning April 2, 2024. A non-mandatory pre-bid meeting was held on April 17th, 2024 to make sure the contractors were aware of the traffic on Dry Creek Road. Bids were opened on April 30, 2025. Four bids were received. They are listed as follows:

Bidder, (Office Location)	Bid
DOEGE DEVELOPMENT, LLC (Phoenix, AZ)	$1,930,259.00
STANDARD CONSTRUCTION COMPANY, INC (Avondale, AZ)	$2,720,194.50
SUMMIT CONSTRUCTION COMPANY (Flagstaff, AZ)	$2,345,658.20
TIFFANY CONSTRUCTION (Sedona, AZ)	$2,148,057.00

The bid documents state: “The successful bidder will be determined based on the lowest responsive and responsible Proposal. The City of Sedona, Arizona reserves the right (A.R.S. § 34-221) to reject any or all Proposals, to waive or not to waive any informalities, or irregularities in the Proposals received, and to accept a Proposal which in its judgment best serves the interests of the City.”

Staff is recommending award of the contract to Doege Development LLC in the amount of $1,930,259.00. The submitted bid met all requirements, and staff has researched their references and licenses and have found no reason to not award the contract. While Doege Development LLC. has not completed work with the city previously, staff feels awarding this bid is in the best interest of the City.

Priority Matrix:

The project was budgeted prior to staff developing the priority matrix for shared use path projects. However, staff have evaluated the project through the matrix, the score was determined to be 180, which correlates with the following scale:

- Immediate Priority > 160
- High Priority 131 - 160
- Medium Priority 101 - 130
- Low Priority 0 - 100

Budget

- Some added project costs are due to adding improvements and restriping of both the Kachina and White Bear intersections with Dry Creek.
- Available project budget in FY25 is just under $390K.
- The project budget in FY26 is $1,500,000.
- Additional funding to cover remaining contract costs will be utilized from available savings in the FY26 capital improvement program from other projects.

Staff believes the bid is responsive and responsible, is reflective of the current bid environment, and no errors were found within. Therefore, staff is requesting approval of the proposed construction contract and direction regarding making the design changes reflected in the Exhibit C, which will result in processing a change order for the additional work.

Climate Action Plan/Sustainability Consistent: ☒**Yes -** ☐**No -** ☐**Not Applicable**

In the Climate Action Plan, transportation related desired actions includes bike/pedestrian infrastructure, and reduced congestion. Identified strategies include developing and maintaining a safe, convenient, and effective system for walking, biking and other active forms of transportation. This project addresses those desired actions and strategies.

Board/Commission Recommendation: ☒**Applicable -** ☐**Not Applicable**

Alternative(s): Council could not approve the contract. Not approving this contract would result in:

- Not moving forward with a project that creates a more walkable and bike-able community as supported in many plans and citizen surveys.
- Continued distracted drivers and excessive speeding along Dry Creek Road, without the improvements proposed to address these issues, included in the project.
- Pedestrians and cyclists not having a separate and safe facility to travel through this corridor.

MOTION

I move to: approve the award of the construction contract with Doege Development LLC for the Dry Creek Road Shared-Use Pathway Improvements Project, Gringo Road to White Bear Road, including the path alignment change between Kachina Drive and White Bear Road, in an amount not-to-exceed $1,930,259.00, subject to approval of the written contract by the City Attorney's Office.

CONSTRUCTION CONTRACT

THIS CONTRACT, made and entered into this ____ day of _____, 2025 by and between the City of Sedona, Arizona, an Arizona municipal corporation, hereinafter called the "City", and **Doege Development LLC**, hereinafter called the "Contractor."

WITNESSETH:

WHEREAS, the City has caused Contract Documents to be prepared for the construction of the SIM-11m Dry Creek SUP Gringo to White Bear 25-10IFB **(the "Project"),** City of Sedona, Arizona, as described therein; and

WHEREAS, the Contractor has offered to perform the proposed work in accordance with the terms of the Contract; and

WHEREAS, the Contractor, as will appear by reference to the minutes of the proceedings of the City Council was duly awarded the work.

NOW, THEREFORE, the parties hereto hereby stipulate, covenant and agree as follows:

1. The Contractor promises and agrees to and with the City that it shall perform everything required to be performed and shall provide and furnish all the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required to perform and complete in a workmanlike manner all of the work required in connection with construction of the Project all in strict accordance with the Specifications and Drawings, including any and all Addenda, and in strict compliance with the Contractor's Proposal and all other Contract Documents, which are a part of the Contract; and the Contractor shall do everything required by this Contract and the other documents constituting a part thereof.

2. The Contractor agrees to perform all of the work described above in accordance with the Contract Documents and comply with the terms therein for the initial estimated Contract price of $1,930,259.00, subject to increase or decrease in accordance with the Contract Documents, and the Bid Schedule set forth therein; and the City agrees to pay the Contract Prices in accordance with the Bid Schedule for the performance of the work described herein in accordance with the Contract Documents.

3. The Contractor and the City agree that the terms, conditions, and covenants of the Contract are set forth in the Contract Documents and the Plans and Technical Specifications, and the Drawings numbered 1 through 16 dated 3/18/2025, all defined as the Contract Documents, and by this reference made a part hereof as if fully set forth herein.

4. The Contractor and the City agree that each will be bound by all terms and conditions of all of the Plans and Technical Specifications, and Contract Documents, as if the same were fully set forth herein, and hereby incorporate all of the foregoing into this Agreement.

5. The Contractor shall abide by all the laws of the United States of America, State of Arizona, Coconino/Yavapai Counties, and the City of Sedona, including a requirement that Contractor obtain an annual Sedona Business License for every year that they do business with Sedona

or within the City limits.

6. The Contractor shall carry Workers' Compensation Insurance and require all Subcontractors to carry Workers' Compensation Insurance as required by the Law of the State of Arizona, and all other insurance as set forth in the General Conditions.

7. Contractor, its agents, employees, and subcontractors, shall not discriminate in any employment policy or practice. "Discrimination" means to exclude individuals from an opportunity or participation in any activity or to accord different or unequal treatment in the context of a similar situation to similarly situated individuals because of race, color, gender, gender identity, sexual orientation, religion, national origin or ancestry, marital status, familial status, age, disability, or veteran status. (Ordinance 2015-10 (2015).

8. As applicable, Contractor certifies and agrees it is not currently engaged in and for the duration of the Agreement will not engage in a boycott of Israel, as that term is defined in A.R.S. §35-393 and will not use forced labor or goods or services produced by forced labor of ethnic Uyghurs in the People's Republic of China (PRC) or any contractors, subcontractors or suppliers that use forced labor or goods or services produced by forced labor of ethnic Uyghurs in the PRC as provided by A.R.S. §35-394.

9. Work under this Contract shall commence on the date specified in the written Notice to Proceed from the City to the Contractor. Upon receipt of said Notice, the Contractor shall diligently and continuously prosecute and complete all work under this Contract within the time specified on page A-2.

10. The Contract Document consist of the following component parts, all of which are a part of this Contract whether herein set out verbatim, or attached hereto:

    Advertisement for Bids
    Information for and Instructions to Bidders
    Bid Proposal and Bid Guaranty Bond
    Contract (this document)
    Change Orders
    Addenda
    Performance Bond, Labor and Material Payment Bond
    Special Conditions
    General Conditions
    Technical Specifications
    Notice of Award
    Notice to Proceed
    Plans and Drawings
    Design Reports
    Standard Specifications
    Insurance Certificates

    The above-named documents are essential parts of the Contract, and a requirement occurring in one is as binding as though occurring in all. They are intended to be complementary and to

describe and provide for a complete work. In case of discrepancy, the order of precedence is as follows:

1. Change Orders
2. Contract (this document), including addenda
3. Payment and Performance Bonds
4. Advertisement for Bids
5. Information for and Instructions to Bidders
6. Notice of Award
7. Notice to Proceed
8. Special Conditions
9. Bid Proposal
10. Technical Specifications
11. Plans and Drawings
12. General Conditions
13. Bid Guaranty Bond
14. Standard Specifications

In the event there is a conflict between any of the above listed documents, the provision of the document with the lower numerical value shall govern those documents with a higher numerical value. Within a category, the last in time is first in precedence.

The Contractor shall not take advantage of any apparent error or omission in the Plans or Specifications. In the event the Contractor discovers such an error or omission, he shall immediately notify the City. The City will then make such corrections and interpretations as may be deemed necessary for fulfilling the intent of the Plans and Specifications.

11. As part of the inducement for City to enter into this Agreement, Contractor makes the following representations:

A. Contractor has familiarized himself with the nature and extent of the Contract Documents, work, locality, and with all local conditions and federal, state and local laws, ordinances, rules and regulations that in any manner may affect cost, progress, or performance of the work.

B. Contractor has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or those reports that otherwise may affect cost, progress or performance of the work, which were utilized by Design Engineer in the preparation of the Drawings and Specifications and which have been identified in the Contract Documents.

C. Contractor has made or caused to be made examinations, investigations and tests, and studies of such reports and related data as he deems necessary for the performance of the work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are or will be required by Contractor for such purposes.

D. Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

E. **Contractor has given the City Engineer written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents** and the written resolution thereof by City Engineer is acceptable to Contractor.

F. Contractor has attended mandatory pre-bid meetings and walk-throughs.

12. No assignment by a party hereto of any rights under or interest in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

13. City and Contractor each bind itself, its partners, successors, assigns and legal representatives to the other party hereto, and its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

14. Pursuant to Arizona Revised Statutes Section 38-511, the provisions of which are incorporated by reference as if fully set forth herein, all parties are hereby given notice that this Agreement is subject to cancellation by the City if any person significantly involved in initiating, negotiating, securing, drafting, or creating the Contract or Contract Documents on behalf of the City is, at any time while the Contract or Contract Document or any extension thereof is in effect, an employee or agent of any other party to the Contract or Contract Documents in any capacity or a consultant to any other party to the Contract or Contract Documents with respect to the subject matter of the Contract or Contract Documents.

15. Every payment obligation of the City under this Agreement is conditioned upon the availability of funds appropriated or allocated for payment of such obligation. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the City at the end of the period for which funds are available. No liability shall accrue to the City in the event this provision is exercised, and City shall not be obligated or liable for any future payments or for any damages resulting from termination under this provision.

16. During the performance of this Agreement, Contractor may also be under contract with the City for performance of work on other projects. A breach in the performance of any of Contractor's obligations under this Agreement shall constitute a breach of Contractor's obligations under any other agreement with the City and the breach by Contractor under other agreement with the City shall also constitute a breach of Contractor's obligations under this Agreement. The City may offset any amounts owed by Contractor under any such other

agreement from any amounts owed to Contractor under this Agreement.

17. The Contract Documents constitute the entire Agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement which shall be deemed an original on the date first above written.

CITY: City of Sedona, Arizona

BY: _____

NAME: _____

TITLE: _____

(SEAL)
ATTEST:
BY: _____

NAME: _____

CONTRACTOR: DOEGE DEVELOPMENT LLC

BY: _____

NAME: _____

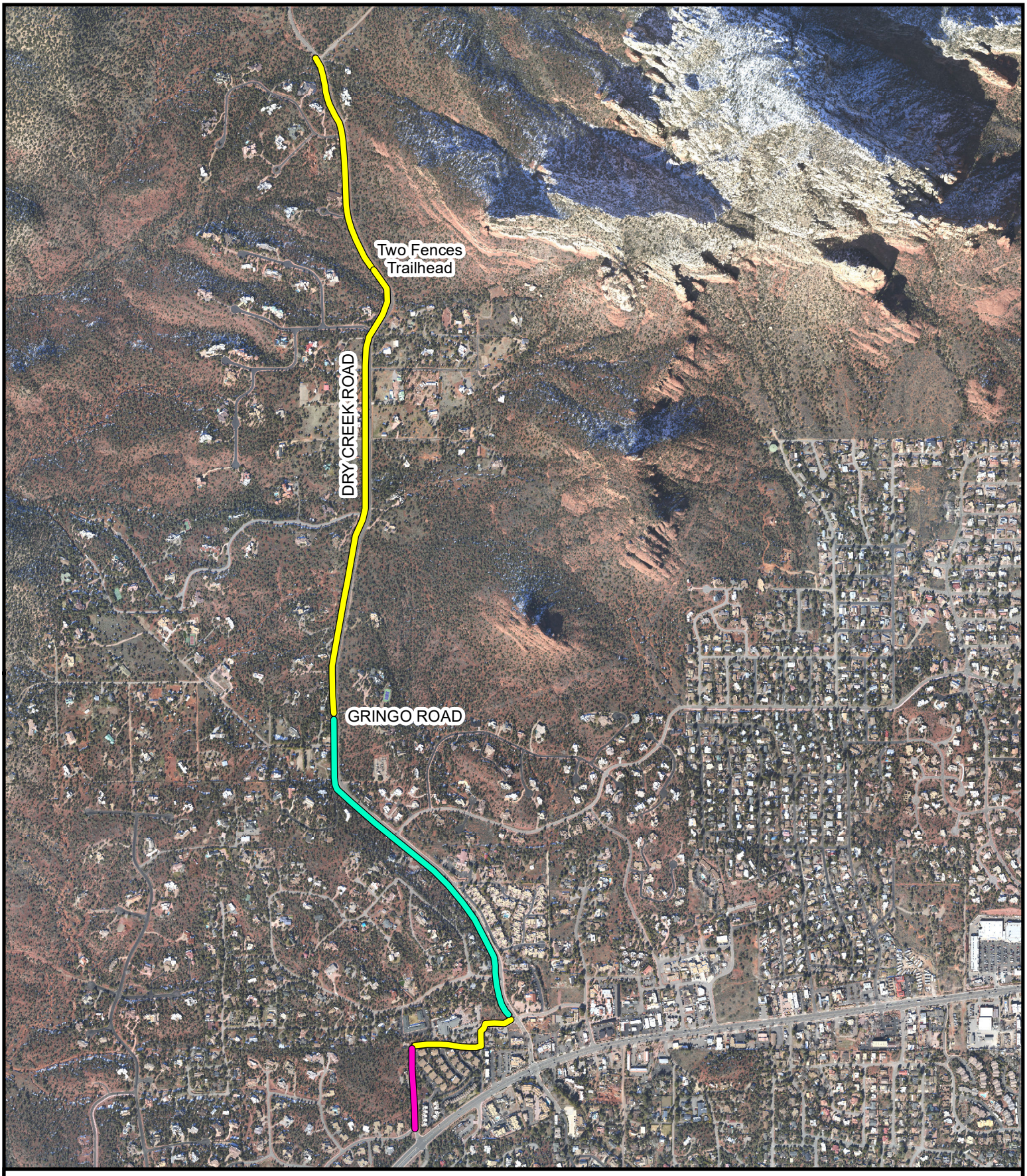
TITLE: _____

(SEAL)
ATTEST:
BY: _____

NAME: _____

APPROVED AS TO LEGAL FORM:

BY: _____
(City Attorney)
DATE: _____



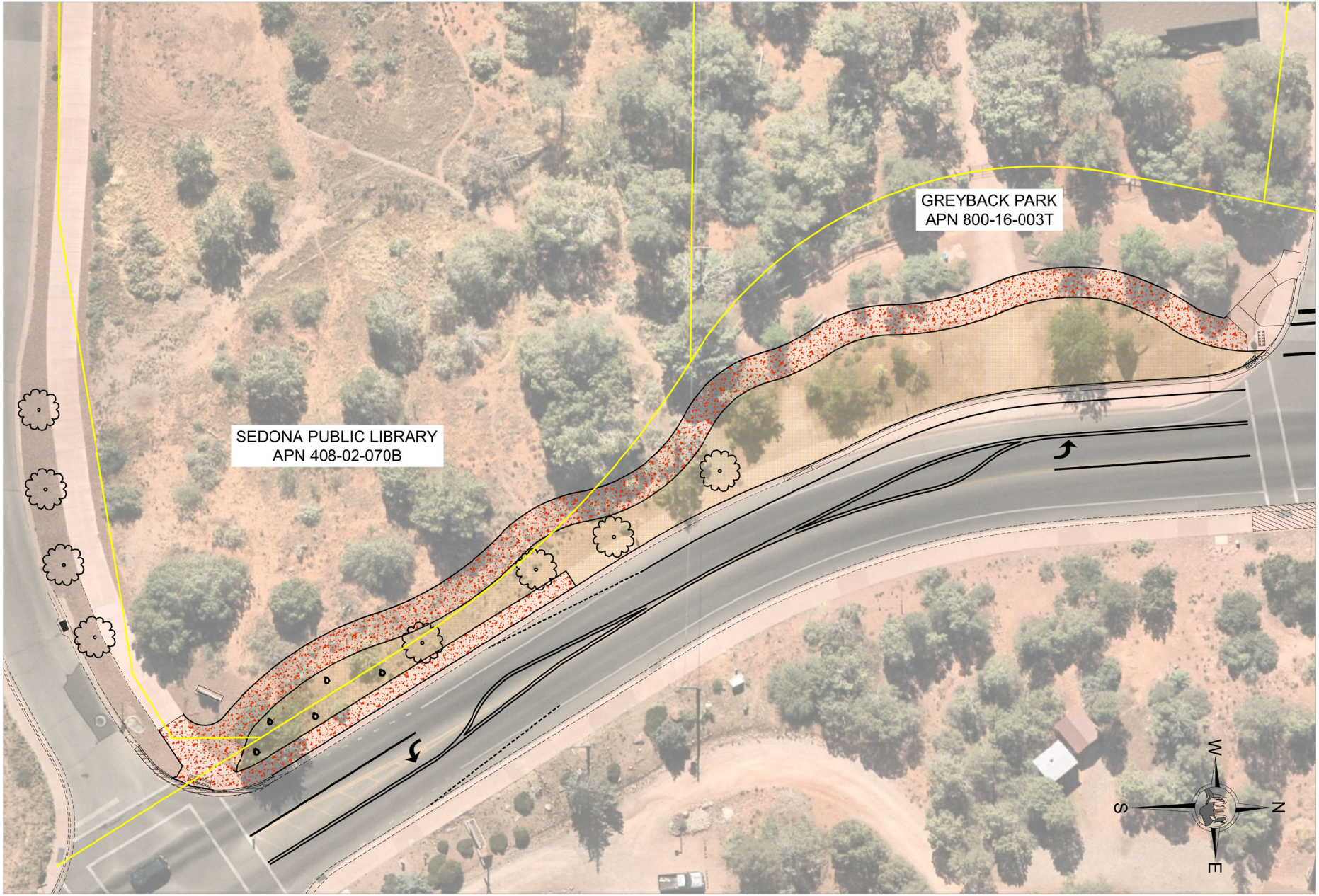
PROPOSED AND EXISTING SHARED USE PATHS ALONG DRY CREEK ROAD

LEGEND

- Existing Shared Use Paths
- Proposed Construction Contract Shared Use Path
- In-Design Shared Use Path

This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages rising from the data contained on this map.

N



City of Sedona

PUBLIC WORKS DEPARTMENT
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336

PHONE: 928-204-7111

SIM-11m DRY CREEK SHARED USE PATH

SEDONA PUBLIC LIBRARY AND GREYBACK PARK ALIGNMENT

DRAFT

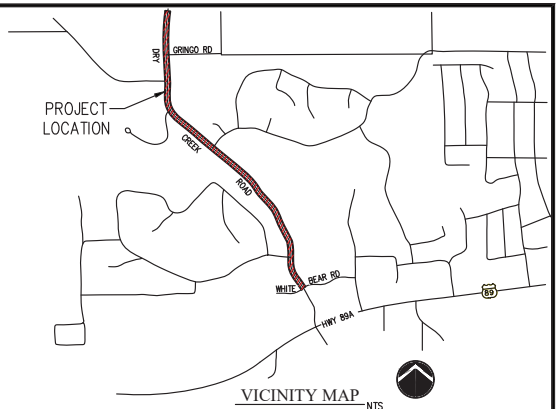
Date 6/17/2025

Scale N.T.S.

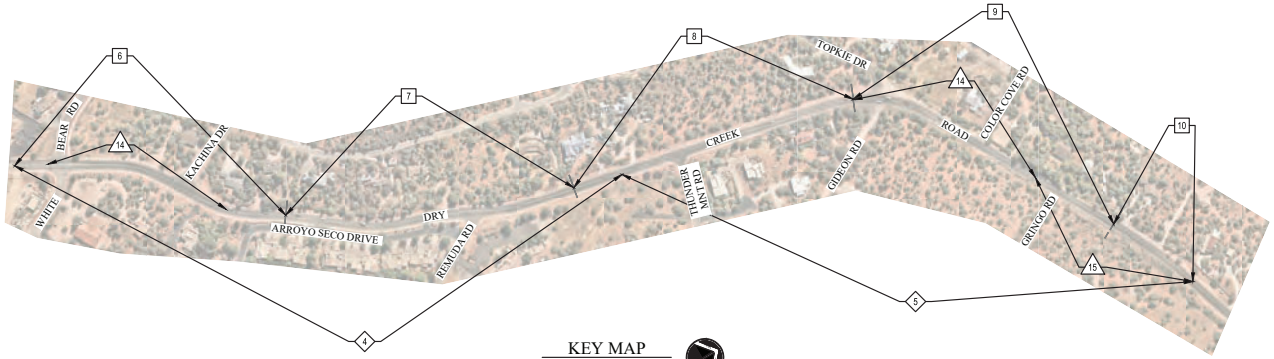
CITY OF SEDONA

SIM-11M GRINGO TO WHITE BEAR SUP IMPROVEMENT PLANS

SITUATED IN SECTION 10, TOWNSHIP 17 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SEDONA, YAVAPAI COUNTY, ARIZONA



VICINITY MAP NTS



KEY MAP NTS

- 4 — DEMOLITION SHEET NUMBER
- 6 — SHARED USE PATH SHEET NUMBER
- 14 — SIGNING AND STRIPING STREET NUMBER

OWNER

CITY OF SEDONA
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336

CITY ENGINEER – KURTIS HARRIS
CITY MANAGER – ANETTE SPICKARD

MAYOR

SCOTT JABLOW

CITY COUNCIL

MELISSA DUNN
BRIAN FULTZ
PETE FURMAN
KATHY KINSELLA
DEREK J. PFAFF

BENCHMARK

BM 8 CITY OF SEDONA
COS BRASS CAP NO. 8–4483.296–1990 (FOUND ON THE EAST SIDE OF DRY CREEK ROAD +/– 100 FT SOUTH OF COLOR COVE ROAD AND NORTH OF GIDEON ROAD)
DESIGNATION: BM 8

NORTHING: 1407796.966
EASTING: 728427.843
ORTHOMETRIC ELEVATION: 4486.16 (HELD)
DATUM: ARIZONA STATE PLANE CENTRAL ZONE 0202 LDP MODIFIED

LATITUDE: 34°52'10.01641" NORTH
LONGITUDE: 111°49'18.80541" WEST
ELLIPSOID HEIGHT: 4405.65

NAD 88 HORIZONTAL/NAVD 88 VERTICAL
INTERNATIONAL FEET
GEOID 03 (PER CITY OF SEDONA CONTROL SURVEY)
GRID TO GROUND COMBINED SCALE FACTOR: 1.0003

BASED ON PUBLISHED VALUES FROM "CITY OF SEDONA CONTROL SURVEY" RECORDED AS BOOK 183 OF LAND SURVEYS, PAGE 94, OFFICIAL RECORDS OF YAVAPAI COUNTY, AZ.

ENGINEER

HUITT–ZOLLARS, INC.
6737 CORSAIR AVENUE, SUITE B
PRESCOTT, ARIZONA 86301
TEL: (602) 252–8384
CONTACT: PHANI KALIGOTLA
EMAIL: PKALIGOTLA@HUITT–ZOLLARS.COM

SHEET INDEX

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TYPICAL SECTIONS & DETAILS	3
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	16

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THE PROJECT IS GEODETIC NORTH BASED ON THE CITY OF SEDONA CONTROL SURVEY AND COORDINATE SYSTEM ACCORDING TO BOOK 183 OF LAND SURVEYS, PAGE 94, OFFICIAL RECORDS OF YAVAPAI COUNTY, AZ

RECORD DRAWING STATEMENT

I_____ HEREBY STATE, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE GENERAL CONTRACTOR AND OTHERS, THAT THE WORK ON SHEETS 1 THROUGH 16, MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THESE CONSTRUCTION PLANS, SPECIFICATIONS, INCLUDING CHANGES AND REVISIONS

REGISTERED LAND SURVEYOR/ENGINEER DATE

REGISTRATION NUMBER EXPIRATION DATE

UTILITY COORDINATION

☐ ARIZONA PUBLIC SERVICE	XX COMPANY REPRESENTATIVE CONTACTED	RECEIVED: 3/19/2025
☐ ARIZONA WATER COMPANY	XX COMPANY REPRESENTATIVE CONTACTED	RECEIVED: 3/19/2025
☐ SUDDEN LINK	XX COMPANY REPRESENTATIVE CONTACTED	RECEIVED: 3/19/2025
☐ UNISOURCE	XX COMPANY REPRESENTATIVE CONTACTED	RECEIVED: 3/19/2025
☐ Ccentury link	XX COMPANY REPRESENTATIVE CONTACTED	RECEIVED: 3/19/2025
☐ CITY OF SEDONA SEWER	XX COMPANY REPRESENTATIVE CONTACTED	RECEIVED: 3/19/2025

APPROVED BY

CITY ENGINEER DATE

74364 PHANI SASANK KALIGOTLA — STATE OF ARIZONA — REGISTERED ENGINEER — 3/18/2025 — EXPIRES 9/30/2027

CITY OF SEDONA
SIM-11M GRINGO TO WHITE BEAR SUP

COVER SHEET

HUITT ZOLLARS
5050 N. 40th Street Suite #100 | Phoenix, Arizona 85018
Office (602) 252-8384 | Fax (602) 252-8385
www.huitt-zollars.com

Call at least two full working days before you begin excavation. Arizona Blue Stake, Inc. Dial 8-1-1 or 1(800)782-5348 In Maricopa County (602) 263-1100

DRAWN BY:	AL
REVIEWED BY:	PK
VERIFIED BY:	TR

DATE	PROJECT NO.	SHEET
3/18/2025	R317808.01	01 OF 16

REVIEW # —

PLOT DATE: 3/19/2025 7:26 PM FILE: g:\projects\r317808.01 - sim - 11m gringo to white bear sup\10 cadd & bim\10.1 autocad\r317808.01-smp01-03.dwg USER: tatros, alma

CITY OF SEDONA - GENERAL NOTES

1. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL QUANTITIES OF WORK REQUIRED AND BASE HIS BID ON HIS OWN INDEPENDENT ESTIMATE OF THE WORK SCOPE AND QUANTITIES OF MATERIALS REQUIRED. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. PAYMENT WILL BE BASED ON BID SCHEDULE ITEMS. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR INDEPENDENTLY ESTIMATING QUANTITIES PRIOR TO BIDDING. THE CONTRACTOR REPRESENTS THAT THE TOTAL CONTRACT SUM IS ADEQUATE COMPENSATION FOR COMPLETING THE ENTIRE PROJECT AS SHOWN ON THE PLANS. THE LOCATION OF EXISTING FEATURES INDICATED ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR MAKING COMPLETE AND ACCURATE ON-SITE DETERMINATIONS OF THE LOCATIONS OF ALL UTILITIES, STRUCTURES AND FIELD CONDITIONS, WHICH MAY AFFECT THE PROGRESS OF THE WORK.
2. ALL THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE DIRECTED TO THE ENGINEER. ANY INTERPRETATION OF THE PLANS BY ANYONE OTHER THAN THE ENGINEER SHALL BE RESPONSIBLE FOR ANY CONSEQUENCES THEREOF.
3. ADEQUATE DRAINAGE OF THE CONSTRUCTION AREA SHALL BE PROVIDED AT ALL TIMES. CONSTRUCTION DRAINS SHALL BE PROVIDED AS NEEDED TO ENABLE WATER TO DRAIN FROM THE CONSTRUCTION AREA RAPIDLY AND WITHOUT DAMAGING THE WORK IN PROGRESS. TO FURTHER PROMOTE GOOD DRAINAGE OF THE SITE, DRAINAGE CHANNELS, CULVERTS, AND STRUCTURES, SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM IN SUCH A WAY THAT, DURING CONSTRUCTION, THEY DO NOT IMPEDE THE FLOW OF WATER FROM THE CONSTRUCTION AREA. DAMAGE TO ADJACENT PROPERTIES OR TO ANY PORTION OF THE WORK CAUSED BY THE CONTRACTOR'S FAILURE TO PROVIDE ADEQUATE DRAINAGE OF THE CONSTRUCTION SITE OR TO ORDER THE WORK SO AS TO MINIMIZE THE POSSIBLE EXTENT OF SUCH DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE
4. ALL WORK SHALL CONFORM TO MAG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND CURRENT REVISIONS THERETO AS MODIFIED BY THE CITY OF SEDONA CITY CODE SECTION 7.
5. EXACT POINT OF MATCHING & TERMINATION OF IMPROVEMENTS MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER IF NECESSARY.
6. ELEVATIONS SHOWN ON PLAN ARE TO FINISHED GRADE, UNLESS OTHERWISE NOTED OR SPECIFIED.
7. A SET OF SIGNED AND APPROVED CONSTRUCTION DOCUMENTS WILL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY AND SUBMITTED TO THE CITY ENGINEER WHEN THE WORK TO BE DONE IS COMPLETED.
8. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
9. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS AT ALL TIMES TO ADJACENT PROPERTY.
11. ALL EXPOSED CONCRETE SHALL BE SEDONA RED.
12. PRIOR TO COMMENCEMENT OF CONSTRUCTION CONTRACTOR TO COORDINATE WORK WITH ALL UTILITY COMPANIES.
13. THE DISTURBANCE FOR THIS PROJECT SITE IS GREATER THAN 1 ACRE AND COMPLIANCE WITH PROVISIONS OF AZPDES STORMWATER PERMIT REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHICH HAS BEEN PREPARED AND INCLUDED AS A PART OF THESE PLANS. THE CONTRACTOR SHALL MINIMIZE POLLUTANTS IN STORM WATER DISCHARGES IN ADDITION TO THE SWPPP WITH THE FOLLOWING REOSION AND SEDIMENT CONTROLS:
   - THE DISTURBED AREA SHALL BE MINIMIZED. IN PARTICULAR, CONSTRUCTION ACTIVITIES INCLUDING TEMPORARY ACCESS, MATERIAL STORAGE AREA, AND CONSTRUCTION YARD(S) SHALL BE WITHIN THE DESIGNATED AREA ON THE PLANS.
   - THE UNCOVERED DISTURBED AREA SHALL BE COVERED WITH CRUSHED RED ROCK GRAVEL OR SEEDED.
   - NATURAL VEGETATION SHALL BE PRESERVED. IN PARTICULAR, THE VEGETATION IN PROTECTED AREAS SHALL NOT BE DAMAGED.
   - THE CONSTRUCTION SITE INCLUDING YARD AREAS SHALL BE KEPT IN GOOD ORDER. CONSTRUCTION MATERIALS, CONSTRUCTION WASTE, GARBAGE, SANITARY WASTES SHALL BE PROPERLY CONTAINED TO PREVENT CONTAMINATION OF STORMWATER RUNOFF. ACCIDENTAL SPILLS SHALL BE PROMPTLY CLEANED UP.

ENGINEER'S GENERAL NOTES

CONSTRUCTION SURVEY CREWS AND/OR CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER, PRIOR TO CONSTRUCTION, IN REGARDS TO ANY AND ALL CONFLICTING INFORMATION AND DISCREPANCIES PERTAINING TO THE STATIONING, ELEVATIONS, OR CONSTRUCTION CALLOUTS SHOWN WITHIN THESE PLANS. ELECTRONIC FILES MAY BE PROVIDED FOR THE CONSTRUCTION SURVEY CREWS CONVENIENCE; HOWEVER, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED DESIGN DRAWINGS. IN THE EVENT OF CONFLICTING INFORMATION, AND UPON REQUEST FROM AN OWNER'S REPRESENTATIVE, ENGINEER WILL WORK PROMPTLY TO DETERMINE A RESOLUTION. IF ENGINEER IS NOT CONTACTED TO ASSIST IN CONFLICT RESOLUTION THE RESPONSIBILITY FOR ANY RESULTING FUTURE CONSTRUCTION ERROR OR CONFLICT SHALL RESIDE WITH THE FIELD ENGINEER, FIELD SURVEYOR AND/OR THE CONTRACTOR.

ALL CONDUITS (I.E. BOX CULVERTS, REINFORCED CONCRETE PIPE, CAST-IN-PLACE PIPE, HDPE PIPE, AND/OR CORRUGATED METAL PIPE) SHOWN ON THESE PLANS ARE DESIGNED FOR STANDARD HIGHWAY LOADING. THE STANDARD MINIMUM COVER REQUIREMENTS, AS ESTABLISHED BY THE CONDUIT MANUFACTURER, MAY NOT ALWAYS BE SUFFICIENT FOR LOADING CONDITIONS IMPOSED BY CONSTRUCTION ACTIVITY. IF CONSTRUCTION EQUIPMENT WILL BE DRIVEN CLOSE TO OR OVER THE BURIED CONDUIT, THE CONTRACTOR SHALL PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE CONDUIT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ANALYZE AND CHECK THE ADEQUACY OF THE ADDITIONAL COVER REQUIREMENTS, ASSOCIATED WITH LOADING CONDITIONS IMPOSED BY CONSTRUCTION ACTIVITIES.

NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.

THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA, HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES, PRIOR TO ANY EXCAVATION, TO VERIFY THE PRECISE HORIZONTAL AND VERTICAL LOCATION OF THEIR UTILITIES.

ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERE TO AND THE SOILS REPORT PREPARED BY:

THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.

CONTRACTOR WILL NOT BEGIN CONSTRUCTION UNLESS ALL NECESSARY APPROVALS ARE OBTAINED.

PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND EARTHWORK QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE ENGINEER REGARDING ANY ALLEGED INACCURACIES OF CONSTRUCTION STAKES SET BY THE ENGINEER UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN, IF, IN THE OPINION OF THE ENGINEER, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OR IMPROPER CONSTRUCTION WORK IN THIS DEVELOPMENT SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

ALL COMPACTION IN STREETS TO BE PER MAG SPECS. SECTION 601.

ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, PIPES, PROTECTIVE BERMS OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.

THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE E.P.A.'S REQUIREMENTS FOR AN N.P.D.E.S. PERMIT & AZPDES PERMIT.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED MAG SPECIFICATIONS AND STANDARD DETAILS AS MODIFIED BY THE "JURISDICTIONAL AGENCIES".

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY UTILITY COMPANIES. NO GUARANTEE ON LOCATIONS OR ACCURATENESS IS IMPLIED OR GIVEN.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE (602-263-1100) AND OTHER INVOLVED AGENCIES TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CENTERLINE
- FLOWLINE
- MATCH LINE
- PROPOSED STORM DRAIN
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE SURFACE
- RIP-RAP
- DRIVEWAY CONCRETE PAVERS
- CONCRETE SURFACE
- PROP. TOP OF CURB ELEVATION
- EXISTING TOP OF CURB ELEVATION
- EXISTING EDGE OF PAVEMENT
- EXISTING WALL
- EXISTING MAIN WATER LINE
- EXISTING MAIN SEWER LINE
- EXISTING MAIN GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM DRAIN
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING GAS METER / VALVE
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING TREE
- APN ASSESSOR'S PARCEL NUMBER
- EX EXISTING
- BC BACK OF CURB
- LF LINEAL FEET
- ℄ CENTER LINE
- C&G CURB & GUTTER
- EP EDGE OF PAVEMENT
- PVM'T PAVEMENT
- R/W RIGHT-OF-WAY
- STA STATION
- ESMT EASEMENT
- TYP TYPICAL
- TRW TOP OF RETAINING WALL (SEE DETAIL SHEET 13)
- BRW BOTTOM OF RETAINING WALL (SEE DETAIL SHEET 13)
- PUE PUBLIC UTILITY EASEMENT
- EG EXISTING GROUND
- FG FINISH GROUND
- FS FINISH SURFACE
- TC TOP OF CURB
- BOT BOTTOM
- CR CURB RETURN
- CONC CONCRETE
- SF SQUARE FEET
- SY SQUARE YARD
- CY CUBIC YARD
- L LINEAR
- R RADIUS
- Δ DELTA
- N NORTH
- E EAST
- C CONCRETE ELEVATION
- MH MANHOLE
- INV INVERT
- DG DECOMPOSED GRANITE
- S/W SIDEWALK
- SUP SHARED USE PATH

ITEM	LINE ITEM DESCRIPTION	QUANTITIES	UNITS
	DEMOLITION		
1	SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT / DRIVEWAY	1,128	SY
2	SAWCUT AND REMOVE EXISTING CONCRETE CURB GUTTER, SIDEWALK & DRIVEWAY	537	SY
3	REMOVE EXISTING DRIVEWAY PAVERS	57	SY
4	REMOVE EXISTING STORM DRAIN PIPE	226	LF
5	REMOVE EXISTING SIGN POST	15	EA
6	RELOCATE EXISTING MAILBOX	4	EA
7	CLEAR AND GRUB	1	LS
	CONSTRUCTION SHARED USE PATH		
8	EARTHWORK AND SUBGRADE PREPARATION	1	LS
9	6" VERTICAL CURB & GUTTER, MAG STD DET 220-1 TYPE "A"	1,096	LF
10	10" VERTICAL CURB & GUTTER, MAG STD DET 2201-1 TYPE "A" MODIFIED	516	LF
11	DEPRESS LIP OF GUTTER	246	LF
12	CONCRETE SUP	26,292	SF
13	SINGLE CURB TYPE "A", MAG STD DET 222, MODIFIED TO A 24" HEIGHT	830	LF
14	VALLEY GUTTER, MAG STD DET 240 W/FIBER MESH, MODIFIED TO 3' WIDE	178	SF
15	MODIFIED 10' CURB TRANSITION, MAG STD DET 221	8	EA
16	5' CURB TRANSITION, MAG STD DET 221	8	EA
17	MODIFIED 10' CURB TERMINATION, MAG STD DET 222	5	EA
18	2.5' CURB TERMINATION	2	EA
19	5' CURB TERMINATION	2	EA
20	ASPHALT PAVEMENT SECTION	623	SY
21	CONCRETE DRIVEWAY PAVERS (RED ROCK SEDONA)	10	EA
22	ASPHALT PAVEMENT EDGE, MAG STD DET 201, TYPE "A"	788	LF
23	RETAINING WALL	754	LF
24	9" THICK, NATIVE ANGULAR RIP-RAP D50=6" WITH FILTER FABRIC	393	CY
25	DRY STACKED HEADWALL (RED ROCK SEDONA)	7	EA
26	GRATED CATCH BASIN, MAG STD DET TYPE "F"	2	EA
27	18" CORRUGATED METAL PIPE (CMP)	387	LF
28	20" CORRUGATED METAL PIPE (CMP)	8	LF
29	24" CORRUGATED METAL PIPE (CMP)	128	LF
30	SAFETY RAIL, MAG STD DET 145	325	LF
31	MID BLOCK RAMP, MAG STD DET 238-3	1	EA
32	SIDEWALK RAMP	3	EA
33	7.5' - 10' WIDE DECOMPOSED GRANITE SHARED USE PATH	8,757	SF
34	CAST IN PLACE CONCRETE COLLAR	2	EA
35	4' DIA STORM DRAIN MANHOLE, MAG STD DET 520 & 522	1	EA
36	BOLLARD, MAG STD DET 140 TYPE-2	1	EA
37	DROP INLET HEADWALL, MAG STD DET 501-5 (RED ROCK SEDONA)	6	EA
38	8' CONCRETE SCUPPER, MAG STD DET 206	2	EA
39	LANDSCAPE DG (3/ 8 " NATIVE)	154	SY
40	TELESPAR SIGN POST	19	EA
41	DRY STACKED RETAINING WALL (RED ROCK SEDONA)	11	LF
42	ADJUST SEWER MANHOLE FRAME AND COVER	1	EA
43	4" ROLL CURB & GUTTER, MAG STD DET 220-1,TYPE "C"	34	LF
44	STRAIGHT TYPE HEADWALL, MAG STD DET 501-1	4	EA
45	FIBER OPTIC PULL BOX (APPROXIMATE)	7	EA
46	3" PVC FIBER CONDUIT (APPROXIMATE)	4000	LF



EXPIRES 9/30/2027

CITY OF SEDONA
SIM-11M GRINGO TO WHITE BEAR SUP

GENERAL NOTES, QUANTITIES & LEGEND

HUITT ZOLLARS
5050 N. 40th Street Suite #100 | Phoenix, Arizona 85018
Office (602) 252-8384 | Fax (602) 252-8385
www.huitt-zollars.com

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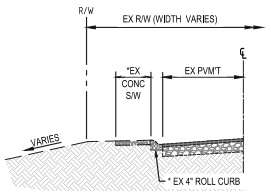
DRAWN BY:	AL
REVIEWED BY:	PK
VERIFIED BY:	TR

DATE	PROJECT NO.	SHEET
3/18/2025	R317808.01	02 OF 16

REVIEW # —

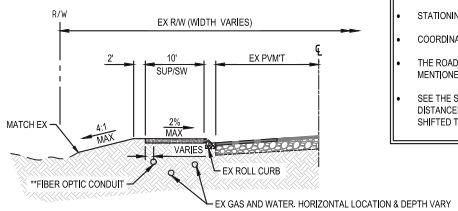
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DRY CREEK ROAD STA: 10+44 TO 13+76



EXISTING NTS

HALF STREET SECTION WITH CURB & SIDEWALK
*REMOVAL OF EX CURB & SIDEWALK PER PLAN



PROPOSED NTS

TYPICAL SECTION

CONTROL LINE NOTE:

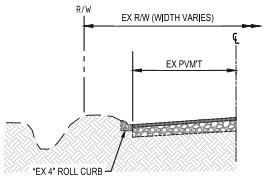
* THE HORIZONTAL GEOMETRY AND CENTERLINE STATIONING / OFFSETS FOR THIS PROJECT IS BASED ON THE EXISTING STRIPING FOR DRY CREEK ROAD FOR THE ENTIRE LIMITS OF THIS PROJECT. THE CENTERLINE REPRESENTS A "BEST FIT" ALIGNMENT DUE TO FLUCTUATION WITH THE EXISTING STRIPING.

- STATIONING (STA 10+00) IS BASED UPON A POINT NEAR THE INTERSECTION OF WHITE BEAR AND DRY CREEK ROAD
- COORDINATE VALVES HAVE BEEN PROVIDED FOR THIS POINT
- THE ROADWAY SHIFT FOR DRY CREEK ROAD, NORTH OF TOPKIE ROAD, IS ALSO BASED ON THE ABOVE MENTIONED CENTERLINE
- SEE THE SIGNING AND STRIPING SHEETS FOR THE HORIZONTAL GEOMETRY INFORMATION (BEARINGS, DISTANCES, CURVE DATA) FOR THE PORTION OF DRY CREEK ROAD, NORTH OF TOPKIE ROAD, THAT HAS BEEN SHIFTED TO THE EAST

DRY CREEK RIGHT OF WAY NOTE:

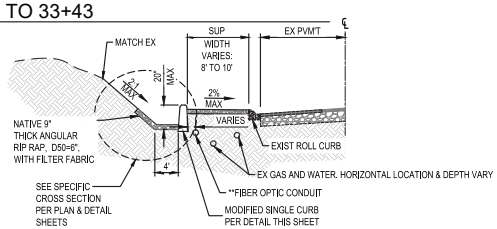
DRY CREEK ROAD RIGHT OF WAY AND ADJACENT PROPERTY BOUNDARIES PER THE RECORD OF SURVEY, PREPARED CIVILTEC ENGINEERING INC., DATED AUGUST 12, 2022 (JOB NUMBER: 2022714.00) AND HAVE NOT BEEN VERIFIED BY HUITT-ZOLLARS, INC.

DRY CREEK ROAD STA: 14+81 TO 33+43



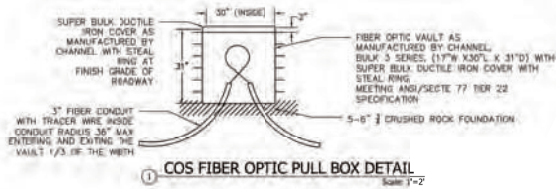
EXISTING NTS

HALF STREET SECTION WITH CURB & NO SIDEWALK
*REMOVAL OF EX CURB & SIDEWALK PER PLAN

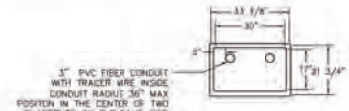


PROPOSED NTS

TYPICAL SECTION

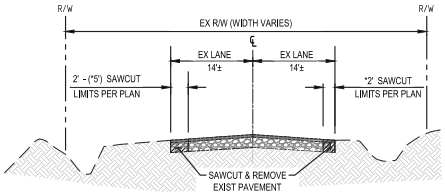


1 COS FIBER OPTIC PULL BOX DETAIL



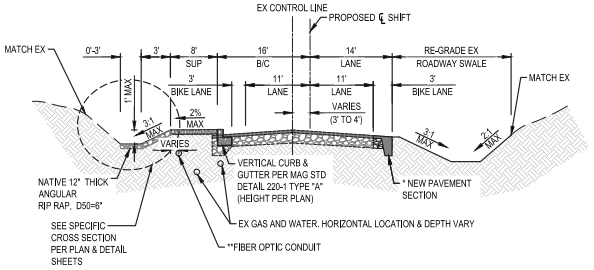
1 COS FIBER OPTICS PLAN VIEW

DRY CREEK ROAD STA: 33+48 TO 49+54



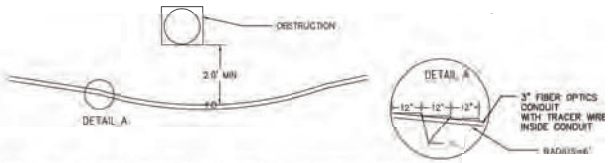
EXISTING NTS

FULL STREET SECTION NO CURB & SIDEWALK
*WITHIN CENTERLINE SHIFT LIMITS
STA: 38+68 TO STA 48+89



PROPOSED WITHIN ROADWAY SHIFT NTS

*WITHIN CENTERLINE SHIFT LIMITS
STA: 38+68 TO STA 48+89

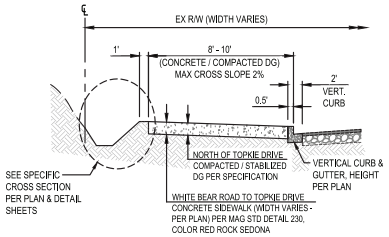


1 ADOT DETAIL FM-1.03 BURIED CONDUIT AROUND OBSTRUCTION

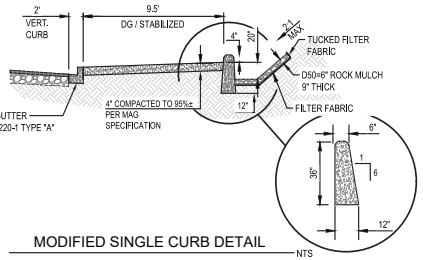
NOTES:

1. 3" CONDUIT 2' CLEAR FROM SEWER, WATER & GAS LINE AND 2' FROM MANHOLES.
2. PULL BOXES APPROXIMATELY EVERY 750'.
3. FIBER OPTIC CONDUIT SHALL BE SCH 40 PVC OR HDPE, DR 11

**HORIZONTAL LOCATION OF FIBER OPTICS CONDUIT: CONDUIT TO BE PLACED UNDER THE SHARED USE PATH (SUP) SUCH THAT IT AVOIDS CONFLICTS (HORIZONTAL & VERTICAL) WITH THE EXISTING GAS AND WATER LINES. THE EXACT HORIZONTAL LOCATION OF THE EXISTING GAS AND WATER LINES VARIES SIGNIFICANTLY THROUGHOUT THE PROJECT LIMITS. THE PROPOSED SUP WILL BE CONSTRUCTED OVER THESE EXISTING LINES FOR THE VAST MAJORITY OF THE PROJECT. AS A RESULT, CONTRACTOR TO VARY THE HORIZONTAL LOCATION OF THE CONDUIT. AS A GENERAL RULE, CONDUIT COULD BE PLACED 2' INSIDE THE SUP. APPROXIMATELY, QUANTITIES FOR CONDUIT AND PULL BOXES ARE SHOWN IN THE QUANTITY BOX.



TYPICAL SHARED USE PATH NTS



MODIFIED SINGLE CURB DETAIL NTS

PER MAG STD DET 222
COLOR: RED ROCK SEDONA

Certified Engineering Document
74364
PHANI SASANK KALIGOTLA
Date Signed 3/18/2025
ARIZONA, U.S.A.
EXPIRES 9/30/2027

CITY OF SEDONA
SIM-11M GRINGO TO WHITE BEAR SUP

TYPICAL SECTIONS & DETAILS

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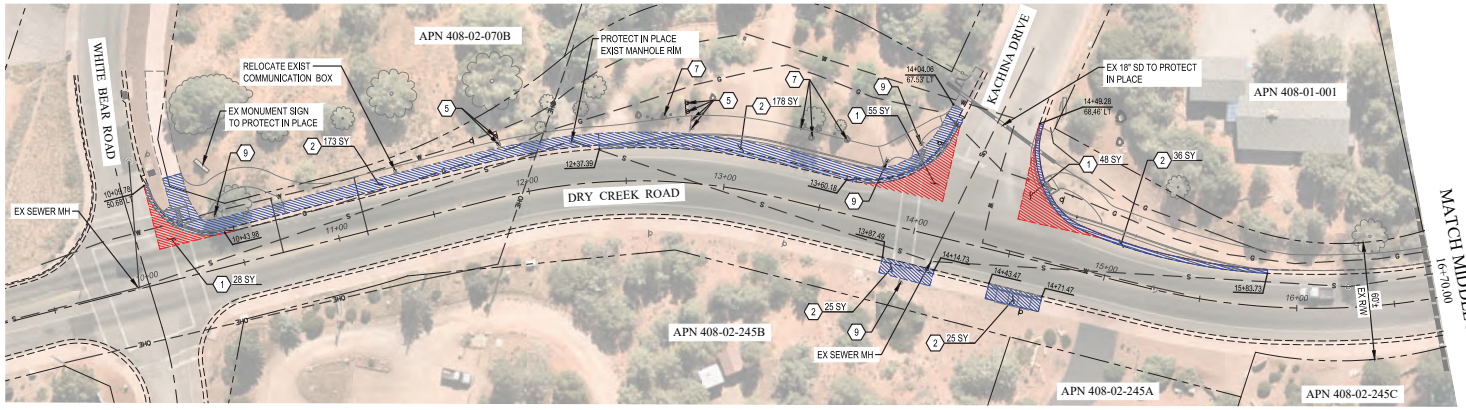
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Arizona Blue Stake, Inc.

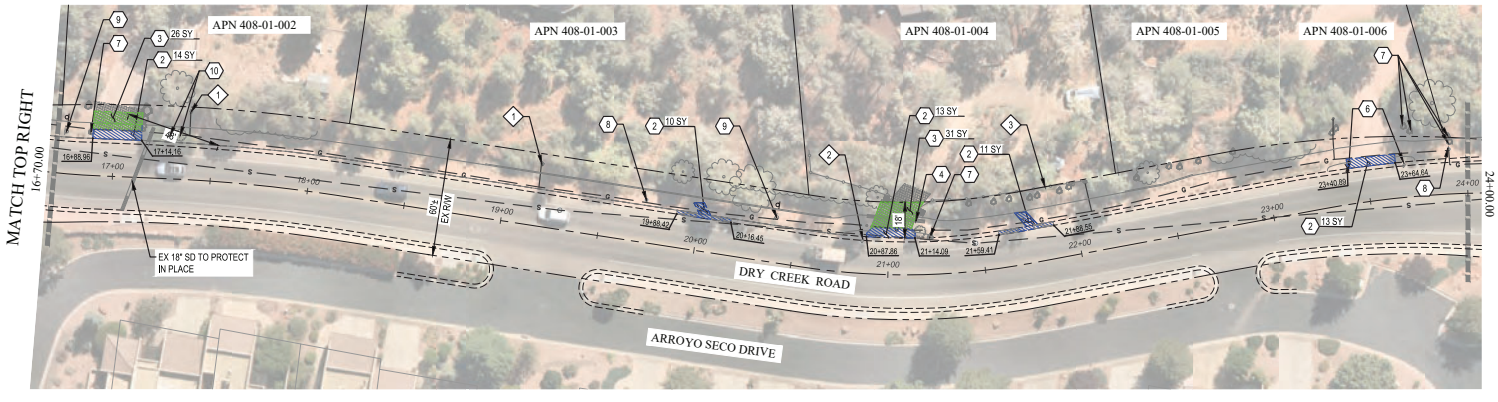
DRAWN BY:	AL
REVIEWED BY:	PK
VERIFIED BY:	TR

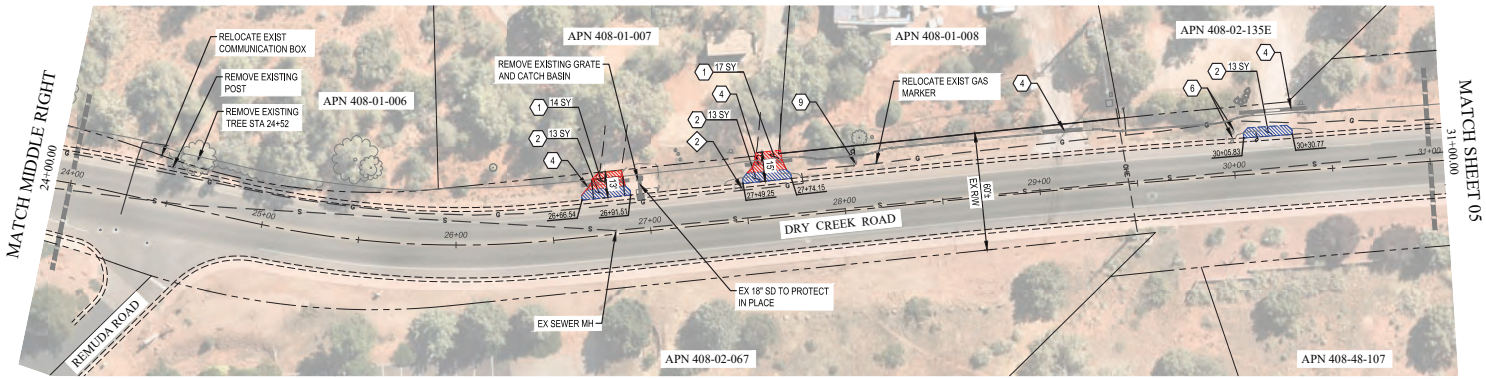
DATE	PROJECT NO.	SHEET
3/18/2025	R317808.01	03 OF 16

REVIEW # —

PLOT DATE: 3/18/2025 7:34 PM FILE: g:\projects\r3\17808.01 - sim - 11m gringo to white bear sup\r10 cadd & bim\r10.1 autocad\r317808.01-smp01-03.dwg USER:tarros, alma







RELOCATION / REMOVAL NOTES

1. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT / DRIVEWAY
2. SAWCUT AND REMOVE EXISTING CONCRETE CURB GUTTER, SIDEWALK & DRIVEWAY.
3. REMOVE EXISTING DRIVEWAY PAVERS.
4. REMOVE EXISTING STORM DRAIN PIPE.
5. RELOCATE EXISTING SIGN POSTS.
6. RELOCATE EXISTING MAIL BOX PER DETAIL IN SHEET.
7. REMOVE / RELOCATE EXISTING BOULDER
8. RELOCATE EXISTING GAS MARKER
9. REMOVE EXISTING SIGN POST & SALVAGE THE SIGN PLATE
10. REMOVE EXISTING TREE

PROTECT IN PLACE NOTES

1. PROTECT IN PLACE EXIST GAS SERVICE
2. PROTECT IN PLACE EXIST MAIL BOX
3. PROTECT IN PLACE EXIST FENCE
4. PROTECT IN PLACE EXIST MANHOLE
5. PROTECT IN PLACE EXIST WATER METER

LEGEND FOR REMOVALS

- ASPHALT PAVEMENT
- DRIVEWAY PAVERS
- CONCRETE, CURB & GUTTER & SIDEWALK

CAUTION
EXISTING GAS, WATER & OVERHEAD ELECTRIC LINES.
CONTRACTOR TO VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

SCALE: 1"= 30'

EXPIRES 9/30/2027

CITY OF SEDONA
SIM-11M GRINGO TO WHITE BEAR SUP

DEMOLITION PLANS

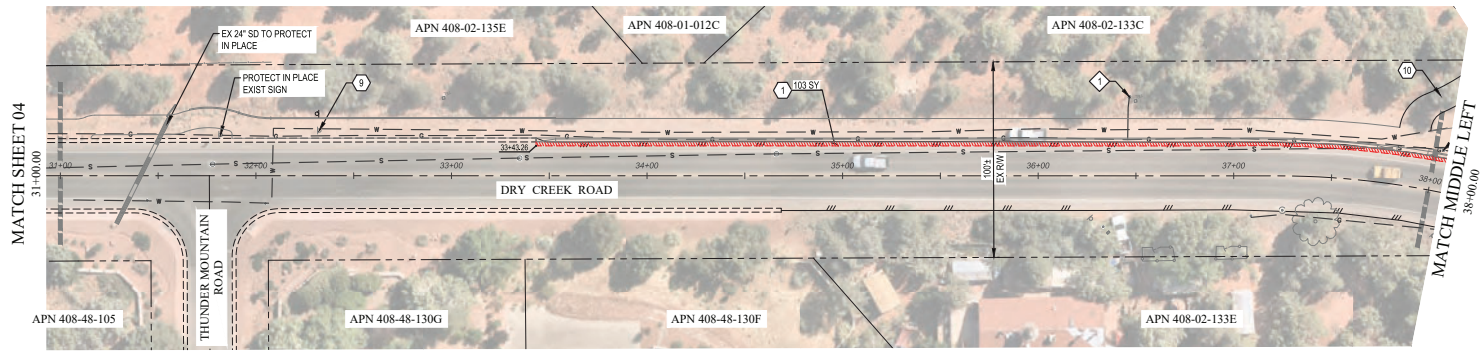
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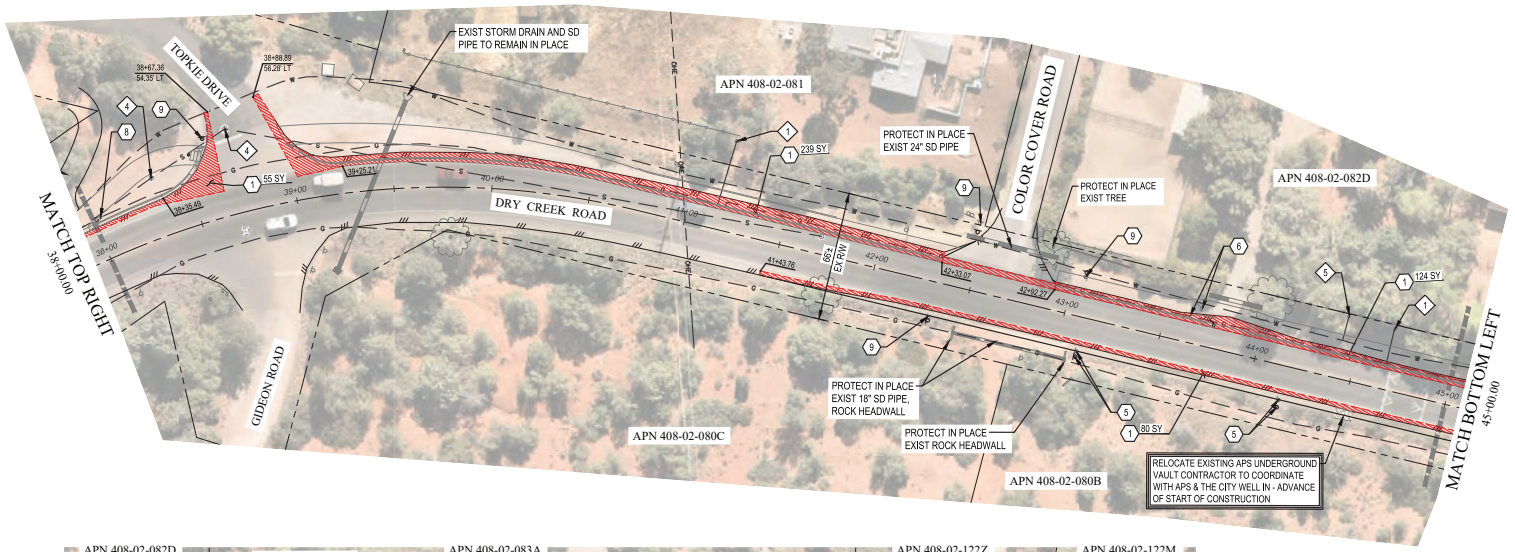
DRAWN BY:	AL
REVIEWED BY:	PK
VERIFIED BY:	TR

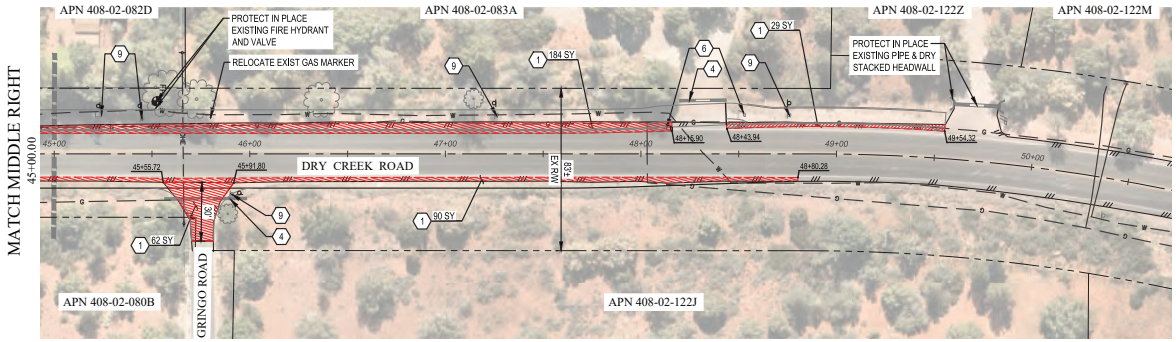
DATE	PROJECT NO.	SHEET
3/18/2025	R317808.01	04 OF 16

REVIEW # —

PLOT DATE: 3/27/2025 2:04 PM FILE: g:\projects\r317808.01 - sim - 11m gringo to white bear sup\r10 cadd & bim\r10.1 autocad\r317808.01s-mp04-05demolition.dwg USER: kaligotla, phani







RELOCATION / REMOVAL NOTES

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2. SAWCUT AND REMOVE EXISTING CONCRETE CURB GUTTER, SIDEWALK & DRIVEWAY.
3. REMOVE EXISTING DRIVEWAY PAVERS.
4. REMOVE EXISTING STORM DRAIN PIPE.
5. RELOCATE EXISTING SIGN POSTS.
6. RELOCATE EXISTING MAIL BOX PER DETAIL IN SHEET.
7. REMOVE / RELOCATE EXISTING BOULDER
8. RELOCATE EXISTING GAS MARKER
9. REMOVE EXISTING SIGN POST & SALVAGE THE SIGN PLATE
10. REMOVE EXISTING TREE

PROTECT IN PLACE NOTES

1. PROTECT IN PLACE EXIST GAS SERVICE
2. PROTECT IN PLACE EXIST MAIL BOX
3. PROTECT IN PLACE EXIST FENCE
4. PROTECT IN PLACE EXIST MANHOLE
5. PROTECT IN PLACE EXIST WATER METER

LEGEND FOR REMOVALS

- ASPHALT PAVEMENT
- DRIVEWAY PAVERS
- CONCRETE, CURB & GUTTER & SIDEWALK

CAUTION
EXISTING GAS, WATER & OVERHEAD ELECTRIC LINES.
CONTRACTOR TO VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

SCALE: 1"= 30' (0, 15, 30, 60)

74364 PHANI SAISANK KALIGOTLA — ARIZONA, U.S.A. — EXPIRES 9/30/2027

CITY OF SEDONA
SIM-11M GRINGO TO WHITE BEAR SUP

DEMOLITION PLANS

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DRAWN BY:	AL
REVIEWED BY:	PK
VERIFIED BY:	TR

DATE	PROJECT NO.	SHEET
3/18/2025	R317808.01	05 OF 16

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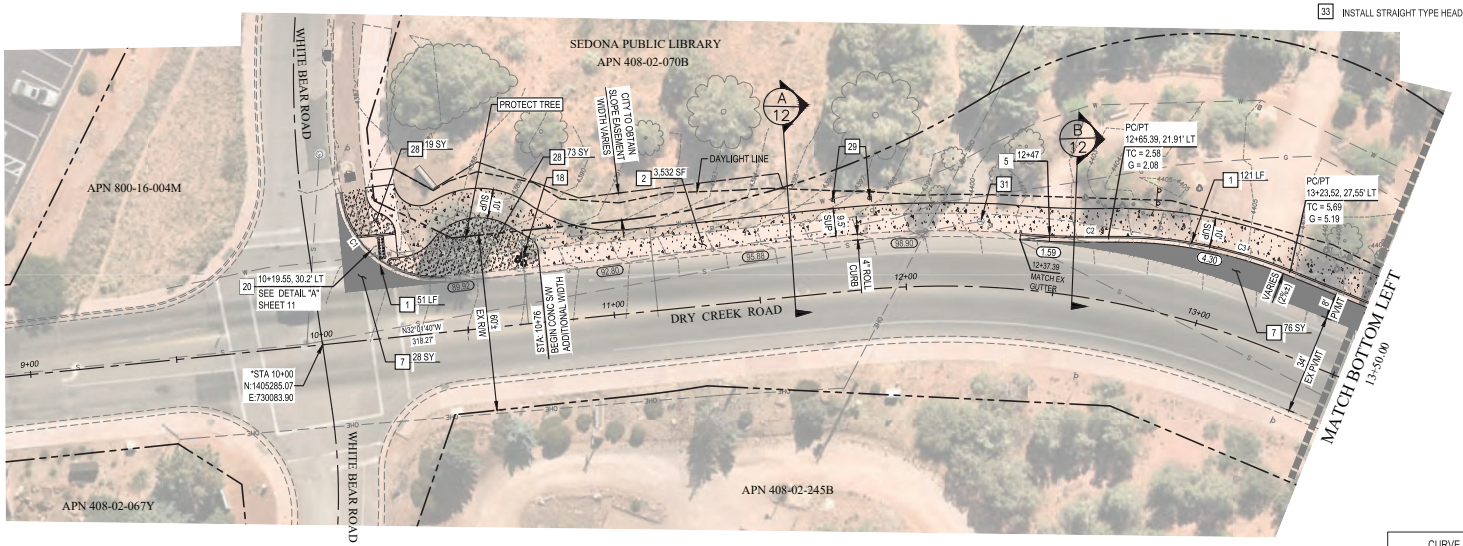
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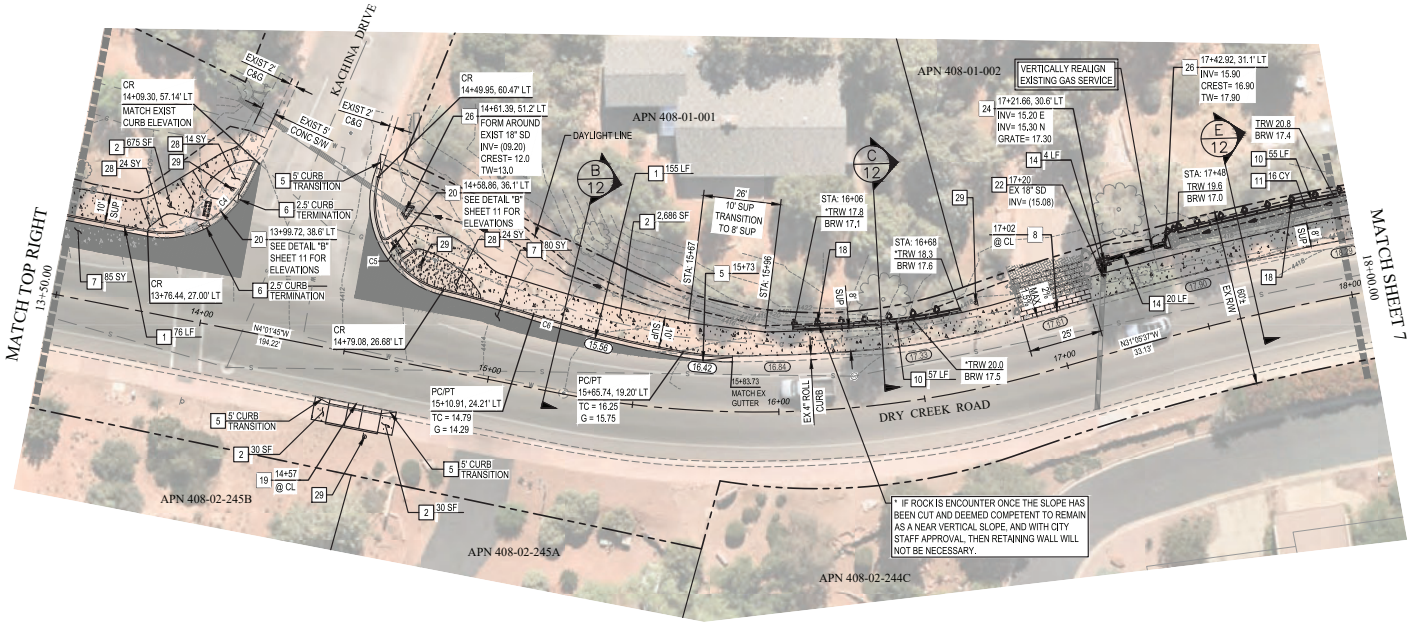
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NOTE:
- SEE SHEETS 4 & 5 FOR REMOVALS, RELOCATION AND PROTECT IN PLACE
- SEE SHEET 3 FOR CONTROL LINE NOTE & RIGHT OF WAY NOTE
- ALL EXPOSED CONCRETE WITHIN RIGHT OF WAY TO BE RED ROCK SEDONA

CONSTRUCTION NOTES

30 INSTALL DRY STACKED RETAINING WALL (RED ROCK SEDONA) OR APPROVED EQUAL.
31 ADJUST SEWER MANHOLE FRAME AND COVER PER MAG STD DET 422-1
32 4" ROLL CURB & GUTTER PER MAG STD DET 220-1, TYPE "C"
33 INSTALL STRAIGHT TYPE HEADWALL PER MAG STD DET 501-1





CURVE DATA @ BC			
CURVE #	RADIUS	DELTA	LENGTH
C1	32.65'	89°27'55"	50.98'
C2	298.00'	5°46'44"	30.06'
C3	156.00'	23°19'35"	63.51'
C4	30.00'	76°14'24"	39.92'
C5	29.96'	94°08'26"	49.23'
C6	398.14'	7°33'16"	52.49'

CONSTRUCTION NOTES

1 6" VERTICAL CURB & GUTTER PER MAG STD DET 220-1, TYPE "A", (UNLESS OTHERWISE NOTED)
2 CONSTRUCT CONCRETE SHARED USE PATH (SUP) - PER MAG STD DET 230 & TYPICAL SHARED USE PATH DETAIL PER SHEET 03 (WIDTH PER PLANS)
3 MODIFIED SINGLE CURB PER DETAIL SHEET 03 (OR CITY APPROVED EQUAL)
4 VALLEY GUTTER - MAG STD DET 240 W/FIBER MESH. MODIFIED TO 3' WIDE
5 CURB TRANSITION - PER MAG STD DET 221, MODIFIED TO A 10' LENGTH (UNLESS OTHERWISE NOTED)
6 CURB TERMINATION - PER MAG STD DET 222, MODIFIED TO A 10' LENGTH (UNLESS OTHERWISE NOTED)
7 CONSTRUCT ASPHALT PAVEMENT. MATCH EXISTING PAVEMENT SECTION
8 INSTALL CONCRETE PAVERS FOR DRIVEWAY ENTRANCES PER SPECIFICATIONS, SEE MAILBOX BUMP OUT & DRIVEWAY DETAIL IN SHEET 13
9 CONSTRUCT ASPHALT PAVEMENT EDGE PER MAG STD DET 201, TYPE "A"
10 INSTALL RETAINING WALL PER THE STRUCTURAL DETAILS AND SPECIFICATIONS PROVIDED BY THE CITY (OR CITY APPROVED EQUAL) TRW & BRW ELEVATIONS PER PLAN SHEETS. SEE SHEET 13 FOR THE TYPICAL RETAINING WALL IDENTIFICATION DETAIL. LENGTH AND HEIGHT OF RETAINING WALL MAY VARY BASED ON FIELD CONDITIONS
11 INSTALL 9" THICK, NATIVE ANGULAR RIP-RAP D50=6" WITH FILTER FABRIC.
12 INSTALL DRY STACKED HEADWALL (RED ROCK SEDONA)
13 INSTALL CATCH BASIN PER MAG STD DET 535, TYPE "F"
14 INSTALL 18" CORRUGATED METAL PIPE (CMP). LENGTH AND INVERT PER PLAN.
15 INSTALL 20" CORRUGATED METAL PIPE (CMP). LENGTH AND INVERT PER PLAN.
16 INSTALL 24" CORRUGATED METAL PIPE (CMP). LENGTH AND INVERT PER PLAN.
17 INSTALL SAFETY RAIL PER MAG STD DET 145
18 PLACE BOULDERS AS DIRECTED BY CITY STAFF.
19 INSTALL MID BLOCK RAMP PER MAG STD DET 238-3. MATCH EXISTING SIDEWALK WIDTH & ELEVATIONS
20 INSTALL SIDEWALK RAMP PER DETAIL SHEET 11
21 CONSTRUCT STABILIZED DECOMPOSED GRANITE (DG) SHARED USE PATH (SUP), WIDTH VARIES FROM 7.5' TO 10' AS NOTED PER PLAN, SEE DETAIL SHEET 03
22 POUR IN PLACE CONCRETE PIPE COLLAR TO CONNECT EXISTING PIPE TO NEW PIPE.
23 INSTALL DRY STACK PLANTER RETAINING WALL (OR CITY APPROVED EQUAL) TO PROTECT EXISTING TREES. HEIGHT, LENGTH AND TRANSITIONS WILL VARY BASED ON FIELD CONDITIONS
24 CONSTRUCT 4' DIA STORM DRAIN MANHOLE PER MAG STD DET 520 & 522, (SHALLOW MANHOLE WITH GRATED RIM)
25 INSTALL BOLLARD PER MAG STD DET 140, TYPE -2 IN MIDDLE OF SUP
26 INSTALL DROP INLET HEADWALL PER MAG STD DET 501-5. (MODIFIED PER DETAIL SHEET 13. PIPE SIZE PER PLAN. TRASH RACK TO BE SPRAYED WITH RED PRIMER ONLY.
27 INSTALL 8' CONCRETE SCUPPER PER MAG STD DET 206
28 INSTALL LANDSCAPE DG (3 / 8" NATIVE)
29 INSTALL TELESPAR SIGN POST.

0 10 20 40
SCALE: 1"= 20'

74364
PHANI SASANK KALIGOTLA
3/18/2025
REGISTERED PROFESSIONAL ENGINEER
ARIZONA, U.S.A.
EXPIRES 9/30/2027

CITY OF SEDONA
SIM-11M GRINGO TO WHITE BEAR SUP

SHARED USE PATH PLANS

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DRAWN BY:	AL
REVIEWED BY:	PK
APPROVED BY:	TR

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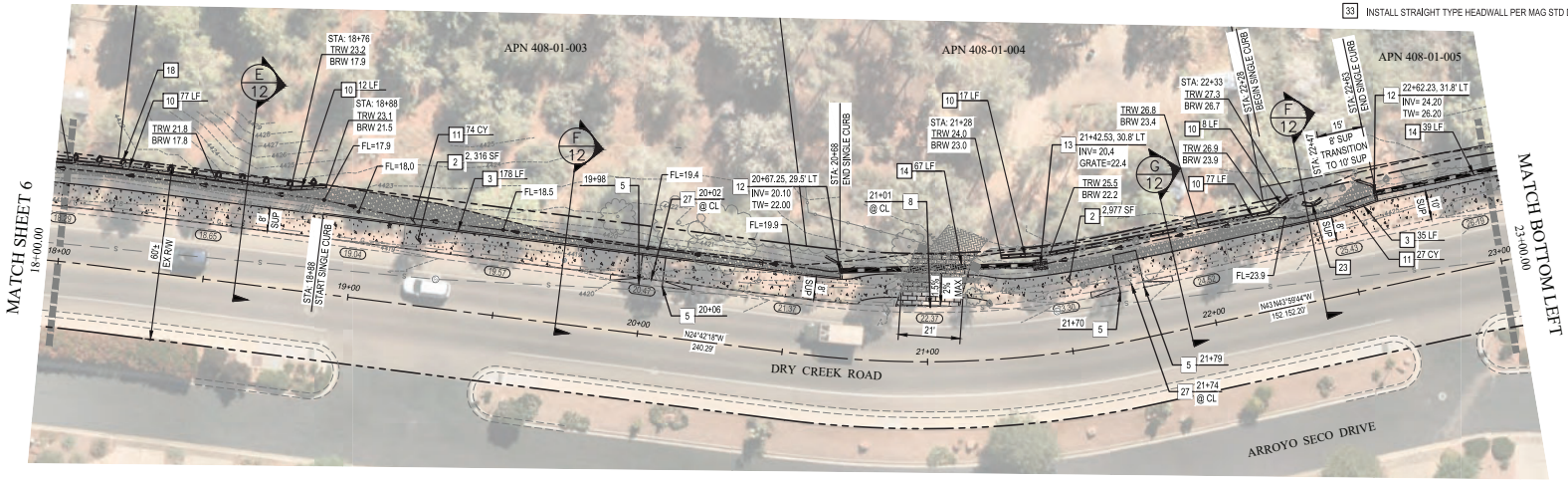
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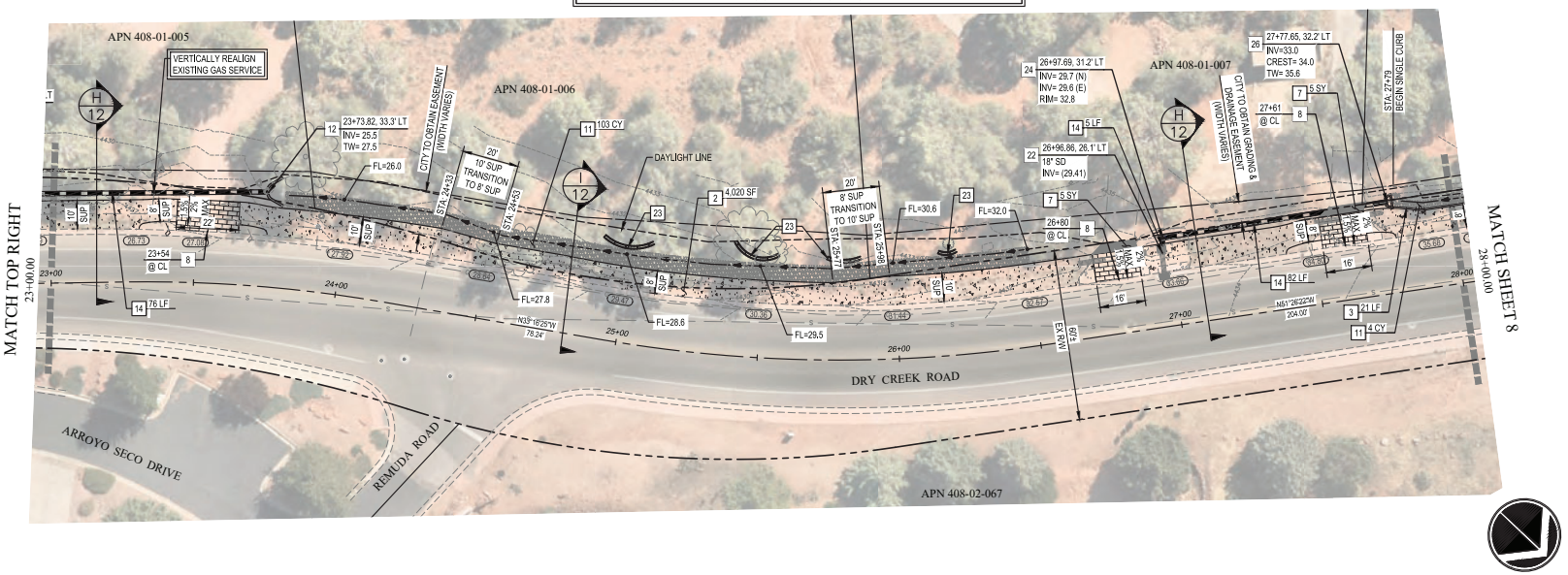
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32 4" ROLL CURB & GUTTER PER MAG STD DET 220-1, TYPE "C"
33 INSTALL STRAIGHT TYPE HEADWALL PER MAG STD DET 501-1



EXISTING TREE PROTECTION (PLANTER WALL) NOTE :
ONE OF GOALS OF THIS PROJECT IS TO PROTECT AS MANY AS TREES AS POSSIBLE ASSOCIATED WITH THE CONSTRUCTION OF THIS SHARED USE PATH (SUP), THE MAJORITY OF THE EXISTING TREES HAVE BEEN LOCATED WITH THE INITIAL SURVEY EFFORT; HOWEVER, IN SOME AREAS WITH THICK VEGETATION IT WAS CHALLENGING TO LOCATE THE ACTUAL TREE TRUNK. THE ACTUAL LENGTH / HEIGHT AND LOCATION OF PLANTER WILL VARY BASED ON FIELD CONDITIONS, CONTRACTOR TO WORK WITH CITY STAFF ON THE PROTECTION AND TRIMMING OF THE EXISTING TREES.



CONSTRUCTION NOTES

1 6" VERTICAL CURB & GUTTER PER MAG STD DET 220-1, TYPE "A", (UNLESS OTHERWISE NOTED)
2 CONSTRUCT CONCRETE SHARED USE PATH (SUP) - PER MAG STD DET 230 & TYPICAL SHARED USE PATH DETAIL PER SHEET 03 (WIDTH PER PLANS)
3 MODIFIED SINGLE CURB PER DETAIL SHEET 03 (OR CITY APPROVED EQUAL)
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13 INSTALL CATCH BASIN PER MAG STD DET 535, TYPE "F"
14 INSTALL 18" CORRUGATED METAL PIPE (CMP). LENGTH AND INVERT PER PLAN.
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16 INSTALL 24" CORRUGATED METAL PIPE (CMP). LENGTH AND INVERT PER PLAN.
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18 PLACE BOULDERS AS DIRECTED BY CITY STAFF.
19 INSTALL MID BLOCK RAMP PER MAG STD DET 238-3. MATCH EXISTING SIDEWALK WIDTH & ELEVATIONS
20 INSTALL SIDEWALK RAMP PER DETAIL SHEET 11
21 CONSTRUCT STABILIZED DECOMPOSED GRANITE (DG) SHARED USE PATH (SUP), WIDTH VARIES FROM 7.5' TO 10' AS NOTED PER PLAN, SEE DETAIL SHEET 03
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28 INSTALL LANDSCAPE DG (3 / 8" NATIVE)
29 INSTALL TELESPAR SIGN POST.

0 10 20 40
SCALE: 1"= 20'

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SIM-11M GRINGO TO WHITE BEAR SUP

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REVIEWED BY:	PK
APPROVED BY:	TR

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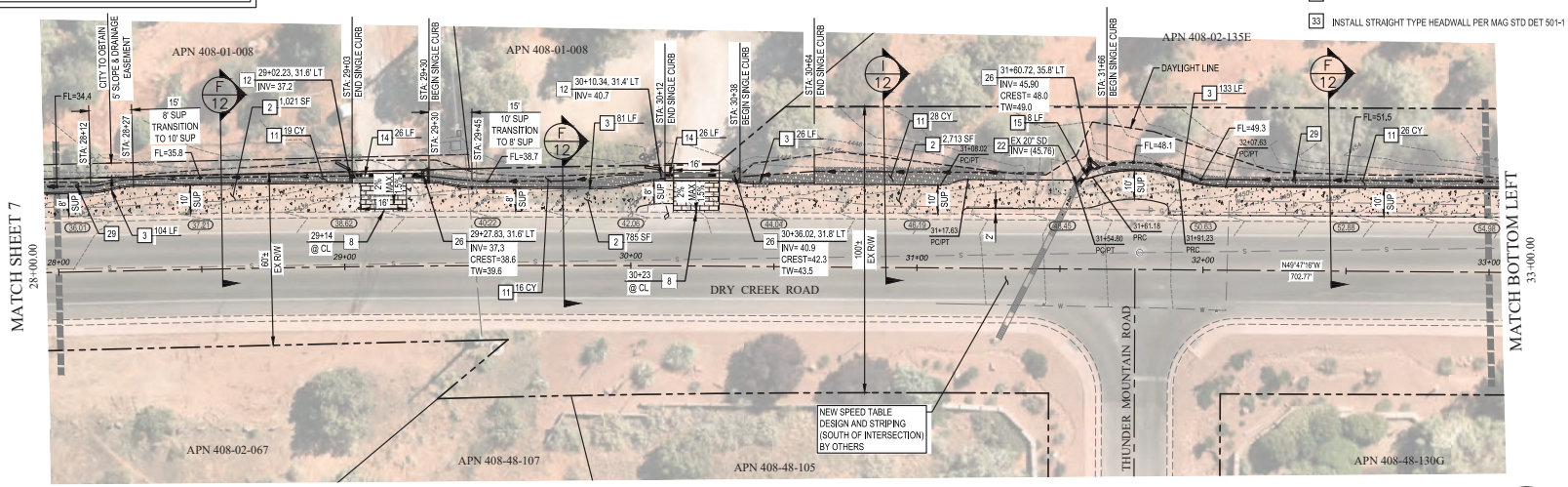
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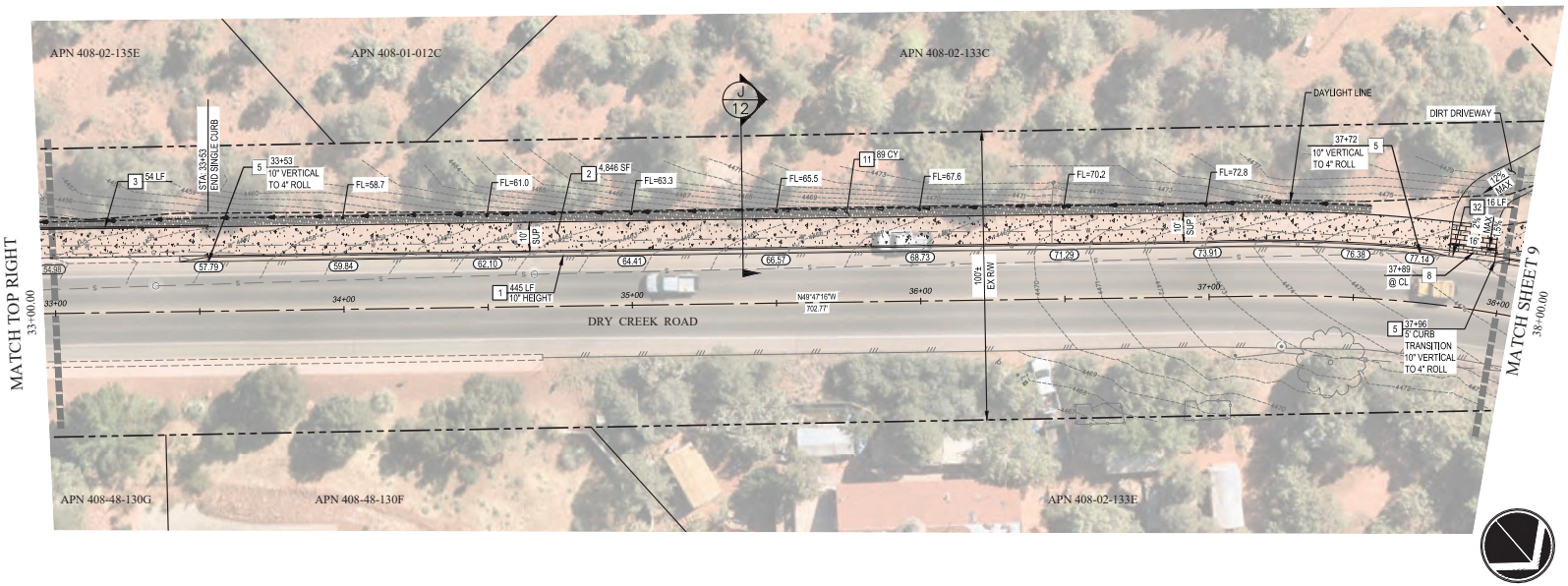
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32 4" ROLL CURB & GUTTER PER MAG STD DET 220-1, TYPE "C"
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CONSTRUCTION NOTES

1 6" VERTICAL CURB & GUTTER PER MAG STD DET 220-1, TYPE "A", (UNLESS OTHERWISE NOTED)
2 CONSTRUCT CONCRETE SHARED USE PATH (SUP) - PER MAG STD DET 200 & TYPICAL SHARED USE PATH DETAIL PER SHEET 03 (WIDTH PER PLANS)
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4 VALLEY GUTTER - MAG STD DET 240 W/FIBER MESH. MODIFIED TO 3' WIDE
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3/18/2025	R317808.01	08 OF 16

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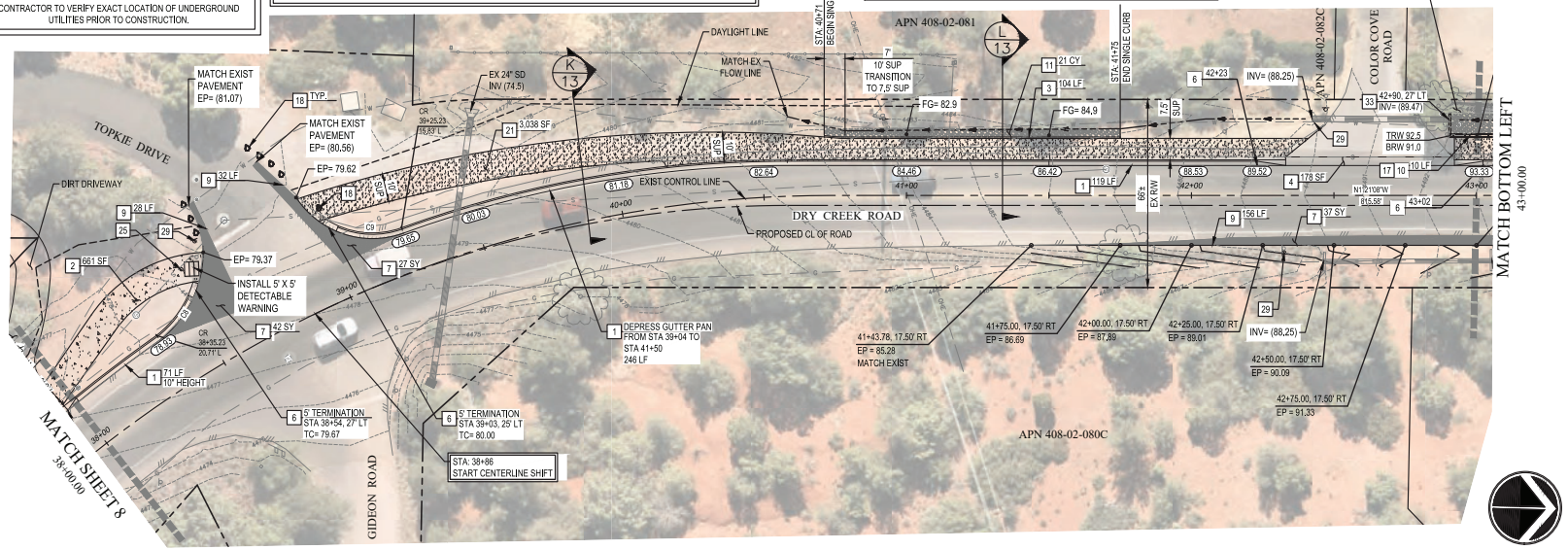
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ROADWAY SHIFT NOTE: STATION 38+86 TO 48+89
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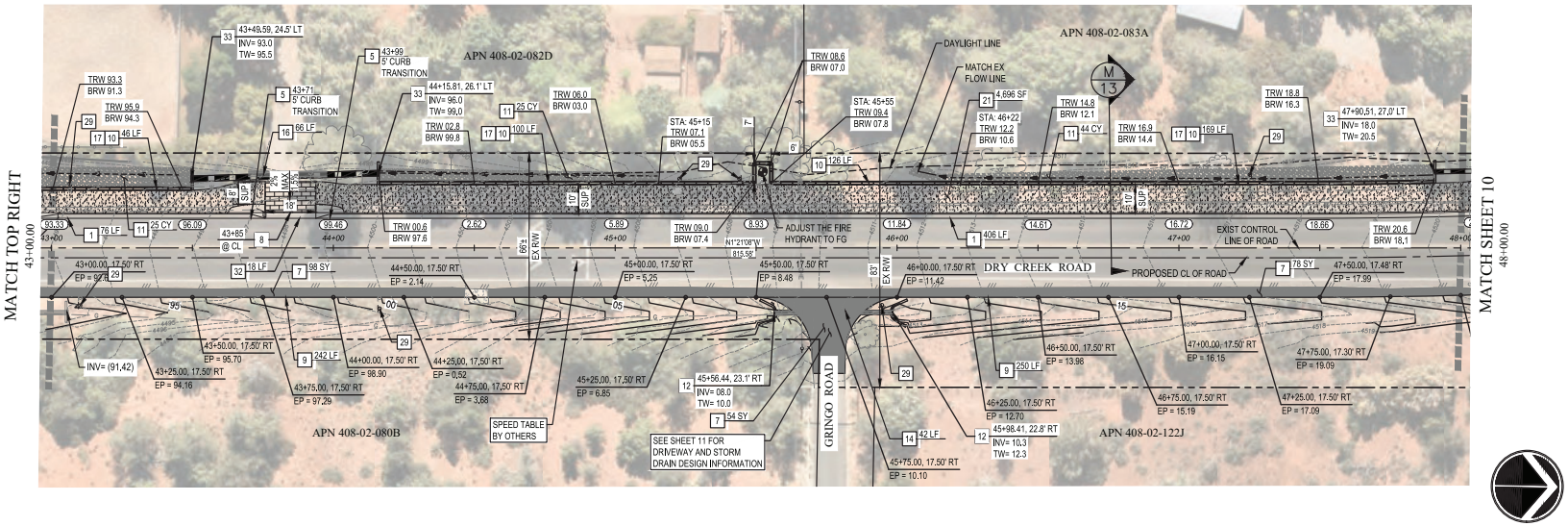
CONTRACTOR TO USE EXISTING NATIVE ROCK AS SLOPE PROTECTION ON THE WEST BANK OF THE CHANNEL, AT THE PROPOSED HEADWALL, AS NECESSARY



CURVE DATA @ BC			
CURVE #	RADIUS	DELTA	LENGTH
C8	37.27'	35°29'50"	23.09'
C9	30.00'	52°56'35"	27.72'

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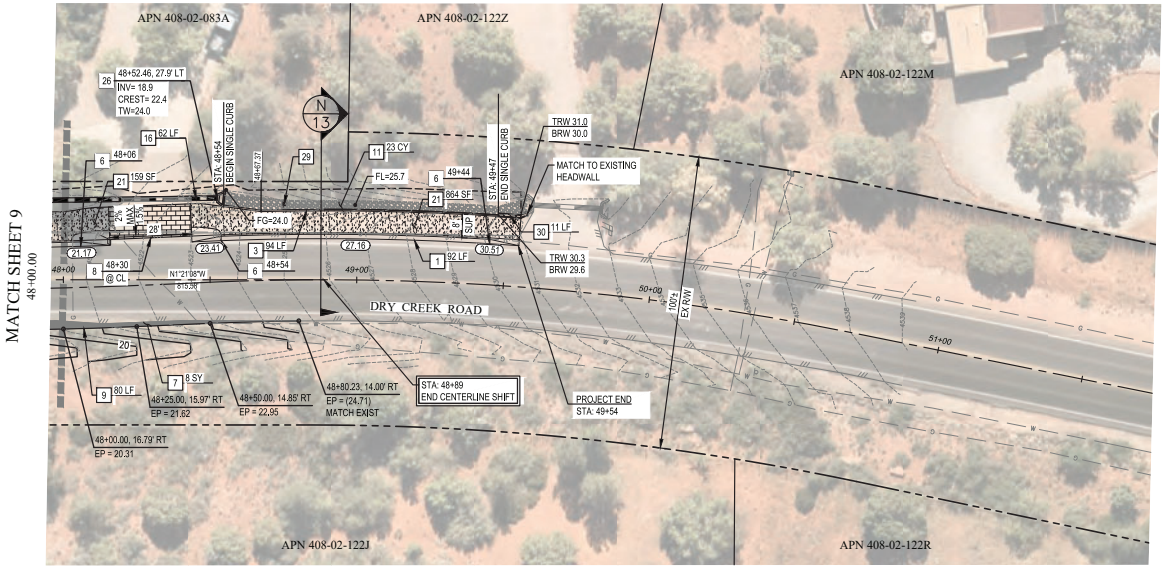
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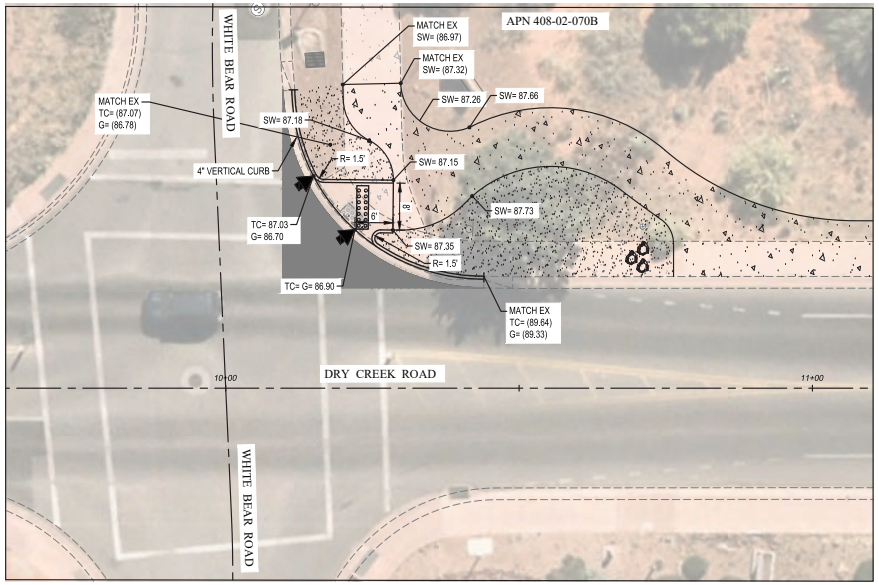
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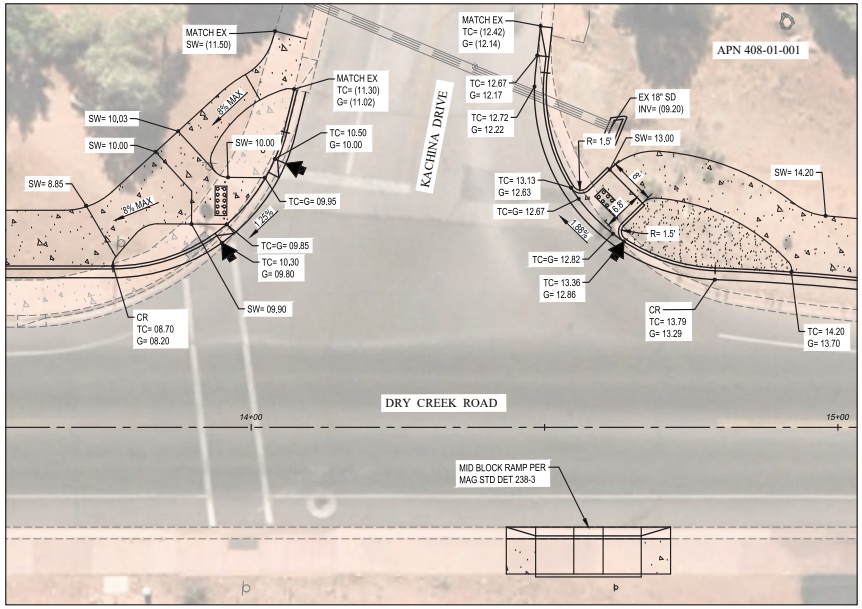
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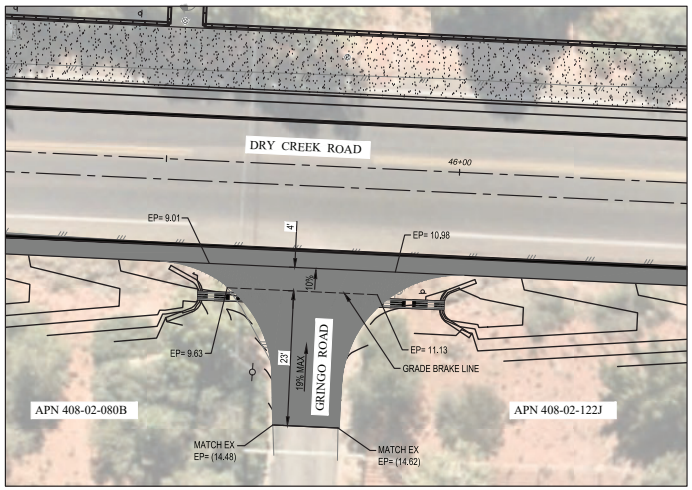
DETAIL "A"

RAMP NOTES PER MAG STD DET 236



DETAIL "B"

RAMP NOTES PER MAG STD DET 236



DETAIL "C"

0 5 10 20

SCALE: 1"= 10'



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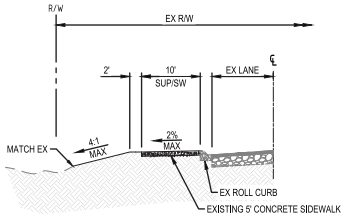
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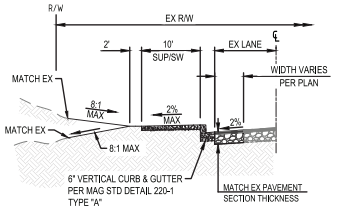
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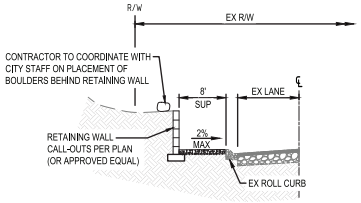
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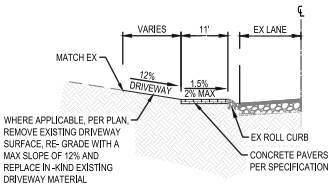
A SECTION: TYPICAL NTS
SECTION IS APPLICABLE TO THE FOLLOWING STATIONS
STA: 10+60 TO STA 12+37



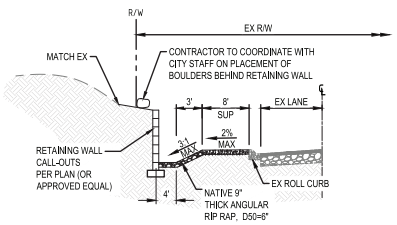
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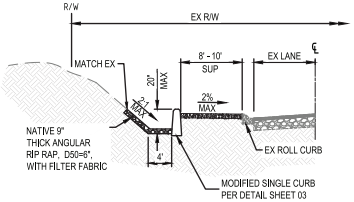
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SECTION IS APPLICABLE TO THE FOLLOWING STATIONS
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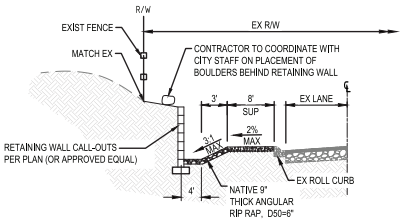
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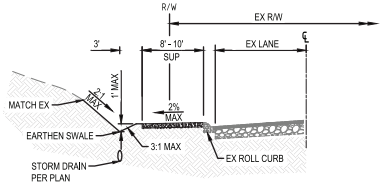
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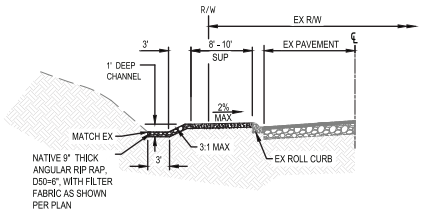
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SECTION IS APPLICABLE TO THE FOLLOWING STATIONS
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STA: 22+33 TO STA 22+63
STA: 27+79 TO STA 29+03
STA: 29+30 TO STA 30+12
STA: 30+38 TO STA 30+64
STA: 31+66 TO STA 33+43



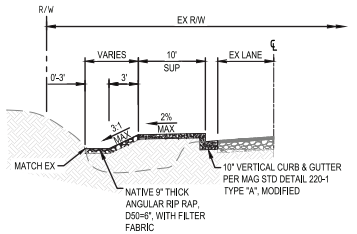
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STA: 21+28 TO STA 22+33



H SECTION: TYPICAL NTS
SECTION IS APPLICABLE TO THE FOLLOWING STATIONS
STA: 22+63 TO STA 23+74
STA: 26+92 TO STA 27+38



I SECTION: TYPICAL NTS
SECTION IS APPLICABLE TO THE FOLLOWING STATIONS
STA: 23+74 TO STA 26+66
STA: 30+64 TO STA 31+44



J SECTION: TYPICAL NTS
SECTION IS APPLICABLE TO THE FOLLOWING STATIONS
STA: 33+53 TO STA 37+60

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
74364
PHANI SAISANK KALIGOTLA
3/18/2025
STATE OF ARIZONA, U.S.A.
EXPIRES 9/30/2027

CITY OF SEDONA
SIM-11M GRINGO TO WHITE BEAR SUP

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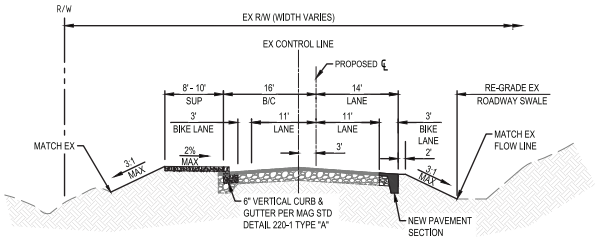
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DRAWN BY:	AL
REVIEWED BY:	PK
VERIFIED BY:	TR

DATE	PROJECT NO.	SHEET
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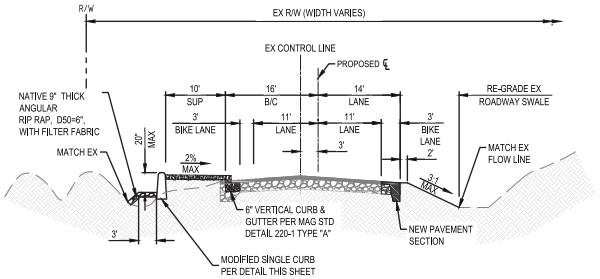
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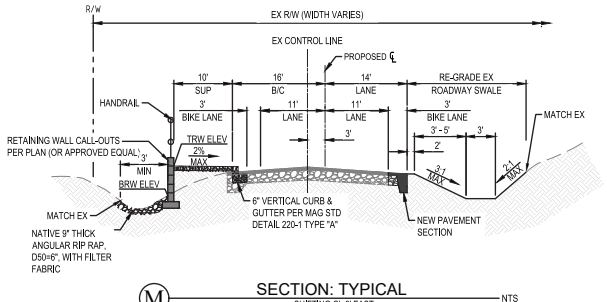
K SECTION: TYPICAL
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SHIFTING CL 3' EAST
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STA: 41+75 TO STA 42+33



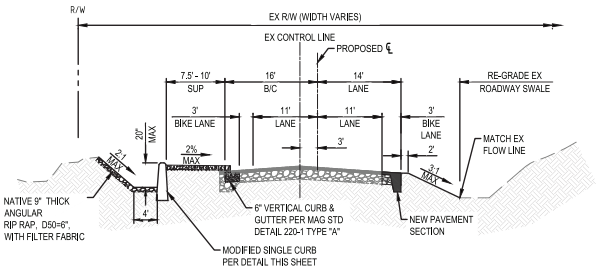
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NTS

SHIFTING CL 3' EAST
SECTION IS APPLICABLE TO THE FOLLOWING STATIONS
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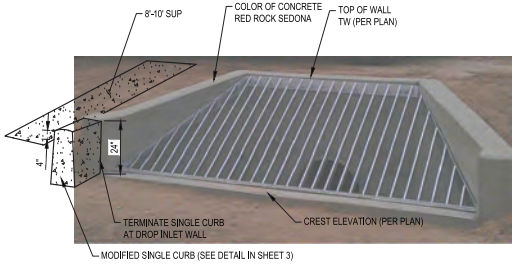
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NTS

SHIFTING CL 3' EAST
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STA: 44+16 TO STA 47+91



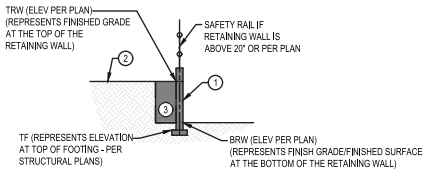
N SECTION: TYPICAL
NTS

SHIFTING CL 3' EAST
SECTION IS APPLICABLE TO THE FOLLOWING STATIONS
STA: 48+54 TO STA 49+47



MODIFIED DROP INLET DETAIL
NTS

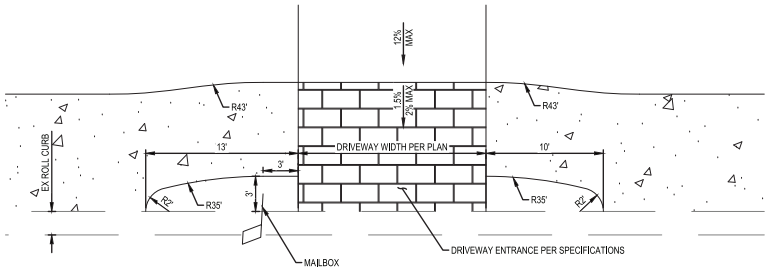
MODIFICATION TO MAG STD DET 501-5 WING WALL



RETAINING WALL IDENTIFICATION DETAIL
NTS

RETAINING WALL NOTES

1. MASONRY WALL TO BE GROUTED SOLID. ALL VERTICAL & HORIZONTAL JOINTS TO BE MORTARED & WATERPROOFED FROM FOOTING TO AN ELEVATION EQUAL TO THE ELEVATION ON THE HIGH SIDE (MINIMUM) PER STRUCTURAL DETAILS AND SPECIFICATION PROVIDED BY STRUCTURAL ENGINEER.
2. ALL FILL & COMPACTION PER MAG STANDARD SPECIFICATION 211.
3. FILL & COMPACT VOID PER GEOTECHNICAL RECOMMENDATIONS.



MAILBOX BUMP OUT & DRIVEWAY DETAIL
NTS

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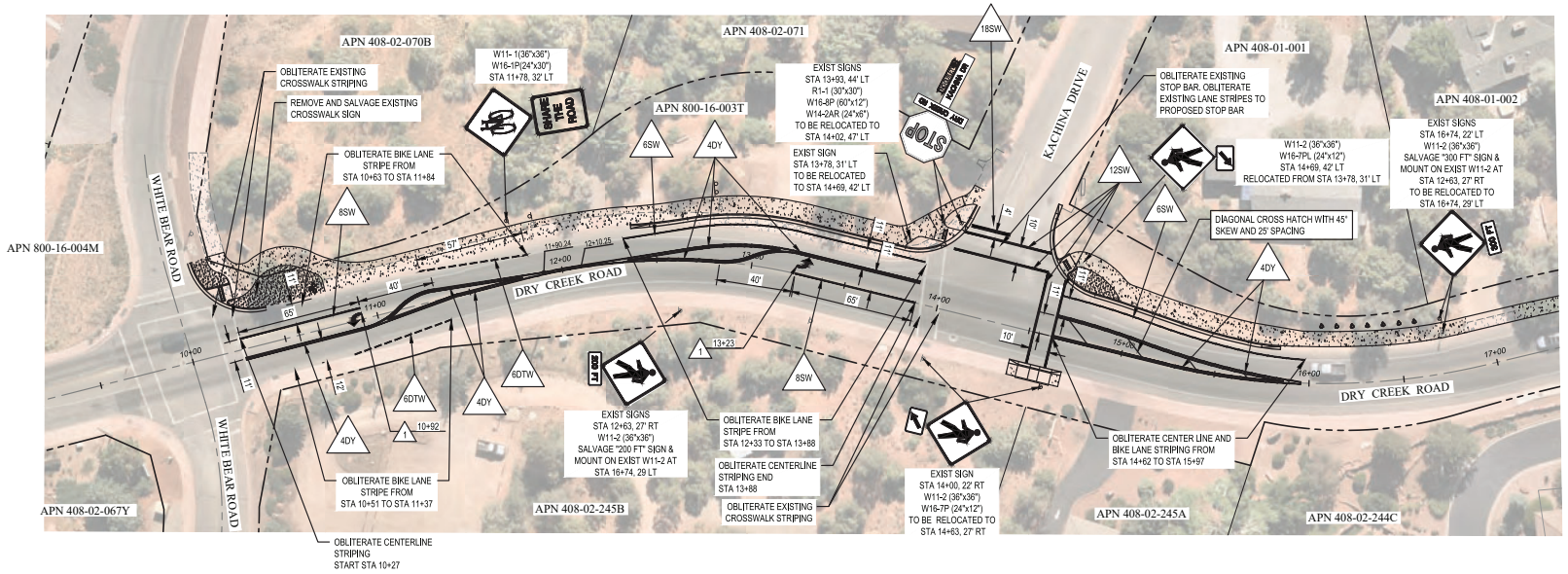
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REVIEWED BY:	PK
VERIFIED BY:	TR

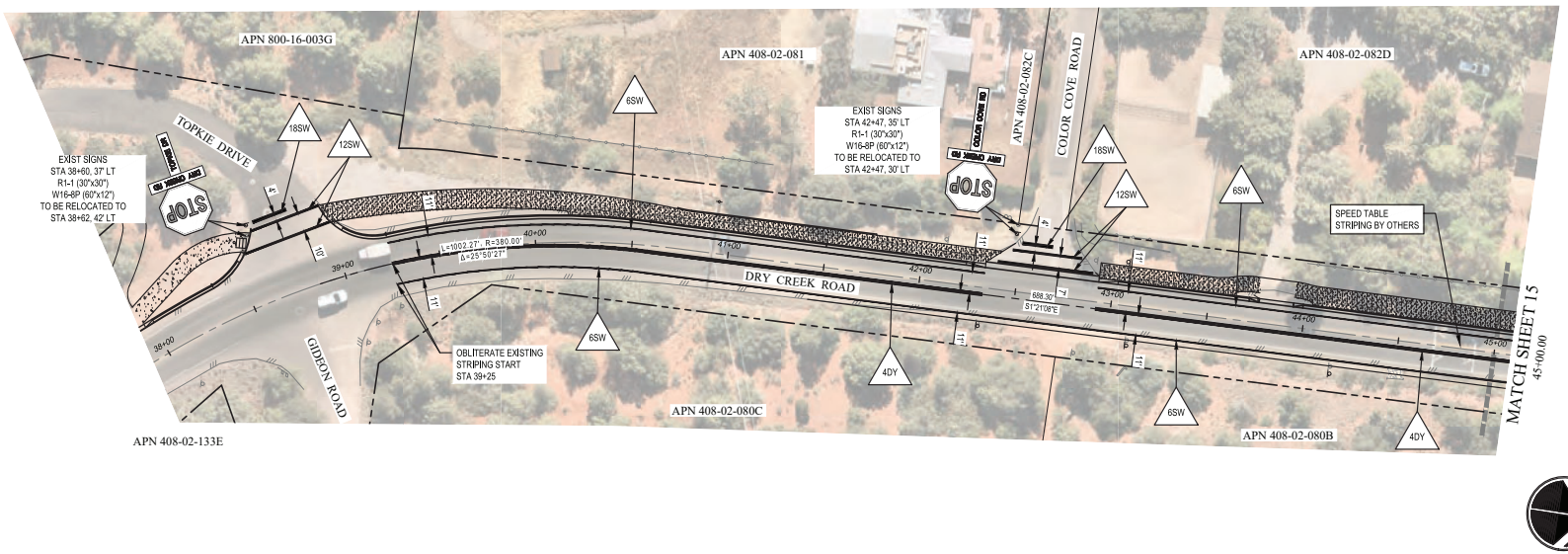
DATE	PROJECT NO.	SHEET
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REVIEW # —

PLOT DATE: 3/19/2025 3:30:20 PM BY: Fernando Gil

NOTE:
LEFT TURN MINIMUM GAP AND STORAGE PER ADOT TRAFFIC ENGINEERING GUIDELINES AND PROCESSES 2015 FOR A QUEUE OF ONE VEHICLE





SCALE: 1"= 30' (0, 15, 30, 60)

74364
PHANI SASANK
KALIGOTLA
3/18/2025
REGISTERED PROFESSIONAL ENGINEER
ARIZONA, U.S.A.
EXPIRES 9/30/2027

CITY OF SEDONA
SIM-11M GRINGO TO WHITE BEAR SUP

SIGNING AND STRIPING PLANS

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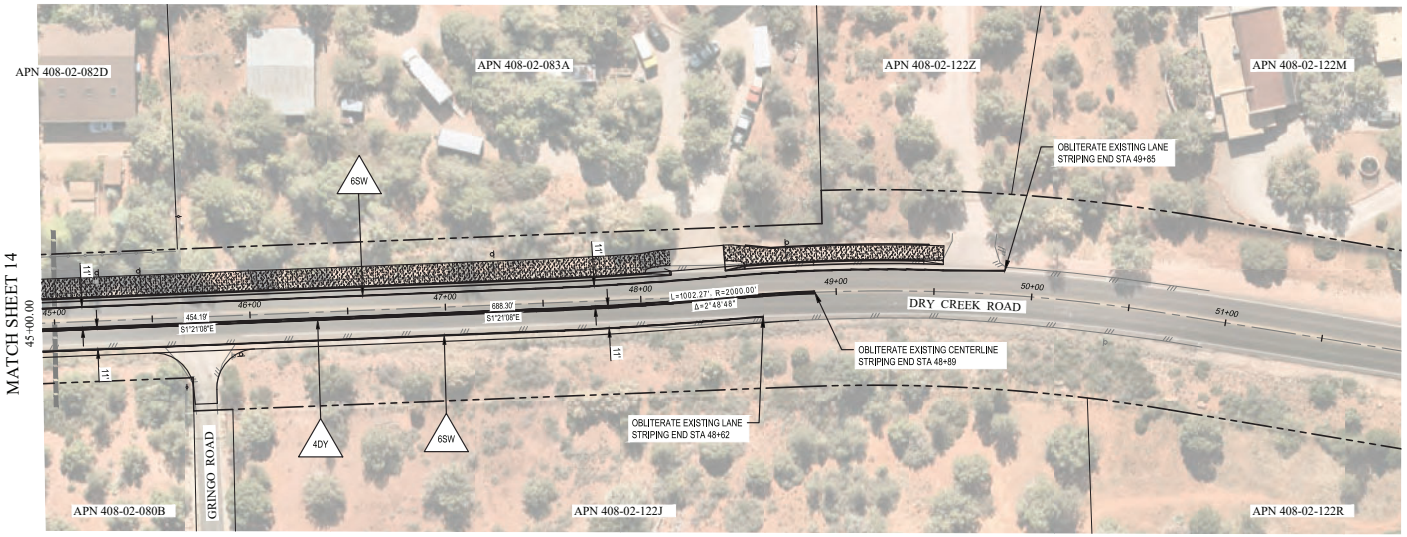
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DRAWN BY:	AL
REVIEWED BY:	PK
APPROVED BY:	TR

DATE	PROJECT NO.	SHEET
3/18/2025	R317808.01	14 OF 16

REVIEW # —

PLOT DATE: 3/18/2025 7:32 PM FILE: g:\projects\r3\17808.01 - sim - 11m gringo to white bear sup\r10 cad\d & b\sm\10.1 ea\locals\317808.01s-mp14-15 ss.dwg USER: larios, alma



PAVEMENT MARKING LEGEND

4DY	4" DOUBLE YELLOW STRIPE
6DTW	6" DASHED WHITE STRIPE WITH A 2' STRIPE SEGMENT AND 4' GAP
6SW	6" SOLID WHITE STRIPE
8SW	8" SOLID WHITE STRIPE
12SW	12" SOLID WHITE STRIPE
18SW	18" SOLID WHITE STRIPE

TURN LANE USE ARROW

⚠1 INSTALL IN CENTER OF LANE AT LOCATION INDICATED

SCALE: 1"= 30'

74364
PHANI SASANK KALIGOTLA
3/18/2025
REGISTERED PROFESSIONAL ENGINEER
ARIZONA, U.S.A.

EXPIRES 9/30/2027

CITY OF SEDONA
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APPROVED BY:	TR

DATE	PROJECT NO.	SHEET
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REVIEW # —

PLOT DATE:3/18/2025 7:32 PM FILE:g:\projects\r3\17808.01 - sim - 11m gringo to white bear sup\10 cadd & bim\10.1 autocad\317808.01s-mp14-15 ss.dwg USER:larios, alma

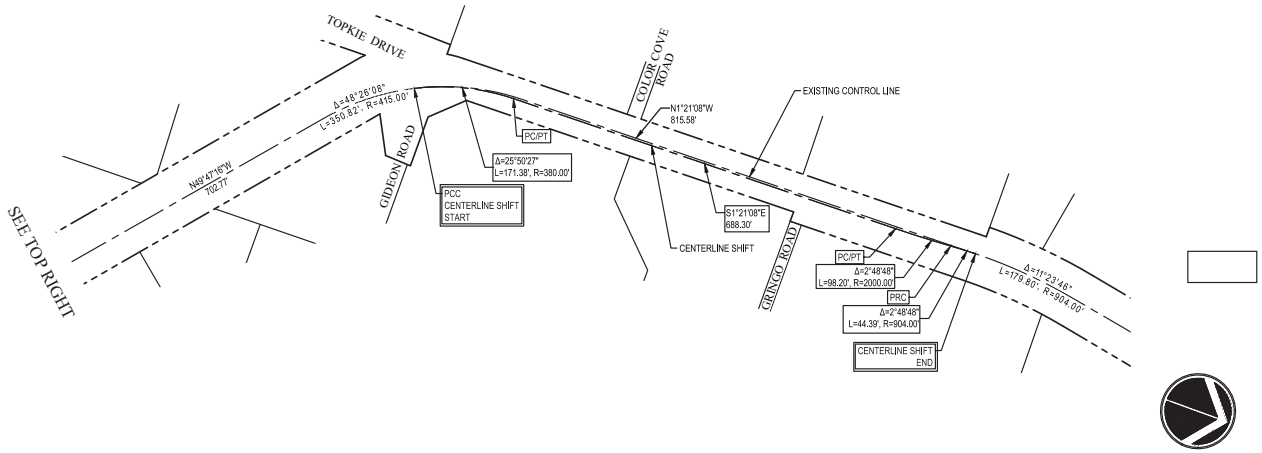


DRY CREEK ROAD

DRY CREEK RIGHT OF WAY NOTE:
DRY CREEK ROAD RIGHT OF WAY AND ADJACENT PROPERTY BOUNDARIES PER THE RECORD OF SURVEY, PREPARED CIVILTEC ENGINEERING INC., DATED AUGUST 12, 2022 (JOB NUMBER: 2022714.00) AND HAVE NOT BEEN VERIFIED BY HUITT-ZOLLARS, INC.

CONTROL LINE NOTE:
* THE HORIZONTAL GEOMETRY AND CENTERLINE STATIONING / OFFSETS FOR THIS PROJECT IS BASED ON THE EXISTING STRIPING FOR DRY CREEK ROAD FOR THE ENTIRE LIMITS OF THIS PROJECT, THE CENTERLINE REPRESENTS A "BEST FIT" ALIGNMENT DUE TO FLUCTUATION WITH THE EXISTING STRIPING.

- STATIONING (STA 10+00) IS BASED UPON A POINT NEAR THE INTERSECTION OF WHITE BEAR AND DRY CREEK ROAD
- COORDINATE VALVES HAVE BEEN PROVIDED FOR THIS POINT
- THE ROADWAY SHIFT FOR DRY CREEK ROAD, NORTH OF TOPKIE ROAD, IS ALSO BASED ON THE ABOVE MENTIONED CENTERLINE
- SEE THE SIGNING AND STRIPING SHEETS FOR THE HORIZONTAL GEOMETRY INFORMATION (BEARINGS, DISTANCES, CURVE DATA) FOR THE PORTION OF DRY CREEK ROAD, NORTH OF TOPKIE ROAD, THAT HAS BEEN SHIFTED TO THE EAST



DRY CREEK ROAD

0 50 100 200
SCALE: 1"= 100'

74364
PHANI SADANK
KALIGOTLA
3/18/2025
REGISTERED
ARIZONA U.S.A.
EXPIRES 9/30/2027

CITY OF SEDONA
SIM-11M GRINGO TO WHITE BEAR SUP

HORIZNTAL CONTROL PLAN

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REVIEWED BY:	PK
APPROVED BY:	TR

DATE	PROJECT NO.	SHEET
3/18/2025	R317808.01	16 OF 16

REVIEW # —

PLOT DATE:3/18/2025 7:39 PM FILE:g:\projects\r3\17808.01 - sim - 11m gringo to white bear sup\10 cadd & bim\10.1 autocad\317808.01s-mp16 hc.dwg USER:tarros, alma

CITY COUNCIL AGENDA BILL

AB 3188
June 24, 2025
Regular Business

Agenda Item: 8c
Proposed Action & Subject: Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.

Department	City Attorney/ Kurt Christianson
Time to Present	15 Minutes
Total Time for Item	30 Minutes
Other Council Meetings	February 11, 2025; February 25, 2025; March 11, 2025; March 25, 2025; April 8, 2025; April 22, 2025, May13, 2025, May 27, 2025; June 10, 2025
Exhibits	None

Finance Approval	Reviewed 6/09/25 BGW
City Attorney Approval	Reviewed 6/09/25 KWC
City Manager's Recommendation	Reviewed 6/09/25 ABS

Expenditure Required	
$	N/A
Amount Budgeted	
$	N/A
Account No. (Description)	N/A

SUMMARY STATEMENT

Background: During the course of the State Legislative Session, many bills are introduced that have a potential impact on the City of Sedona. The League of Arizona Cities and Towns, the City's legislative advocate and City staff routinely monitor bills of interest as they progress through the legislative process.

This item is scheduled to provide a summary update on relevant bills and the proposed State budget, to answer questions that the City Council may have regarding any individual bill or the budget, and to consider the need for the City Council to take a formal position in support or opposition of any particular bill.

Climate Action Plan/Sustainability Consistent: ☐**Yes** - ☐**No** - ☒**Not Applicable**

Board/Commission Recommendation: ☐**Applicable** - ☒**Not Applicable**

Alternative(s): None

MOTION

I move to: For presentation and direction purposes only.

CITY COUNCIL AGENDA BILL

AB 3237
June 24, 2025
Regular Business

Agenda Item: 8d
Proposed Action & Subject: Discussion/possible direction/action regarding a Resolution formally opposing the mandatory disposal of Bureau of Land Management Land and National Forest System Land for Housing provision added to the One Big Beautiful Bill Act and authorizing and directing the Mayor to execute and deliver a letter to federal representatives to this effect.

Department	City Manager Anette Spickard
Time to Present	5 Minutes
Total Time for Item	15 Minutes
Other Council Meetings	
Exhibits	A. Senate Energy and Natural Resources Committee FAQ B. Senate Energy and Natural Resources Committee One Pager C. Resolution

Finance Approval	Reviewed 6/19/25 BGW
City Attorney Approval	Reviewed 6/19/25 KWC
City Manager's Recommendation	Recommend approval ABS 6/19/25

Expenditure Required
$ N/A
Amount Budgeted
$ N/A
Account No. (Description) N/A

SUMMARY STATEMENT

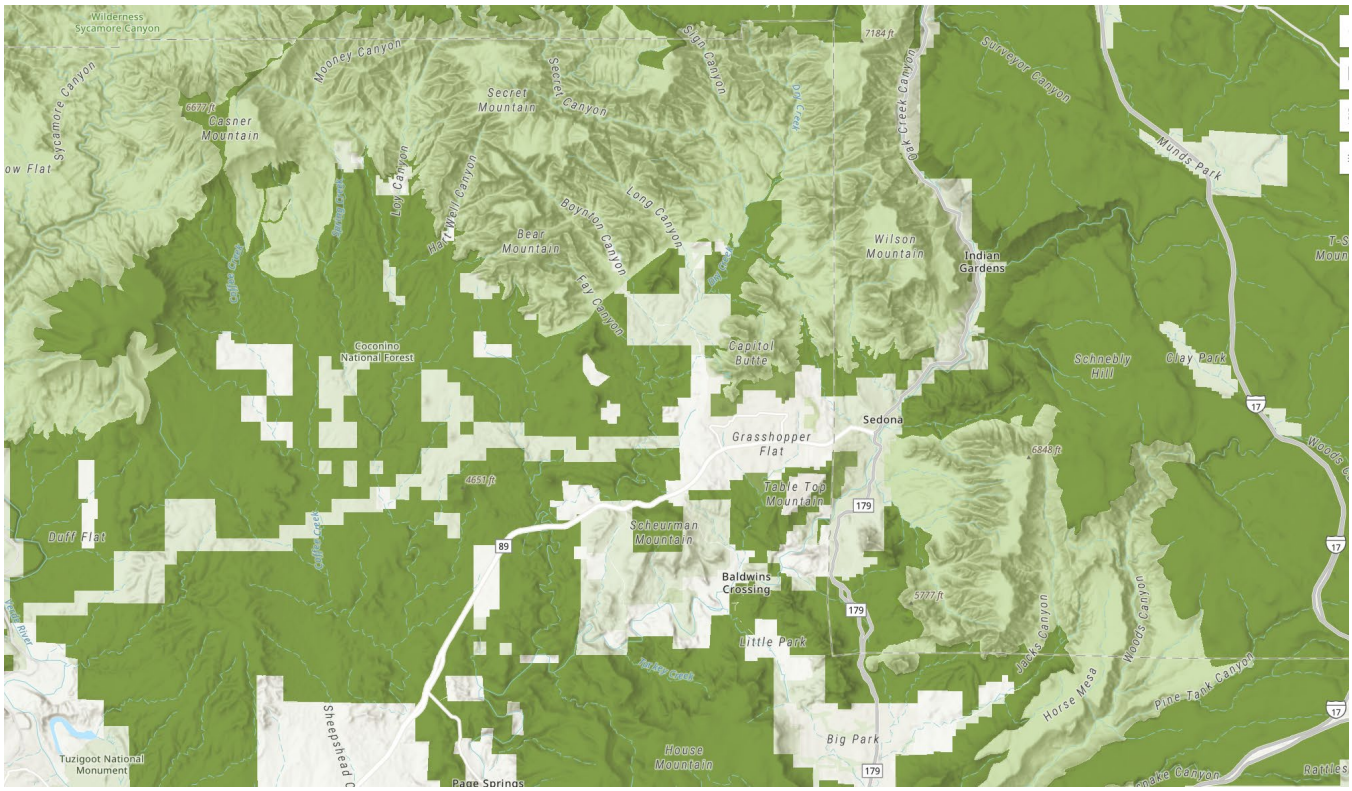
Background:

The proposed One Big Beautiful Bill Act, a budget reconciliation bill, was passed in the House of Representatives in May 2025 and is actively being reviewed by the Senate currently, with a vote on its passage expected before July 4, 2025. This bill combines many different policies on taxes, energy, healthcare and more into one package and recently, in draft legislation, the Senate Energy and Natural Resources Committee added a provision that is being considered that would require the sale of 2.1 – 3.3 million acres of federal public land within 5 years, primarily managed by the Bureau of Land Management and Forest Service. Arizona, and specifically non-wilderness Forest Service land surrounding the Sedona area would be eligible

for sale. More specifically, the provision would create “a process for interested parties, including States and units of local governments, to nominate land for disposal to meet housing and community needs. This process includes consultation with Governors and Indian Tribes and allows States or units of local government to have a right of first refusal to purchase land,” according to the Senate Energy and Natural Resources Committee One Pager, Exhibit B.

Additionally, the provision would prioritize “lands that are nominated by States or units of local governments; are adjacent to existing developed areas; have access to existing infrastructure; are suitable for residential housing; reduce checkerboard land patterns; or are isolated tracts that are inefficient to manage,” according to the Senate Energy and Natural Resources Committee FAQ, Exhibit A.

The map below from The Wilderness Society identifies in darker green the possible eligible public lands for sale in Sedona, which includes areas like Cathedral Rock and public land inside and outside City limits:



USFS lands eligible for sale

Discussion

The City Manager is bringing this to City Council so they can decide if there are any next steps they may want to take, including whether to approve the resolution, Exhibit C, opposing the provision added to the bill and sending a letter to federal representatives stating their position on the provision.

Climate Action Plan/Sustainability Consistent: ☐**Yes** - ☐**No** - ☒**Not Applicable**

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): The Council can choose not to take any next steps in support or opposition of the provision.

MOTION

I move to: approve Resolution 2025-__, formally opposing the mandatory disposal of Bureau of Land Management Land and National Forest System Land for Housing provision added to the One Big Beautiful Bill Act and authorizing and directing the Mayor to execute and deliver a letter to federal representatives to this effect.

MANDATORY DISPOSAL OF BUREAU OF LAND MANAGEMENT LAND AND NATIONAL FOREST SYSTEM LAND FOR HOUSING

- What does this proposal do?
  - Requires Bureau of Land Management (BLM) and Forest Service (FS) to identify lands to be sold and then, the agencies sell a minimum of 0.5% and a maximum of 0.75% of their estates for housing and associated community needs. This will increase the supply of housing and decrease housing costs for millions of American families.

- Why is it needed?
  - There is a nationwide shortage of approximately 4 million homes and a shortage of 7 million affordable homes. This extreme lack of supply and affordability, coupled with excessive federal land ownership in the West constrains economic growth and the opportunity for western communities to thrive. Unlocking federal land for housing will develop millions of single-family homes, resulting in greater housing supply and making housing more affordable.

- How does current policy prevent housing development?
  - The Federal government owns approximately 640 million acres of land in the United States, nearly a third of the country. The Bureau of Land Management (BLM) owns over 245 million acres and the Forest Service (FS) owns 193 million acres. Current law effectively prevents any housing from being built on this land.

- Does this fulfill President Trump's agenda?
  - The American people elected President Trump with a historic mandate to spur economic growth and address the housing crisis. That's why he pledged to "open up portions of federal land for large-scale housing construction."

- Does this proposal sell National Parks or National Monuments?
  - No. The proposal excludes the sale of National Parks, National Monuments, National Recreation Areas, Wilderness areas, and nearly every other protected designations.

- So what sort of land are we actually talking about?
  - The Department of the Interior estimates that the BLM has about 1.2 million acres of land within 1 mile of a population center and another 800,000 acres within 1-5 miles of a population center. The Forest Service has over 1 million acres within 1 mile of a population center. Much of this land may qualify for disposal.

- Once the land is sold, can it be used for anything?
  - No. The party who buys the land must use it for housing or community development needs.

- Is this a massive sell-off of federal lands?
  - No. This proposal requires disposal of only 0.5%-0.75% of the BLM and FS estates. It leaves the remaining 99.25% untouched.

- Does the federal government currently dispose of federal land?
  - Yes. Under a variety of statutes, the BLM sells thousands of acres of federal land every year. In fact, even the Clinton Administration identified over 3 million acres as suitable for disposal.

- What types of lands will be prioritized for disposal?
  - The proposal prioritizes lands that are nominated by States or units of local governments; are adjacent to existing developed areas; have access to existing infrastructure; are suitable for residential housing; reduce checkerboard land patterns; or are isolated tracts that are inefficient to manage.

- Where does the money from these sales go?
  - The proposal requires receipts from sales to fund the BLM and FS deferred maintenance backlog, states and municipalities, and the Treasury:
    - 5% which will go to the unit of local government where the parcel is sold for essential infrastructure directly supporting housing development or other associated community needs;
    - 5% which will go to deferred maintenance of BLM and FS lands in the state where the lands are sold;
    - Any funds that States are owed under existing law.
    - The rest of the receipts go to the Treasury to reduce the deficit.

- Will this proposal upend existing land use practices?
  - No. Land with valid existing rights, like grazing permits, cannot be sold.

- Do States, counties and Tribes have a seat at the table?
  - The proposal creates a process for interested parties, including States and units of local governments to nominate land for disposal to meet housing and community needs. It includes consultation with Governors, local governments, and Indian Tribes and allows States or units of local government to have a right of first refusal to purchase land.

- Will this impact hunting and fishing opportunities on federal lands?
  - No. This proposal leaves 99.25% of BLM and FS lands untouched and prioritizes disposal of lands that are suitable for development. We expect nearly all of the land to be disposed of to be within 5 miles of a population center.

- Does this proposal require careful analysis and a thorough process?
  - Yes. There is an extensive process for interested parties like States and local governments to nominate land for disposal to meet housing and community needs. This process includes consultation with Governors and Indian Tribes and preserves environmental and cultural reviews.

- Will this proposal reduce the deficit?
  - Yes. CBO estimates that this would proposal generate between $5 to $10 billion in the 2025-2034 period. The proposal requires the land to be sold for fair market value which will produce revenue.

MANDATORY DISPOSAL OF BUREAU OF LAND MANAGEMENT LAND AND NATIONAL FOREST SYSTEM LAND FOR HOUSING

Background: There is a nationwide shortage of 4.5 million houses and a shortage of 7.1 million affordable and available homes. The Federal government owns nearly a third of the country with the Bureau of Land Management (BLM) owning over 245 million acres and the Forest Service (FS) owning 193 million acres. Effectively, none of this land can be used for housing. In the West, this means that the federal government is depriving our communities of needed land for housing and inhibiting growth. President Trump recognized the connection between federal land ownership and the housing crisis, which is why he pledged to "open up portions of federal land for large-scale housing construction." Also looking to tackle this problem, Secretaries Burgum and Turner created the Joint Task Force on Federal Land for Housing. This proposal allows a fraction of 1% of federal land to be used to build houses. In doing so, it will create thousands of jobs, allow millions of Americans to realize the American dream, and reduce the deficit and fund our public lands.

Summary of Proposal:

- Requires BLM and FS to sell a minimum of 0.5% and a maximum of 0.75% of their estates for housing and associated community needs. This will increase the supply of housing and decrease costs for millions of Americans.
- Creates a process for interested parties, including States and units of local governments, to nominate land for disposal to meet housing and community needs. This process includes consultation with Governors and Indian Tribes and allows States or units of local government to have a right of first refusal to purchase land.
- Prohibits the sale of lands with special designations, such as National Parks, National Monuments, wilderness areas, or national recreation areas. Prohibits the sale of any land where there is a valid existing right, including mining claims, grazing permits, mineral leases, or rights of ways.
- Requires receipts from sales to go the Treasury, other than
    - 5% which will go to the unit of local government where the parcel is sold for essential infrastructure directly supporting housing development or other associated community needs; and
    - 5% which will go to deferred maintenance of BLM and FS lands in the state where the lands are sold.
    - Any funds that States are owed under existing law.
- Requires all conveyances to be completed within five years of enactment and appropriates $5,000,000 to BLM and $5,000,000 to FS to ensure that all sales and conveyances occur in a timely manner.

This proposal is estimated to generate $5 to $10 billion during the 2025-2034 period. This proposal is central to relieving the housing crisis, fulfilling President Trump's housing and public lands agenda, and creating jobs and strong economic growth in the West.

For more information contact Jordan_Roberts@energy.senate.gov

RESOLUTION NO. 2025-__

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA, OPPOSING THE MANDATORY DISPOSAL OF BUREAU OF LAND MANAGEMENT LAND AND NATIONAL FOREST SYSTEM LAND FOR HOUSING PROVISION ADDED TO THE PROPOSED ONE BIG BEAUTIFUL BILL ACT

WHEREAS, the One Big Beautiful Bill Act, a budget reconciliation bill, is currently pending before the United States Congress; and

WHEREAS, the One Big Beautiful Bill Act was passed in the House of Representatives in May 2025 and is actively being reviewed by the Senate currently, with a vote on its passage expected before July 4, 2025; and

WHEREAS, the Senate Energy and Natural Resources Committee added a provision that that would require the sale of 2.1 – 3.3 million acres of federal public land within 5 years, primarily managed by the Bureau of Land Management and Forest Service; and

WHEREAS, the City Council has determined that the mandatory disposal of Bureau of Land Management Land and National Forest System Land for Housing provision would have a detrimental impact on the City of Sedona and its residents; and

WHEREAS, the City Council wishes to formally express its opposition to the mandatory disposal of Bureau of Land Management Land and National Forest System Land for Housing provision added to the One Big Beautiful Bill Act and communicate this position to federal representatives.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF SEDONA, ARIZONA THAT:

Section 1. That Sedona City Council formally opposes the mandatory disposal of Bureau of Land Management Land and National Forest System Land for Housing provision added to the One Big Beautiful Bill Act.

Section 2. That the Mayor is authorized and directed to execute and deliver a letter to federal representatives opposing the mandatory disposal of Bureau of Land Management Land and National Forest System Land for Housing provision added to the One Big Beautiful Bill Act on behalf of the City of Sedona.

ADOPTED AND APPROVED by the Mayor and Council of the City of Sedona, Arizona, this 24th day of June, 2025.

_____

Scott M. Jablow, Mayor

ATTEST:

_____
JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:

_____
Kurt W. Christianson, City Attorney

CITY COUNCIL AGENDA BILL

AB 3066
June 24, 2025
Regular Business

Agenda Item: 8e
Proposed Action & Subject: Discussion/possible action regarding future meeting/agenda items.

Department	City Manager
Time to Present	2 Minutes
Total Time for Item	5 Minutes
Other Council Meetings	Included in City Council regular meeting agenda packets as of May 14, 2024
Exhibits	A. Future Agenda Items

Finance Approval	Reviewed 06/09/25 BGW
City Attorney Approval	Reviewed 6/09/25 KWC
City Manager's Recommendation	Reviewed 6/09/25 ABS

Expenditure Required	
$	N/A
Amount Budgeted	
$	N/A
Account No. (Description)	N/A

SUMMARY STATEMENT

Background: Council requested a document showing future agenda items be added to the Council packet going forward. Attached as Exh. A is the Future Agenda Items document for review and discussion, and possible direction purposes.

Climate Action Plan/Sustainability Consistent: ☐**Yes** - ☐**No** - ☒**Not Applicable**

Board/Commission Recommendation: ☐**Applicable** - ☒**Not Applicable**

Alternative(s): None

MOTION

I move to: For presentation and direction only.

Date	Day	Time	Type	Topic	Agenda Section	Requestor	Estimated Total Time
7/8/2025	Tuesday	4:30 p.m.	Regular Meeting				
				AB 3234 Approval of recommendation regarding a new Series 12 Restaurant, Liquor License for Tres Amigos Mexican Restaurant, located at 1655 W State RTE 89A, Sedona, AZ (Job/Application # 349005).	Consent	Cook/Garner	NA
				AB 3235 Approval of the Renewal of the Existing Undercover License Plates for Undercover Vehicles.	Consent	Foley	NA
				AB 3223 Approval of an Ordinance amending Sedona City Code Chapter 3.10 Claims and Demands Against the City.	Consent	Coady	NA
				AB 3224 Approval of an Ordinance amending Sedona City Code Chapter 3.05 Purchasing.	Consent	Coady	NA
				AB 3207 Discussion/possible action regarding approval of the Small Grant Review Committee recommendations for the fiscal year 2026 small grants program in the amount of $350,000.	Regular	Turk	45 min
				AB 3226 Presentation/discussion regarding an Greater Sedona Recreation Collaborative (GSRC) Update by Alex Schlueter, Red Rock District Ranger and citizen members of the GSRC.	Regular	Spickard	30 min
				AB 3222 Discussion/possible action regarding approval of a Resolution for a Development Agreement with Dutchman's Cove, LLC and Axys Capital Total Return Fund, LLC regarding the canopy walk on the proposed Ambiente Creekside property.	Regular	Christianson	30 min
				AB 3233 Discussion/possible action regarding approval of Construction Contract with xxxxxx for Little Horse Shared Use Pathway from Back O' Beyond to Little Horse Parking Lot in the amount of $xxxxx.xx	Regular	Harris/Phillips	40 min
				AB 3066 Discussion/possible action regarding future meeting items.	Regular	Spickard	5 min
7/9/2025	Wednesday	3:00 p.m.	Special Meeting				

				AB 3172 Discussion/possible direction regarding the WWRP Facility Plan on PFAS treatment, and possible options for reclaimed water delivery and Advanced Water Purification.	Special	Holland	120 min
8/12/2025	Tuesday	4:30 p.m.	Special Meeting				
				Discussion and consultation regarding personnel matters, specifically to discuss City Attorney Kurt Christianson's annual evaluation. This matter is brought in executive session pursuant to A.R.S. 38-431.03(A)(1).	Exec Session	Christianson	60 min
8/12/2025	Tuesday	4:30 p.m.	Regular Meeting				
				AB 3128 Approval of a purchase agreement for APN 401-64-006A,490 E. Sedona Vista Drive in an amount of $70,000.	Consent	Harris	NA
				AB 3133 Discussion/possible action regarding approval of PT-04B SR179 Park and Ride Construction Contract in the amount of $XXXXXXX.	Regular	Hall	15 min
				AB 3187 Discussion/possible action regarding approval of a contract for software purchase, with xxxxxxx, in the amount of $xxxxx.	Regular	Dickey	30 min
				AB 3066 Discussion/possible action regarding future meeting items.	Regular	Spickard	5 min
8/13/2025	Wednesday	3:00 p.m.	Special Meeting				
8/26/2025	Tuesday	4:30 p.m.	Regular Meeting				
				AB 3066 Discussion/possible action regarding future meeting items.	Regular	Spickard	5 min
8/27/2025	Wednesday	3:00 p.m.	Special Meeting				
				AB 3206 Discussion/possible direction regarding the Draft Western Gateway Master Plan.	Special	Meyer	120 min
9/9/2025	Tuesday	4:30 p.m.	Regular Meeting				

				Approval of The Sedona Women Day Proclamation, September 6, 2025	Consent	Jablow/Ploog	NA
				The Sedona Women Day Proclamation, September 6, 2025	Proclamations	Jablow/Ploog	5 min
					Regular		
9/10/2025	Wednesday	2:00 p.m.	Special Meeting				
				AB 3135 Discussion/possible action regarding the Sedona in Motion transportation program.	Special	Harris	120 min
9/23/2025	Tuesday	4:30 p.m.	Regular Meeting				
				AB 3151 Discussion/possible action regarding approval of a construction contract with XXXXXXXXXXXX, for the Improvements at Ranger Station / Interior Restoration of House and Barn Project, in the amount of $XXXXXXX.	Regular	Phillips	30 min
9/24/2025	Wednesday	3:00 p.m.	Special Meeting				
10/14/2025	Tuesday	4:30 p.m.	Regular Meeting				
10/15/2025	Wednesday	3:00 p.m.	Special Meeting				
				AB 3215 Discussion/possible direction regarding the needs assessment and strategic plan to address homelessness with a focus on recommendations, including a regionally coordinated implementation plan for addressing homelessness in the Verde Valley.	Special	Blum	2 hours
10/28/2025	Tuesday	4:30 p.m.	Regular Meeting				
10/29/2025	Wednesday	3:00 p.m.	Special Meeting				
				AB 3232 Presentation/discussion by Arizona Water Company and City staff regarding water conservation initiatives.	Special	Beck	60 min