AGENDA 4:30 P.M.

CITY COUNCIL MEETING TUESDAY, MAY 26, 2026

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 and translation services 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.**

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
2. ROLL CALL
3. CONSENT ITEMS - APPROVE — LINK TO DOCUMENT =
   a. Minutes - April 22 & 23, 2026 City Council Special Meeting.
   b. Minutes - April 29, 2026 City Council Special Meeting.
   c. Minutes - May 12, 2026 City Council Special Meeting - Executive Session.
   d. Minutes - May 12, 2026 City Council Regular Meeting.
   e. Minutes - May 13, 2026 City Council Special Meeting.
   f. AB 3343 Approval of contract Amendment #2 to the Questica Budget Software SaaS Agreement with Euna Solutions, Inc. (formerly Questica LTD) to extend the term and cost through June 2029, not-to-exceed $364,225.67.
4. APPOINTMENTS - None
5. SUMMARY OF CURRENT EVENTS BY MAYOR/COUNCILORS/CITY MANAGER & COUNCIL ASSIGNMENTS
6. Executive Session Report
   a. Executive Session Report
7. 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.)
8. PROCLAMATIONS, RECOGNITIONS & AWARDS - None.
9. REGULAR BUSINESS
   a. **Discussion/possible action** regarding items pulled off 3. Consent Items.
   b. AB 3289 **Public hearing/discussion/possible action** regarding approval of the Tentative City Budget for Fiscal Year 2026-2027, joint management of recreational facilities with local schools, and decision packages.
   c. AB 3323 **Discussion/possible action** regarding the Western Gateway planning process and approval of a non-exclusive, non-binding Letter of Intent and request for information for any organization wishing to prepare a business plan for the re-establishment of the amphitheater operations at the Western Gateway.
   d. AB 3351 **Discussion/possible action** regarding ideas for possible policy proposals for consideration by the League of Arizona Cities and Towns' Policy Committees as part of the League's legislative agenda for 2027.
   e. AB 3313 **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.

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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f. AB 3350 **Discussion/direction** regarding debrief of Community Conversation of April 29, 2026 and selecting next topic/date for Community Conversation #2.

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

10. 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.

11. ADJOURNMENT

Posted: 05/20/26

By: DJ

_____

JoAnne Cook, CMC, City Clerk

CITY COUNCIL CHAMBERS
102 ROADRUNNER DRIVE, SEDONA, AZ

Action Minutes
Special City Council Meeting – Budget Work Session
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Wednesday, April 22, 2026, 8:00 a.m. &
Thursday, April 23, 2026, 8:00 a.m.

1. Call to Order/Pledge of Allegiance

Mayor Ploog called the meeting to order at 8:00 a.m.

2. Roll Call

Roll Call: Mayor Holli Ploog, Vice Mayor Brian Fultz, Councilor Melissa Dunn, Councilor Charlotte Hoseinni, Councilor Kathy Kinsella, Councilor Derek Pfaff. Councilor Pete Furman was absent and excused.

Staff Present: City Manager Anette Spickard, Deputy City Manager Andy Dickey, Deputy City Manager Barbara Whitehorn, Deputy City Manager Lauren Browne, City Attorney Kurt Christianson, Parks and Recreation Director Josh Frewin, Police Chief Stephanie Foley, Police Commander Heather Penner, Director of Wastewater Roxanne Holland, Human Resources Manager Russ Martin, Public Relations Analyst Kegn Hall, Budget and Investment Manager Sterling West Budget, Financial Analyst Melissa Nash, Magistrate Judge Richard Speer, Sustainability Manager Bryce Beck, Director of Engineering/Public Works Kurt Harris, Information Technology Director Chuck Hardy, Arts & Culture Specialist Nancy Lattanzi, Tourism Manager Andrew Grossmann, Community Development Director Tony Allender, Marketing Manager Robert MacMullan Jr., Assistant Community Development Director Steve Mertes, Administrative Assistant Donna Puckett, Senior Code Enforcement Officer Brian Armstrong, Acting PD Commander Jason Young, Engineering Supervisor Jon Ebers, Police Support Services Manager Erin Loeffler, and City Clerk JoAnne Cook.

Items not completed on Wednesday, April 22, 2026, will be carried over to Thursday, April 23, 2026 beginning at 8:00 a.m.

Questions and comments from Council throughout entire budget presentation.

3. Special Business

Work Session regarding City of Sedona budget for Fiscal Year 2026/2027. The Council may take action to give direction regarding amendments or changes to the proposed City budget or Capital Improvements Plan (CIP).

a. Public Comment: Public comment on all budget items will be taken at the outset of the meeting. Each person commenting will have a maximum of two minutes. The entire period for the public comment will not exceed thirty minutes.

Opened public comment at 8:03 a.m.

Jon Thompson, Sedona, spoke regarding Earth Day and thanked Council for their stewardship and support of sustainability.

Brought back to City Council at 8:05 a.m.

b. Continuation of Decision Packages (Item 3d) from April 14, 2026 City Council Special Meeting.

Introduction and presentation by Deputy City Manager Barbara Whitehorn, Budget and Investment Manager Sterling West, Director of Community Development Tony Allender,

Decision Packages from April 15, 2026 are included below:

Police Chief Stephanie Foley presented the Police Department's decision package:

EV Patrol Vehicle Pilot - One-time $99,951K, ongoing $4K, FTE 0, total $103,951.

Director of Internet Technology Chuck Hardy and Deputy City Manager Lauren Browne presented the Internet Technology Department's decision package:

Website Upgrades - One-time costs $75K, ongoing $0, FTE 0, total $75K.

Tech Support FTE - One-time $4K, ongoing $153K, FTE 1, total $157,046.

Sustainability Manager Bryce Beck presented on the Sustainability Department's decision packages:

Hazardous Waste Door-to-Door - One-time costs $50K, ongoing $ $0, FTE $0, total $ $50K.

Sustainability Platform - One-time $8K, ongoing $10K, FTE $0, total $18K.

NAU Internship Program - One-time costs $25K, ongoing $0, FTE 0, total $25K.

Composting Pilot - One-time costs $20K, Ongoing $0, FTE 0, total $125K.

Tree Planting Program - One-time $84K, ongoing $0, FTE 0, total $84K.

Community Development Director Tony Allender and Community Development Director Steve Mertes, and Planning Manager Cari Meyer presented on the Community Development Department's decision packages:

Pre-Approved Housing Plans - One-time costs $100K, ongoing $0, FTE $0, total $100K.

Uptown CFA Design - One-time costs $125K, ongoing $0, FTE 0, total $125K.

Magistrate Judge Speer presented on the Magistrate Court Department's decision package on Thursday, April 23, 2026:

Court Specialist - One-time costs $4,00, ongoing $67,000, FTE 1, total $71, 351.

Director of Public Works/City Engineer Kurt Harris and Deputy City Manager Andy Dickey presented on the Public Works Department's decision packages:

Mini Street Sweeper - One-time costs $250K, ongoing $0, FTE 0, total $250K.

Bike/Ped Coordinator (FT) - One-time $7,500, ongoing K76K, FTE 1, total $83,615.

Tourism Manager Andrew Grossmann and Deputy City Manager Lauren Browne presented on the Tourism & Marketing Department's decision packages:

Tourism Ad Contingency - One-time costs $300K, ongoing $0, FTE 0, total $300K.

Parks and Recreation Director Josh Frewin presented on the department's decision packages:

America250 Event - One-time costs $100K, ongoing $0, FTE 0, total $100K.

Break at 10:28 a.m. Reconvened at 10:39 a.m.

Break at 12:02 p.m. Reconvened at 12:36 p.m.

Break at 2:04 p.m. Reconvened at 2:22 p.m.

c. Year-to-Date Review

Presentation by Barbara Whitehorn, Sterling West, Anette Spickard.

d. FY 27 Budget Development and Zero-Base Budgeting

Presentation by Barbara Whitehorn, Sterling West, and Anette Spickard.

e. Expenditures by Category (Salaries & Stipends, Benefits, Debt Service)

Presentation by Barbara Whitehorn, Sterling West, and Anette Spickard.

f. Expenditures by Departmental Programs (Departments include: City Council, City Manager's Office, Human Resources, Financial Services, Information Technology, Tourism, City Attorney, City Clerk, Parks & Recreation, General Services, Wastewater, Community Development, Public Works, Sustainability, Police, Municipal Court, and Transit)

Presentation by Barbara Whitehorn, Sterling West, Anette Spickard, Russ Martin, Josh Frewin, Andrew Grossmann, Nancy Lattanzi, Kurt Christianson, JoAnne Cook, Brian Armstrong, Kurt Harris, Tony Allender, Steve Mertes, Bryce Beck, Chief Foley, and Andy Dickey, Magistrate Judge Speer.

g. Funding Sources

Presentation by Barbara Whitehorn, Sterling West, and Anette Spickard.

h. Funding Summaries (General, Streets, Housing, Grants & Donations, Capital Improvement, Arts, Development Impact Fee, Transit, Wastewater, Internal Service IT)

Presentation by Barbara Whitehorn, Sterling West, and Anette Spickard.

i. Capital Improvement Projects (CIP) Overview/History and Prioritization

Presentation by Sterling West, Barbara Whitehorn, Andy Dickey, and Anette Spickard.

j. CIP Projects and Funding Sources

Presentation by Sterling West, Barbara Whitehorn, Andy Dickey, and Anette Spickard.

k. CIP by Category

Items not completed on Wednesday, April 22, 2026, will be carried over to Thursday, April 23, 2026 beginning at 8:00 a.m.

k. CIP by Category Continued

Presentation by Sterling West, Barbara Whitehorn, Andy Dickey, and Anette Spickard.

l. Wastewater Fund Capital Planning and Forecast Scenarios

Presentation by Sterling West, Barbara Whitehorn, and Anette Spickard.

m. City Debt: Coverage, Capacity and Comparisons

Presentation by Sterling West, Barbara Whitehorn, and Anette Spickard.

n. Budgetary Changes from FY26 to FY27

Break at 5:19 p.m. on Wednesday afternoon. Will reconvene Thursday, April 23, 2026 at 8:00 a.m.

Break at 10:19 a.m. Reconvened at 10:34 p.m.

Break at 1:13 p.m. Reconvened at 1:44 p.m.

o. Review of Decision Packages and Community Service Provider Contracts

Presentation by Barbara Whitehorn, Anette Spickard, and Sterling West.

p. Discussion of Surplus Funds

Presentation by Sterling West, Barbara Whitehorn, and Anette Spickard.

q. Discussion of Council Initiatives and School District Partnerships

Introduction by Barbara Whitehorn. Presentation by Josh Frewin, Andy Dickey, Kurt Harris, and Kurt Christianson.

Councilor Pfaff disclosed that his wife works for the Sedona Oak-Creek Joint Unified School District (SOCUSD) and that there is no conflict of interest regarding the discussions and direction. Vice Mayor Fultz recused himself during conversations and voting when the item was related to the Sedona Charter School due to a conflict of interest, his wife Amy Fultz is the Executive Director of the Sedona Charter School.

Council directed staff to work with SOCUSD on a cost proposals back to them for consideration in May (prior to adoption of tentative budget). The proposals will include landscape maintenance for the baseball, softball, and practice fields; and, separate proposals for 1- the tennis court, 2-the football field/track.

r. Discussion and direction from Council for the FY2026-27 Operating and Capital Budget

By consensus, Council agreed to move the following projects to the Priority 1 List:

SIM 11-11 SUP Amenities
Concession Stand/Restrooms Building - Renovation and Redesign

By consensus, Council agreed to move the following project to the Priority 2 List:

Small Dog Park PR-14

By consensus, Council directed staff to move forward with the Uptown CFA Design data collection process due to available funding capacity in the FY26 budget.

By consensus, Council agreed to add Tourism Ad Contingency decision package to the FY27 budget as a professional services line item vs. designating contingency funds, staff will bring projections regarding potential additional targeted campaigns back to Council at a future meeting.

By consensus, City Council directed staff to pay $1.9M into Arizona State Retirement from City Surplus Funds and to pay off debt for the following debt items in FY2026: Pg. 234 Energy Efficiency Equip., FY22 PD Vehicles, Micro-Transit Vehicles, Vactor Truck, and FY24 Police Vehicles.

By consensus, City Council approved the following Community Service Provider FY27 requests:

Hope House of Sedona $135,000; Humane Society $323, 127; Sedona Public Library $1,058,963 for operating expenses plus $150,000 one-time; Verde Valley Caregivers $130,000 for operating expenses; Sedona Community Center $342,825 for operating expenses and $75,000 one-time cost for ADA ramp; Sedona Historical Society $200,000 for operating expenses and $25,000 for improvements to Cook's Cedar Glade Cemetery; and Sedona Recycles $289,000 for operating expenses and authorized City Manager to approve up to $50,000 for emergency equipment repair and replacement costs from the City's FY27 budgeted contingency.

By consensus, City Council directed staff to complete a wall at Jordan Park for approximately $15,000, which was a portion of the request made by the Sedona Historical Society ($15k for the wall, plus $25k for improvements at the cemetery for a total of $40,000). The wall was identified as a safety issue and Council directed staff to prioritize it in the FY27 CIP.

By consensus, City Council agreed to use FY26 budget capacity for $50,000- Installation of fencing at Sedona Red Rock Jr. & Sr. High School and $5,000 - Installation of signage at Sedona Red Rock Jr. & Sr. High School, and authorized the City Manager, Anette Spickard's approval.

By consensus, City Council directed staff to identify opportunities to pay down or pay off existing debt with FY26 budget capacity, including outstanding vehicle leases and any loans or long-term debt that is eligible to be paid without prepayment penalty. Council specifically identified the following:

Debt Issue Purpose	Remaining Payment Dates	Interest Rate	Remaining Principal	Remaining Interest	Status
Energy Efficiency Equipment	12/20/2026-30	3.60%	$186,982	$20,687	No prepayment penalty

Micro-Transit Vehicles	2/1/2027-28	5.37%	$263,331	$21,341	No prepayment penalty
Vactor Truck	6/15/2027-28	4.50%	$256,048	$17,410	No prepayment penalty
Dump Truck/Snowplow	7/13/2026-28	4.71%	$62,263	$5,956	No prepayment penalty
FY24 Police Vehicles	3/7/2027-29	4.44%	$112,715	$10,154	No prepayment penalty

By majority consensus, City Council supported decision packages as indicated below:

Description	Council Direction	One-Time	Ongoing	Total
CMO- Website Upgrades	Yes (7-0)	75,000		75,000
CD- Pre-approved Plans	Yes (7-0)	100,000		100,000
CD- Uptown CFA Plan	Yes (7-0)	125,000		125,000
IT- Tech Support 1 FTE	Yes (7-0)		153,560	153,560
Court- Staff Capacity .20 FTE	Yes (4-3) Pfaff, Fultz, Ploog, and Hosseini in favor.	21,603	28,369	49,972
P&R- 250th Celebration	Yes (7-0) Unused funds designated for local events	100,000		100,000
PW- Full-time Bike/Ped Coordinator	Yes (4-3) Fultz, Furman, Ploog, and Hosseini in favor.	6,570	89,543	96,113
PW- Mini Street Sweeper	Yes (7-0)	250,000		250,000
PD- EV Patrol Vehicle	Yes (6-1) Ploog, Dunn, Fultz, Furman, Kinsella, and Hosseini in favor	99,951	4,000	103,951
TEI- Advertising Contingency for Destination Marketing Campaigns	Yes (7-0)	150,000 Contingency 100,000 High Net worth Audience 50,000 Events		300,000

Description	Council Direction	One-Time	Ongoing	Total
Sustainability- Plans Management Program	Yes (7-0)	8,000	10,000	18,000
Sustainability- Hazardous Waste Door-to-Door Collection	Yes (5-2) Provide updates to Council Ploog, Dunn, Furman, Hosseini, and Kinsella in favor	50,000		50,000
Sustainability- NAU Partnership	Yes (7-0)	25,000		25,000
Sustainability- Door-to-Door Composting Pilot Program	No (7-0)	0		0
Sustainability- Residential Tree Planting Program	No (4-3) Fultz, Furman, Hosseini, and Pfaff opposed	0		0
After School Program: Recreation Coordinator Position 1 FTE, Full-Time Custodian Position 1 FTE, and 2 Part-Time (additional part-time budget w/existing positions)	Yes (7-0)		211,775.08	211,775.08
Sedona Charter School Playground Climber	Yes (6-0) Vice Mayor Fultz recused himself	23,000		23,000
Professional services contract security consultant SOCUSD	Yes (7-0)	55,000		55,000
Relocation of electric gate at high school admin. building	Yes (7-0)	10,000		10,000
Landscaping Updates	Yes (7-0)	6,000 ($4K hs, $2K es)		6,000
Wi-Fi and cellular boosters West Sedona School	Yes (7-0)	5,000		5,000
Signage at Red Rock Jr & Sr High School	Yes (7-0)	5,000		5,000

Meeting was carried over from 8:00 a.m. to 3:02 p.m. on Thursday, April 23, 2026, and actions are reflected above.

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 was held.

5. Adjournment.

Mayor Ploog adjourned the meeting at 3:02 p.m. on Thursday, April 23, 2026.

I certify that the above are the true and correct actions of the Special City Council Meeting held on April 22 & 23, 2026.

_____ _____

JoAnne Cook, CMC, City Clerk Date

Action Minutes
Special City Council Meeting
Community Library Sedona
3250 White Bear Road, Sedona, Arizona
Wednesday, April 29, 2026, 4:30 p.m.

1. Call to Order

Vice Mayor Fultz called the meeting to order at 4:35 p.m.

2. Roll Call

Council Present: Mayor Holli Ploog, Vice Mayor Brian Fultz, Councilor Melissa Dunn, Councilor Charlotte Hosseini, Councilor Derek Pfaff and Councilor Pete Furman. Councilor Kathy Kinsella was absent and excused.

Staff Present: City Manager Anette Spickard, Deputy City Manager Andy Dickey, Deputy City Manager Lauren Browne, Deputy City Manager Barbara Whitehorn, City Attorney Kurt Christianson, Housing Coordinator Laura Stewart, Police Chief Stephanie Foley, Police Detective Austin Guastalli, Police Officers Mike Lucas and Josh Jones, Police Victim Advocate and Background investigator Jamelah Carswell, Emergency Management Coordinator Chance Wnuck, Community Development Director Tony Allender, Public Relations Analyst Kegn Hall, Transportation Services Analyst Kristie Turk, Parks and Recreation Director Josh Ferwin, Sustainability Manager Bryce Beck, Sustainability Coordinator Zachary Schwartz and Deputy City Clerk Marcy Garner.

3. Special Business

a. Conversations and presentations with residents and City Council to explore the Community Plan and better understand family and senior needs.

Welcome and introduction by Vice Mayor Fultz, Tony Allender and Kegn Hall.

Six tables were set up with one city councilor at each table. Participants rotated to each table every twelve (12) minutes to discuss a different question at each table. The questions at each table were as follows.

Seniors

1. What would make it easier for seniors to live here, long-term? What are the biggest barriers to success for seniors?
2. What programs and services do you value most and which do you wish existed for seniors in Sedona (i.e. social activities, clubs, or wellness programs)?

Families

3. What would make it easier for families to live here, long-term? What are the biggest barriers to success for families?
4. What programs and services do you value most and which do you wish existed for families (i.e. social activities, clubs, or wellness programs)?

General

5. How can we better foster connections between seniors and families?
6. What do seniors value most in Sedona?
   What do families value most in Sedona?

After the conversations, each councilor gave a summary of the responses from their table. Conversations and presentations only, no action taken.

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 regarding 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.

No executive session held.

5. Adjournment

Mayor Ploog adjourned the meeting at 6:22 p.m. without objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on April 29, 2026.

_____ _____

Marcy Garner, Deputy City Clerk Date

Action Minutes
Special City Council Meeting
Sedona City Hall, Council Chambers
102 Roadrunner Drive, Sedona, Arizona
Tuesday, May 12, 2026, 3:00 p.m.

1. Call to Order

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

2. Roll Call

Council Present: Mayor Holli Ploog, Vice Mayor Brian Fultz, Councilor Melissa Dunn, Councilor Kathy Kinsella, and Councilor Derek Pfaff. Councilor Pete Furman joined via Teams link at 3:03 p.m. and arrived in person at 3:23 p.m. Councilor Charlotte Hosseini was absent and excused.

Staff Present: City Manager Anette Spickard, City Attorney Kurt Christianson, City Clerk Joanne Cook and Deputy City Clerk Marcy Garner.

3. Executive Session

Motion: Councilor Kinsella moved to go into Executive Session at 3:03 p.m. Seconded by Councilor Dunn. Motion carried with six (6) in favor (Ploog, Fultz, Dunn, Furman, Kinsella, and Pfaff) and zero (0) opposed.

Kurt Christianson gave the admonition.

JoAnne Cook left the executive session at 4:06 p.m.

a. Discussion and consultation for legal advice with the City Attorney, to consider the City's position, and instruct its attorneys regarding pending or contemplated litigation or settlement discussions in order to avoid or resolve litigation in the following A.R.S. 12-1134 notices of claims:

i. 555Sedona LLC - APN 408-24-020C – (50 Stutz Bearcat Dr)
ii. HCMS LLC - APN 401-18-052 – (50 Ranger Rd)
iii. Michael T. Hughes – APN 401-14-009A (450 Jordan Rd.)
iv. Michael T. Hughes - APN 401-14-008R (452 Jordan Rd.)
v. JALU LLC - APN 408-24-020D – (44 Stutz Bearcat Dr.)
vi. Sefton Properties LLC - APNs 408-24-020A & 408-24-020 (40 Stutz Bearcat and 2515 W State Route 89A)

These matters are brought in executive session pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4).

b. Discussion and consultation with the City Attorney for legal advice and to consider the City's position and instruct its attorneys regarding pending litigation in Sedona v. Save Sedona Committee CV202680133 and regarding elections, initiatives, and zoning laws. This matter is brought in executive session pursuant to A.R.S. § 38-431.03(A)(3) & (A)(4).

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

Reconvened in open session at 4:16 p.m.

Motion: Councilor Kinsella moved to approve Resolution 2026-07, binding waiver of enforcement for the listed properties. Seconded by Vice Mayor Fultz . Motion carried with six (6) in favor (Ploog, Fultz, Dunn, Furman, Kinsella, and Pfaff) and zero (0) opposed.

Motion: Based on legal clarity from the Court decision on this matter, Councilor Kinsella move that Council not appeal the legal decision so that the matter can move forward to the July 21st ballot." Seconded by Councilor Pfaff. Motion carried with six (6) in favor (Ploog, Fultz, Dunn, Furman, Kinsella, and Pfaff) and zero (0) opposed.

4. Adjournment

Mayor Ploog adjourned the meeting at 4:18 p.m. with no objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on May 12, 2026.

_____ _____

Marcy Garner, Deputy City Clerk Date

Action Minutes
Regular City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Tuesday, May 12, 2026, 4:30 p.m.

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

Mayor Ploog called the meeting to order at 4:30 p.m. She dedicated the Moment of Silence to Hassan Hosseini, husband of Councilor Charlotte Hosseini.

Council Present: Mayor Holli Ploog, Vice Mayor Brian Fultz, Councilor Melissa Dunn, Councilor Pete Furman, Councilor Kinsella, and Councilor Derek Pfaff. Councilor Charlotte Hosseini was absent and excused.

Staff Present: City Manager Anette Spickard, Deputy City Manager Lauren Browne, Deputy City Manager Barbara Whitehorn, City Attorney Kurt Christianson, Assistant City Attorney Monique Coady, Police Chief Stephanie Foley, Police Commander Heather Penner, Public Relations Analyst Kegn Hall, Purchasing Manager Ian Coughbrough, Parking Manager David Velasco, Transportation Services Analyst Kristie Turck, Sustainability Manager Bryce Beck, Sustainability Coordinator Sarah Estrada, Public Works/City Engineer Kurt Harris, Acting Police Commander Jason Young, Director of Wastewater Roxanne Holland, Community Development Director Tony Allender, Deputy City Clerk Marcy Garner, and City Clerk JoAnne Cook.

2. Roll Call/Moment of Art

The roll call was conducted by JoAnne Cook.

Nancy Lattanzi introduced Mixed Media Artist Ruth Austin, whose solo exhibition is on display through the end of August. She invited all to the Opening Reception on Thursday, May 14, 2026 from 4:00 - 6:00 p.m.; musical guest Michael Kollwitz playing the Chapman Stick. Ruth shared the inspiration behind her work.

3. Consent Items

a. Minutes - April 28, 2026 City Council Special Meeting - Executive Session.

b. Minutes - April 28, 2026 City Council Regular Meeting.

c. Approval of 159th Anniversary Memorial Day Proclamation, May 25, 2026.

d. AB 3347 Approval of recommended amendments to the Articles of Incorporation and Bylaws for the Sedona Wastewater Municipal Property Corporation (SWMPC).

Motion: Councilor Kinsella moved to approve consent items 3a-3d. Seconded by Councilor Dunn. Vote: 6-0 Motion passed with six (6) in favor (Ploog, Fultz, Dunn, Furman, Kinsella, Pfaff) and zero (0) opposed.

4. Appointments - None.

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

Councilor Dunn - The Community Library Sedona will be hosting a Special Benefit Concert for the library featuring Darrell Scott & Rob Ickles live on stage at the Sedona Performing Arts Center on Thursday, May 14th at 7:00 p.m. Tickets can be purchased online at www.communitylibrarysedona.org.

6. Executive Session Report

Kurt Christianson advised that Council voted and passed 6-0 to approve Resolution 2026-07, granting Prop 207 Diminution of Value Waivers for the listed properties; and, Councilor Kinsella stated, "Based on legal clarity from the Court decision on this matter, I move that Council not appeal the legal decision so that the matter can move forward to the July 21st ballot." That motion passed unanimously.

7. Public Forum

Opened to the public at 4:42 p.m.

Tim Perry, Sedona, spoke against the Community Plan and in favor of the Save Sedona Community.

Scott Soller, Sedona, and Rachel Collins, Sedona, spoke in opposition to the Police Department.

Maynard, Sedona, spoke regarding his civil rights.

Rob Smith, Sedona, spoke regarding affordable housing.

Brought back to City Council at 4:56 p.m.

8. Proclamations, Recognitions & Awards

a. Recognition of West Sedona School student, Piper Wagner, winner of the 4th Grade Water Ethics Essay Contest through the Coconino Plateau Watershed Partnership.

Sarah Estrada introduced Piper Wagner and Piper shared her essay.

Opened to the public at 5:00 p.m.

Tim Perry, Sedona, spoke against the city's water usage.

Brought back to City Council at 5:02 p.m.

b. 159th Anniversary Memorial Day Proclamation, May 25, 2026.

Mayor Ploog presented the proclamation to Sedona Area Veteran Community Outreach (SAVCO) members. SAVCO President Jack Ross invited all to attend the Annual Memorial Day Event on Monday, May 26, 2026 at 8:30 a.m.

9. Regular Business

a. Discussion/possible action regarding items pulled off "3. Consent Items"

None.

b. AB 3345 Presentation/discussion/possible direction regarding Friends of the Verde River updates on the Verde River Watershed Report Card.

Bryce Beck introduced Executive Director of Friends of the Verde River, David Gressly.

Presentation/discussion only, no direction given.

c. AB 3346 Discussion/possible action regarding proposed parking rates for the Uptown parking areas, adjustments to current rates paid for on-street parking along 89A and Jordan Road, and approval of vendor contracts chosen for RFP No.26-09 Parking Management Solutions for the Uptown Sedona area.

Presentation by Andy Dickey, David Velasco, and Kristie Turck.

Questions and comments from City Council.

Opened to the public at 6:09 p.m.

Tim Perry, Sedona, spoke in opposition to the program.

Rob Smith, Sedona, urged Council to not impose parking fees.

Dave Swartwout, Sedona, urged Council to wait to charge for parking on surface lots until employee parking locations are determined.

David Foster, Sedona, spoke against the parking garage and parking rates.

James Troutman, Sedona, General Manager of Pink Jeep Tours, voiced concerns about employee parking.

David Key, Sedona, Greater Sedona Chamber of Commerce and Tourism Bureau spoke regarding employee parking concerns from Uptown businesses and offered to

Rich Gay, Sedona, voiced concerns with resident parking and talks of a reduction in parking spaces in Uptown.

Kevin Pickard, Sedona and L'Auberge, voiced concerns with employee parking fees.

Brought back to City Council at 6:24 p.m.

Comments and questions from City Council.

By majority consensus, Council directed staff to hold off on including Lot 5 in parking rates fee structure, and to bring options for employee parking back to Council for approval on July 14, 2026, or before.

Motion: Vice Mayor Fultz moved to authorize execution of contracts with selected vendors under RFP No. 26-09 for the City's Parking Management and Guidance Systems program, for a 5-year term at the rates provided in their proposals, subject to approval of the agreements by the City Attorney's Office. Seconded by Councilor Dunn. Vote: 6-0 Motion passed with six (6) in favor (Ploog, Fultz, Dunn, Furman, Kinsella, Pfaff) and zero (0) opposed.

d. AB 3313 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.

No update given.

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

Councilor Dunn requested an agenda item to discuss bicycles and electric bikes on city sidewalks. Her request was supported by Mayor Ploog and Councilor Pfaff.

10. 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.

None.

11. Adjournment

Mayor Ploog adjourned the meeting at 7:01 p.m. without objection.

I certify that the above are the true and correct actions of the Regular City Council Meeting held on May 12, 2026.

_____ _____

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 13, 2026, 4:30 p.m.

1. Call to Order

Mayor Ploog called the meeting to order at 4:31 p.m.

2. Roll Call

Council Present: Mayor Holli Ploog, Vice Mayor Brian Fultz, Councilor Melissa Dunn, Councilor Pete Furman, Councilor Kathy Kinsella and Councilor Derek Pfaff. Councilor Charlotte Hosseini was absent and excused.

Staff Present: City Manager Anette Spickard, Attorney Kurt Christianson, Deputy City Manager Lauren Browne, Police Chief Stephanie Foley, Community Development Director Tony Allender, Acting Police Commander Jason Young, Housing Coordinator Laura Stewart, and Deputy City Clerk Marcy Garner.

3. Special Business

a. AB 3334 Presentation/discussion/possible direction related to final data results for Phase I of the Balanced Housing Strategy.

Presentation by Tony Allender and Laura Stewart.

Questions and comments by Council during the presentation.

Break at 6:06 p.m. Reconvened at 6:12 p.m.

Opened to the public at 6:12 p.m.

The following spoke in favor of this item.

Linda Martinez, Sedona, Luke Sefton, Sedona, Mark Jacobson, Sedona, Richard Kepple, Sedona, Cheryl Barrow, Sedona, Jacki Rice, Village of Oak Creek, David Key, Sedona, Jesse Alexander, Flagstaff and Mary Chicoine, Lake Montezuma.

Brought back to City Council at 6:40 p.m.

Comments by Council.

Presentation and discussion only.

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 regarding 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.

No executive session held.

5. **Adjournment**

Mayor Ploog adjourned the meeting at 6:57 p.m. without objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on May 13, 2026.

_____ _____

Marcy Garner, Deputy City Clerk Date

Agenda Item: 3f

Proposed Action & Subject: Approval for contract Amendment #2 to the Questica Budget Software SaaS Agreement with Euna Solutions, Inc. (formerly Questica LTD) to extend the term and cost through June 2029, not-to-exceed $364,225.67.

Department	Financial Services / Ian Coubrough & Sterling West
Time to Present	5 min
Total Time for Item	15 min
Other Council Meetings	August 13, 2024 - AB 3103
Exhibits	A. Amendment No. 2

Finance Approval	Reviewed 5/11/26 BGW
City Attorney Approval	Reviewed 5/12/26 KWC
City Manager's Recommendation	Recommend approval ABS 5/12/26

Expenditure Required	
	Year 3: $62,162.37 Year 4: $64,027.24 Year 5: $65,948.06 Total Amended Not-to-Exceed: $364,225.67
Amount Budgeted	
$	63,000
Account No. (Description)	60-5224-21-6436 ERP System Replacement

SUMMARY STATEMENT

Background: On June 27, 2024, the City of Sedona entered into a Linking Agreement with Questica LTD (a Euna Solutions brand) linking to the January 1, 2023 Equalis Group Cooperative Purchasing Agreement (COG-2139C, Cloud Solutions) for Questica Budget Software SaaS, for a total not-to-exceed amount of $98,444 through June 30, 2025.

On August 13, 2024, the Sedona City Council approved AB 3103, which (1) authorized Amendment/Change Order #1 to add Capital Module and Budget Book Studio implementation services, increasing the Year 1 agreement amount by $15,050 for a total not-to-exceed of $113,494; and (2) authorized the City Manager to renew the Agreement for up to four (4) additional one-year terms at their discretion (Years 2 through 5).

Pursuant to the renewal authority granted by Council in AB 3103, the City Manager authorized the Year 2 renewal (June 7, 2025 – June 6, 2026) in the amount of $58,594, bringing the

cumulative agreement total to $172,088. This action is being brought before Council to reflect the cumulative contract value in the public record.

Purpose of This Agenda Bill: Staff is now seeking Council approval of Contract Amendment #2 to formally authorize the Year 3, Year 4, and Year 5 subscription terms with updated pricing, to modify the Year 3 scope of work by removing "Budget Book" and adding "Care Plus," and to reflect the contractor's corporate name change. This Amendment does not alter the renewal authority previously granted by Council; it formalizes the pricing and scope adjustments for the remaining term years.

Contractor Name Change: Effective January 1, 2025, Questica LTD rebranded and changed its legal name to Euna Solutions, Inc., a Delaware Corporation. Amendment #2 formally acknowledges this name change and clarifies that all references to Questica LTD in the Agreement and any associated documents shall be deemed to refer to Euna Solutions, Inc. This change does not affect the scope, pricing, or terms of service.

Year 3 Scope of Work Change: For Year 3 (June 7, 2026 – June 6, 2027), the City is requesting removal of the "Budget Book" module from the subscription and the addition of "Care Plus" support services. This adjustment reflects the City's evolving operational needs following Year 1 and Year 2 implementation experience. The Year 3 scope of work is attached as Exhibit A to Amendment #2.

Amended Agreement Pricing Summary:

Agreement Period	Term Dates	Annual Amount	Cumulative Total
Year 1 (Original + Amend. #1)	June 2024 – June 2025	$113,494.00	$113,494.00
Year 2 (City Manager Renewal)	June 7, 2025 – June 6, 2026	$58,594.00	$172,088.00
Year 3 (Amendment #2)	June 7, 2026 – June 6, 2027	$62,162.37	$234,250.37
Year 4 (Amendment #2)	June 7, 2027 – June 6, 2028	$64,027.24	$298,277.61
Year 5 (Amendment #2)	June 7, 2028 – June 6, 2029	$65,948.06	**$364,225.67**

Staff Recommendation: Staff recommends that City Council (1) ratify the City Manager's authorization of the Year 2 renewal of the Agreement in the amount of $58,594; and (2) authorize the City Manager to execute Contract Amendment #2 with Euna Solutions, Inc. (formerly Questica LTD) to authorize Year 3, Year 4, and Year 5 subscription terms in amounts not to exceed $62,162.37, $64,027.24, and $65,948.06 respectively, for a total amended agreement not-to-exceed amount of $364,225.67, and to reflect the contractor's name change from Questica LTD to Euna Solutions, Inc.

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

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

Alternative(s): City Council may elect not to approve Contract Amendment #2 and instead direct staff to explore alternative budget software solutions or to return with a modified amendment that better addresses Council's concerns. This alternative is not recommended.

MOTION

I move to: authorize the City Manager to execute Contract Amendment #2 to the agreement with Euna Solutions, Inc. (formerly Questica LTD) for Questica Budget Software SAAS to add $250,731.67 to the agreement to fund SAAS costs through June 2029, for a total amended not-to-exceed agreement amount of $364,225.67, in connection with CIP IT-01 Citywide Business Software.

CITY OF SEDONA
CONTRACT AMENDMENT #2

This Amendment to the Agreement by and between the City of Sedona, an Arizona municipal corporation ("City") and Euna Solutions, Inc. a Delaware Corporation ("Contractor") is made and entered into on this _____ ("Effective Date").

RECITALS

A. WHEREAS, on June 27, 2024, City and Contractor entered into a Linking Agreement to the January 1, 2023 Equalis Group Cooperative Purchasing Agreement to purchase the goods and services described in COG-2139C, Cloud Solutions, for a total purchase price not to exceed $98,444 with a term through June 30, 2025, or at such time as there are no Order Form(s) in place, whichever occurs first.

B. WHEREAS, on August 13, 2024, the Sedona City Council approved Amendment/Change Order #1 to approve adding one-time professional services (implementation and training) of the Capital Module and Budget Book Studio portion of the Questica Budget Software SaaS, and to increase the Year 1 Agreement amount by an amount not to exceed $15,050 for a total Agreement amount not to exceed $113,494.

C. WHEREAS, also on August 13, 2024, the Sedona City Council authorized the City Manager to renew the Agreement for four (4) additional one-year terms at their discretion (including Year 2 June 7, 2025 – June 6, 2026; Year 3 June 7, 2026 – June 6, 2027; Year 4 June 7, 2027 – June 6, 2028; and Year 5 June 7, 2028 – June 6, 2029).

D. WHEREAS, the City Manager authorized Questica Budget Software SaaS for Year 2 June 7, 2025 – June 6, 2026 in the amount of $58,594 , bringing the total Agreement amount not to exceed $ 172,088.

E. WHEREAS, City and Contractor now desire to amend the Agreement to remove "Budget Book" from the City's Year 3 Subscription and add "Care Plus", and to authorize the Questica Budget Software SaaS for Year 3 June 7, 2026 – June 6, 2027; Year 4 June 7, 2027 – June 6, 2028; and Year 5 June 7, 2028 – June 6, 2029) in an amount not to exceed $62,162.37 for Year 3, $64,027.24 for Year 4, and $65,948.06 for Year 5. The total Agreement amount is not to exceed $364,225.67.

AMENDMENT

The parties incorporate the above recitals and agree to amend the Agreement as follows:

1. **SCOPE OF WORK**.
   The Year 3 Scope of Work for Questica Budget Software SaaS is attached as Exhibit A.

2. **COMPENSATION**
   The not to exceed amount of compensation the City agrees to pay Contractor is increased by $192,137.67amending the not-to-exceed amount of the Agreement from $172,088 to $**364,225.67**.

3. NAME CHANGE.

The parties acknowledge that, effective January 1, 2025, the CONTRACTOR formerly known as Questica LTD has rebranded and changed its name to Euna Solutions, Inc. All references to Questica LTD in the Agreement and any associated exhibits, amendments, or related documents shall be deemed to refer to Euna Solutions, Inc.

ALL OTHER PRICES, TERMS AND CONDITIONS OF THE AGREEMENT REMAIN THE SAME.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date and year set forth above.

CITY OF SEDONA, ARIZONA

_____

ATTEST:

_____

APPROVED AS TO LEGAL FORM:

_____

EUNA SOLUTIONS, INC.

By: Taha El-Gebaly

Printed Name: Taha El-Gebaly

Title: Senior Manager, Renewals

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

Euna Order Form

Euna Solutions, Inc.
1155 Perimeter Center West, Suite 500
Sandy Springs, GA 30338

Bill To:

City of Sedona
102 Roadrunner Dr
Sedona,
Arizona 86336-3710
United States

End User:

City of Sedona
102 Roadrunner Dr
Sedona,
Arizona 86336-3710
United States

Prepared by:

Michael Woods
michael.woods@eunasolutions.com

Quote Expiry Date: 2026-06-06

Subscription Term: 12 months

Euna Solution Line: Euna Budget

Annual Subscriptions		
Description	**SKU Code**	**Quantity**
Hosting	BTPR-SW-102	1
OpenBook	BTPR-SW-66	1
Operating Budgeting	BTPR-SW-21	1
Personnel Budgeting	BTPR-SW-41	1
Care Plus - Premium	BTPR-PS-11	1
	Recurring Annual Fees:	USD 62,162.37

EUNA solutions

ORDER NOTES

Fees By Period:

Period	Price	Start Date	End Date
1	USD 62,162.37	07/06/2026	06/06/2027

Terms of Payment:

NOTE THAT THIS IS NOT AN INVOICE

- Net 30
- Applicable sales tax extra
- Annual Subscriptions
  - Due 100% on 2026-06-07.
- One-Time Services
  - Not applicable.
- Dates posted are in DD/MM/YYYY format

Terms of Payment:

- This renewal includes a replacement of the BudgetBook Module with a Subscription to Care+ Premium.

ACCEPTANCE

City of Sedona

Signature: _____

Name: _____

Title: _____

Acceptance Date: _____

For Customer Invoicing Purposes:

Tax ID # _____

Is this purchase tax exempt? ☐ **Yes** ☐ **No. If yes, please include your tax-exempt form for our records.**

Contact Information for Notices and Invoices:

Name: _____

Email: _____

Terms and Conditions

Unless otherwise stipulated in Order Notes and Terms of Payment, the Customer hereby agrees to order the products and/or services outlined above at the prices indicated, and acknowledges it has read, understands and agrees to be bound by the terms and conditions detailed at the June 27th 2024 Agreement (the "Agreement").

All remittance advice and invoice inquiries can be directed to billing@eunasolutions.com.

CITY COUNCIL AGENDA BILL

AB 3289
May 26, 2026
Regular Business

Agenda Item: 9b
Proposed Action & Subject: Public hearing/discussion/possible action regarding: approval of the Tentative City Budget for Fiscal Year 2026-27, joint management of recreational facilities with local schools, and decision packages.

Department	Financial Services/ Barbara Whitehorn, Sterling West
Time to Present	30 min
Total Time for Item	90 min
Other Council Meetings	Council Retreat, December 16-18, 2025 Capital Improvement Planning Session, January 14, 2026 Budget Work Session Day 1, April 15, 2026 Budget Work Session Days 2 & 3, April 22-23, 2026
Exhibits	A. FY 2026-27 Tentative Budget Summary B. FY 2026-27 Tentative Official Budget Forms C. FY's 2027-2036 Capital Improvement Plan D. Summary of Changes from Proposed to Tentative Budget E. Summary of Budget Changes from FY26 Adopted to FY27 Tentative F. PowerPoint Presentation G. FY 2026-27 Decision Package Packet H. Supplemental information for Decision Package #93

Finance Approval	Reviewed 5/11/26 BGW
City Attorney Approval	Reviewed 5/13/26 KWC
City Manager's Recommendation	Provide direction on options provided herein for school field maintenance, hold public hearing, approve the tentative budget. 5/19/26 ABS

Expenditure Required	
	Based on historic trends, expenditures will be within budget amounts and likely be less
Amount Budgeted	
	$ 97,393,222 (without Exhibit H options.)
Account No. (Description)	All budget accounts included

SUMMARY STATEMENT

Background: The purpose of this item is to hold a public hearing on the Tentative Budget for Fiscal Year (FY) 2026-27, and to request City Council approval of the Tentative Budget, which sets the expenditure limit for FY 2026-27.

The previous and remaining Council meetings for the FY 2027 budget process are as follows:

FY 2026 BUDGET PROCESS COUNCIL MEETINGS

	Dates
Retreat	December 16-18, 2025
Capital Planning Session	January 14, 2026
Work Sessions	Apr 22-23, 2026
Tentative City Budget Adoption	May 26, 2026
Final City Budget Adoption	June 23, 2026

Explanation of Budget Process

Council Retreat

The Council Retreat was the kickoff for the annual budget process with Council. Information discussed during the Retreat provided direction to staff for areas to be addressed during budget development.

A financial update was included, providing the opportunity to review the financial status, long-range forecasts, and expected year-end forecast with Council. In keeping with prudent, conservative budgeting, Council directed staff to continue to hold the budget for sales and bed tax revenues flat year over year.

Capital Improvement Program Priority Planning Session

The Capital Improvement planning session, held in January, guided the development of the capital budget for FY 2027. This session provided Council a “preview” of the proposed capital expenditures for FY 2027 as well as an opportunity to reprioritize, add and remove projects.

Budget Work Sessions

In the Budget Work Sessions, the Council reviewed the proposed budget. Prior to the Work Sessions, departments prepared their budget requests and presented them in review meetings with the City Manager. The proposed budget represented the City Manager’s recommendations resulting from the discussions in the review meetings.

The Work Sessions encompassed 3 days of presentations and Council discussions. The presentation included:

- Economic Outlook
- Citizens Budget Work Group (CBWG) recommendations
- Community service provider contracts
- City Manager recommendations
- Summary of individual department budget requests
- Overall total budget summaries and strategic issues
- Budget summaries by fund
- Capital Improvements Plan

- Impacts to long-range forecasts based on the budget as proposed and Council directed changes

When additional information was needed, department heads were available to answer questions.

The Work Sessions were the opportunity for Council to consider the CBWG and City Manager recommendations for the FY 2027 Budget, and to provide direction to staff regarding:

- New department requests to be included in the Budget
- Any changes to be incorporated for the budget adoption process
- Any changes to the services/programs provided to citizens or the level of service

Tentative Budget Adoption

This Tentative Budget adoption occurs at the regular meeting on May 26, 2026. The presentation includes a discussion of summary budget information and a recap of the changes directed by Council in the Budget Work Sessions, as well as additional changes identified by staff.

Following the presentation, a public hearing is held. When the Council adopts the Tentative Budget, the expenditure limit for FY 2027 is set. Changes may be made to the budget after the Tentative Budget is adopted, but the budget may not increase beyond the expenditure limitation that has been set.

Final Budget Adoption

The Final Budget adoption occurs at a special meeting on June 23, 2026. The presentation will include discussion of summary budget information. At this point in the budget process, additional changes to the Final Budget are extremely rare. Following the presentation, a public hearing will be held.

FY 2026-27 Tentative Budget

Council provided direction at the Retreat in December that the FY 2027 Budget should not increase year-over-year. As external economic pressures have become uncertain and less easy to project, keeping the budget flat or reducing it from FY 2026 seems prudent. The total budget, after adjustments made, is $97,393,222. This is comprised of an operating budget of $63,343,308 and a capital improvements budget of $34,049,914. **Overall, this is a 6% decrease from the FY 2026 Adopted Budget.**

The operating budget represents a $1.9 million, or 3%, increase from the FY 2026 Adopted Budget. The most significant increases include $150,000 increase to the pavement preservation and road rehabilitation contract due to global geo-political risks impacting oil prices, a new court specialist for approximately $50,000 (net, after the reduction of a temporary employee), a new tech support position for approximately $154,000, the conversion of a part-time employee to full time as a bike/pedestrian coordinator for approximately $84,000 (net, after the reduction of the part-time position), a one-time increase for planned website upgrades for $75,000, house plans per ARS 9-461.20 for $100,000, an uptown CFA professional design services package for $125,000, a mini street sweeper for the parking garage and the City's underground parking for $250,000, an increase for advertising/tourism for $300,000, increases

to community service provider contracts (both one-time and ongoing) for approximately $631,000, and an ASRS funding contribution of approximately $1.9 million in FY 2027. Various other increases and decreases to the operating budget have been included and discussed during the Council work sessions.

The capital improvements budget represents an $8 million or 19% decrease from the FY 2026 Adopted Budget. The most significant decreases are the Uptown Parking Garage along with various shared-use paths pushed out into future years.

Additional information regarding the budget changes from FY 2026 to FY 2027 is provided in Exhibit E.

The FY 2027 tentative budget is balanced with available surpluses exceeding reserve requirements.

(In Thousands)

	FY2026 Adopted Budget	FY2027 Tentative Budget	% Change
Operating Budget	$ 61,235	$ 63,343	3%
Capital Improvements Budget	42,057	34,050	-19%
Total Expenditure Budget	**$ 103,292**	**$ 97,393**	**-6%**

The FY 2027 Tentative budget changes from the Proposed budget changes is as follows:

	FY 27 Proposed Budget	FY 27 Tentative Budget	Incr/ (Decr)	%
Personnel	$ 24,908,135	$ 27,328,094	$ 2,419,959	10%
Operations	22,317,110	24,652,601	2,335,491	10%
Debt Service	6,162,627	6,162,612	(15)	0%
Contingencies	5,000,000	5,200,000	200,000	4%
TOTAL Operations	58,387,872	63,343,308	4,955,435	8%
Capital Projects	33,879,914	34,049,914	170,000	1%
TOTAL Budget	$ 92,267,786	$ 97,393,222	$ 5,125,435	6%

The FY 2027 expenditure budget by fund is as follows:

(In Thousands)

Fund	FY2026 Adopted Budget	FY2027 Tentative Budget	% Change
General Fund	$ 36,982	$ 41,149	11%
Streets Fund	2,661	2,952	11%
Housing Fund	2,492	2,407	-3%
Grants, Donations & Restricted Funds	1,921	1,523	-21%
Transportation Sales Tax Fund	498	3,877	679%
Parking Garage Fund	-	1,744	100%
Capital Improvements Fund	33,375	21,988	-34%
Art in Public Places Fund	20	35	75%
Development Impact Fee Funds	1,120	58	-95%
Public Transit Fund	5,702	4,314	-24%
Wastewater Fund	15,477	14,064	-9%
Information Technology Fund	3,045	3,281	8%
Total	**$ 103,292**	**$ 97,393**	**-6%**

The Official Budget Forms required by the Auditor General's Office for formal budget adoption are included in Exhibit B. The adjustments to the original Proposed Budget presented to the Council during the work sessions on April 22 and 23, are set forth in Exhibit D.

The City of Sedona's Tentative Annual Budget includes funding to respond to City Council priorities as well as other issues that were identified at the December 2025 Council Retreat and at subsequent public meetings.

The recommended budget does not include any new taxes.

The budget requests in the FY 2027 Tentative Budget, as discussed and reviewed during the City Council work sessions, include:

Salary and benefit changes:

- The tentative budget includes a 5% merit cap or about a $1M increase from FY26 for salaries, ASRS and benefit increases related to a maximum 5% merit increase.
- The Arizona State Retirement System (ASRS) is held level to FY 2026.
- The Public Safety Personnel Retirement System (PSPRS) minimum contribution rates held level for FY 2027 due to the City's fully funded status, with a net pension asset of $1.6 million.

Staffing changes:

A total of 3.97 new full-time equivalent positions is included in the budget.

- 1.97 positions were added during the Council work sessions related to regular Decision Packages proposed for funding:
    - IT Tech Support – 1 FTE, this position adds dedicated full-time technical support to address increasing technology needs across departments. As reliance on systems, software, and digital services continues to grow, this role will improve response times, reduce downtime, and provide consistent support for staff and operations.
    - Court Specialist – .22 FTE, the Court Specialist position supports the Municipal Court by assisting with case processing, customer service, and administrative functions. This role helps ensure timely handling of court activities, improves service to the

public, and maintains compliance with legal and procedural requirements. This full-time position replaces a .78 FTE part-time employee.
    - Full Time Bike/Ped Coordinator – .75 FTE, this change converts a part-time (.25 FTE) maintenance role into a full-time Bike/Ped Coordinator to better support the City's growing investment in active transportation and recreation infrastructure. In addition to maintenance responsibilities, this position will provide coordination, planning support, and program oversight for bike and pedestrian initiatives.
- 2.00 positions were added during the Council work sessions related to special Decision Packages to partner with the Sedona-Oak Creek School District:
    - Recreation Programming Coordinator – 1 FTE, this position establishes a dedicated coordinators for after-school and extracurricular recreation programming during the school year. The role will plan, organize, and manage youth programs, ensuring consistent, high-quality offerings for the community.
    - Custodial Maintenance Worker – 1 FTE, this position supports the increased service demands of the School District park and landscaping program. Responsibilities include trash removal, site cleanup, and general upkeep to ensure facilities are safe, clean, and maintained to City Park standards.
    - The proposed joint management of recreational facilities with Sedona-Oak Creek School District and the Sedona Charter School is discussed below and may require the addition of 1 or 2 additional FTEs.

Capital Budget and Capital Improvement Projects

The Capital Improvement Fund budget is balanced with a reserve of 50% of budgeted expenditures. Staff used the construction price index, economic indicators and trends to estimate costs; however, it is not feasible to anticipate all the possible impacts to cost over time.

The FY2027 CIP expenditure budget by category is as follows:

CIP Category	FY2027 Tentative Budget
Arts & Culture	$35,000
Information Technology	1,500,000
Municipal Court	200,000
Police	2,961,000
Parks & Recreation	2,052,500
Public Transit	2,889,797
Other Public Works	1,926,000
Storm Drainage	1,002,000
Sedona In Motion	11,237,190
Sustainability	1,031,250
Wastewater	9,215,177
Total	**$34,049,914**

- Exhibit C provides a list of all capital improvement projects proposed to be funded in FY 2027. Following is a summarized list highlighting the largest CIP projects that make up the FY 2027 budget:

Projects Listed by Dollar Amount	FY2027 Tentative Budget
WW-09 - WWRP Treatment Process Upgrades	$3,502,012
WW-08 - WWRP Drying Beds Replacement	2,335,000
SIM-11t - Coffee Pot Shared-Use Path	2,212,500
SIM-05d - Ranger Road / Brewer Road RAB Intersection	1,780,850
PT-04b - North SR 179 Park and Ride	1,715,000
SIM-03d - East Forest Road Improvements	1,600,000
All other CIP Projects	20,904,552
Total	**$34,049,914**

Additional Considerations

Landscape and Field Maintenance, Sedona-Oak Creek School District

Landscape and field maintenance options were developed as directed by City Council on April 23. Options include one or more fields and the potential to make improvements to the football field, batting cage and tennis courts. Options are as follows:

1) Public Works to maintain the softball, baseball and soccer fields
   Costs:
   One-Time – $394,000
   Future Ongoing – $200,000
   Requires 2 ongoing FTEs to maintain the fields, a work truck, other equipment and the remediation of fields in FY 2027.

2) Public Works to maintain one field only
   Costs:
   One-time – $225,000
   Future Ongoing – $90,000
   Requires 1 ongoing FTE to maintain the field, a work truck, other equipment and the remediation of the field in FY 2027.

3) City to contract for maintenance of the softball, baseball and soccer fields
   Costs:
   One-time – $811,000
   Future Ongoing – $291,000
   No additional staff or equipment required.

4) Improvements to the football field, batting cage and tennis courts
   Costs (all one-time):
   Batting cage – $20,000
   Tennis court wind screen and professional court cleaning – $37,000
   Turf football field brushing and infill – $45,000

Options 1, 2 and 3 are detailed in Exhibit H.

The Tentative Budget sets the spending cap for the combined FY 2027 expenditures at $97,393,222. If one or more of the above options is selected, the Tentative Budget will be adjusted as detailed below. Once the Tentative Budget is approved, the expenditure limit is set according to State Statute. Changes may only be made within the total amount or to reduce the total amount – no increase to the total budget can be made.

Option	1 City in-house maintenance of softball, baseball and soccer fields	2 City in-house maintenance of one field only	3 Contracted maintenance of softball, baseball and soccer fields	4 Batting cage, tennis court, football field
One-Time, FY27	**$ 394,000**	**$ 225,000**	**$ 811,000**	**$ 102,000**
Ongoing	200,000	90,000	291,000	-
Staffing, FTEs	2	1	0	0
Adjusted Tentative Budget	**$ 97,787,222**	**$ 97,618,222**	**$ 98,204,222**	**$ 97,495,222**

Option 1, 2 or 3 and Option 4

Option 4	**102,000**	**102,000**	**102,000**
Adjusted Tentative Budget	**$ 97,889,222**	**$ 97,720,222**	**$ 98,306,222**

Next Steps

The final budget is scheduled for public hearing and final approval at the required special meeting on June 23, 2026 at 4:00 p.m.

The Community Facilities District (CFD) budgets associated with capital improvements benefiting those Districts are a separate, parallel process. The CFD Board meetings are scheduled for May 26, 2026 for tentative budget adoption and June 23, 2026 for final budget adoption.

Public Notice

Arizona Revised Statutes requires a summary of the adopted tentative budget be published once a week for two consecutive weeks. If adopted, the summary included as Exhibit A and the "Schedule A" of the Official Budget Forms will be published in the Sedona Red Rock News, along with a notice of public hearing for the final budget adoption. In addition, hard copies of the adopted tentative budget will be available at the Sedona Public Library and the City Clerk's Office.

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

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

Alternative(s): Council could elect to make changes to line items and/or increase or decrease the budget cap. After the cap is set, it cannot be increased; however, changes within the approved total cap can be made.

MOTION

I move to: approve the Tentative Budget for FY 2026-27 and thereby set the expenditure limit for the FY 2026-27 budget at $_____.

Exhibit A
City of Sedona
FY 2026-27 Tentative Budget - Consolidated Financial Schedule

Fund/Department	Beginning Fund Balances	Revenues						Total Revenues	Other Financing Sources (Uses)		Expenditures	Ending Fund Balances
		Taxes	Contingent Revenues	In-Lieu Fees	Intergovern-mental	Charges for Services	Other Revenues		Transfers In	Transfer Out		
General Fund												
General Revenues		$37,711,000		$575,500	$4,296,500	$822,500	$2,571,330	$45,976,830	$1,918,037	$(19,794,491)		
General Government								-			15,946,329	
Public Safety								-			11,095,162	
Public Works & Streets								-			3,199,635	
Health & Welfare								-			1,758,820	
Public Transportation								-			-	
Culture & Recreation								-			3,121,646	
Tourism Management & Economic Development								-			1,887,993	
Debt Service								-			2,339,384	
Contingencies								-			1,800,000	
Total General Fund	**27,942,780**	**37,711,000**	**-**	**575,500**	**4,296,500**	**822,500**	**2,571,330**	**45,976,830**	**1,918,037**	**(19,794,491)**	**41,148,969**	**14,894,186**
Special Revenue Funds												
Streets Fund	1,549,829				1,068,000		33,000	1,101,000	2,000,000	(263,504)	2,951,699	1,435,626
Affordable Housing Fund	21,121,644						70,500	70,500		(47,093)	2,407,330	18,737,721
Grants, Donations & Restricted Funds	603,064				1,855,400		96,137	1,951,537			1,523,100	1,031,501
Transportation Sales Tax Fund	2,294,595	4,737,000					160,000	4,897,000		(1,000,000)	3,877,440	2,314,156
Total Special Revenue Funds	**25,569,132**	**4,737,000**	**-**	**-**	**2,923,400**	**-**	**359,637**	**8,020,037**	**2,000,000**	**(1,310,597)**	**10,759,569**	**23,519,003**
Capital Projects Funds												
Capital Improvements Fund	26,824,950				2,744,000		478,625	3,222,625	6,000,000	(2,250,083)	21,988,275	11,809,218
Development Impact Fees Funds	(2,033,571)						450,442	450,442	2,200,000		58,350	558,521
Art in Public Places Fund	145,787						5,500	5,500	50,083		35,000	166,369
Total Capital Projects Funds	**24,937,166**	**-**	**-**	**-**	**2,744,000**	**-**	**934,567**	**3,678,567**	**8,250,083**	**(2,250,083)**	**22,081,625**	**12,534,108**
Enterprise Funds												
Parking Garage Fund												
Administration						1,300,000		1,300,000	800,000		101,560	
Debt Service								-			1,642,150	
Total Parking Garage Fund	**-**	**-**	**-**	**-**	**-**	**1,300,000**	**-**	**1,300,000**	**800,000**	**-**	**1,743,710**	**356,290**
Public Transit Fund												
Administration								-	1,900,000	(315,244)	374,835	
Operations & Capital Projects Management					1,250,000	25,800		1,275,800			3,208,332	
Departmental Allocations							114,000	114,000			-	
Capital Projects								-			730,592	
Total Public Transit Fund	**7,417,508**	**-**	**-**	**-**	**1,250,000**	**25,800**	**114,000**	**1,389,800**	**1,900,000**	**(315,244)**	**4,313,760**	**6,078,304**
Wastewater Fund												
Administration						6,278,100	1,878,300	8,156,400	7,600,000	(1,512,187)	918,396	
Operations								-			3,546,587	
Departmental Allocations								-			-	
Capital Projects/Management								-			9,499,420	
Debt Service								-			-	
Contingencies								-			100,000	
Total Wastewater Fund	**10,162,280**	**-**	**-**	**-**	**-**	**6,278,100**	**1,878,300**	**8,156,400**	**7,600,000**	**(1,512,187)**	**14,064,403**	**10,342,090**
Total Enterprise Funds	**17,579,789**	**-**	**-**	**-**	**1,250,000**	**7,603,900**	**1,992,300**	**10,846,200**	**10,300,000**	**(1,827,431)**	**20,121,873**	**16,776,684**
Internal Service Fund												
Information Technology Fund	3,696,401					600	21,000	21,600	2,843,552	(129,070)	3,281,185	3,151,298
Total Internal Service Fund	**3,696,401**	**-**	**-**	**-**	**-**	**600**	**21,000**	**21,600**	**2,843,552**	**(129,070)**	**3,281,185**	**3,151,298**
Total All Funds	**99,725,267**	**$42,448,000**	**$0**	**$575,500**	**$11,213,900**	**$8,427,000**	**$5,878,834**	**$68,543,234**	**$25,311,672**	**($25,311,672)**	**$97,393,222**	**$70,875,279**

Official Budget Forms

City of Sedona

Fiscal year 2027

City Council adoption of the Tentative Budget scheduled for May 26, 2026

Final budget adoption will occur on June 23, 2026 at 4:00 p.m.
in the City Council Chambers, 102 Roadrunner Drive, Sedona, Arizona 86336

The Budget may be reviewed at:
City's website www.sedonaaz.gov
City of Sedona in the Clerk's Office, 102 Roadrunner Drive, Sedona, Arizona
City of Sedona Public Library, 3250 White Bear Road, Sedona Arizona

City of Sedona

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City of Sedona
Summary Schedule of estimated revenues and expenditures/expenses
Fiscal year 2027

Fiscal year		Sch		Funds							
				General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total all funds
2026	Adopted/adjusted budgeted expenditures/expenses*	E	1	36,981,730	7,571,681	0	34,514,352	0	21,179,209	3,044,722	103,291,695
2026	Actual expenditures/expenses**	E	2	34,584,044	4,799,959	0	24,333,994	0	18,466,635	2,740,250	84,924,882
2027	Beginning fund balance/(deficit) or net position/(deficit) at July 1***		3	27,942,780	25,569,132	0	24,937,166	0	17,579,789	3,696,401	99,725,267
2027	Primary property tax levy	B	4	0	0	0		0	0	0	0
2027	Secondary property tax levy	B	5	0	0	0	0	0	0	0	0
2027	Estimated revenues other than property taxes	C	6	45,976,830	8,020,037	0	3,678,567	0	10,846,200	21,600	68,543,234
2027	Other financing sources	D	7	0	0	0	0	0	0	0	0
2027	Other financing (uses)	D	8	0	0	0	0	0	0	0	0
2027	Interfund transfers in	D	9	1,918,037	2,000,000	0	8,250,083	0	10,300,000	2,843,552	25,311,672
2027	Interfund Transfers (out)	D	10	19,794,491	1,310,597	0	2,250,083	0	1,827,431	129,070	25,311,672
2027	Line 11: Reduction for fund balance reserved for future budget year expenditures										
	Maintained for future debt retirement		11								0
	Maintained for future capital projects				1,163,232		10,893,303		5,400,000		17,456,534
	Maintained for future financial stability			12,336,243	960,510				1,616,408		14,913,161
	Reserve for loans				17,150,000						17,150,000
	Reserve for future transit system								5,300,000		5,300,000
	Equipment replacement reserve			2,015,352	204,215				3,587,016	1,890,873	7,697,456
2027	Total financial resources available		12	41,691,561	14,800,616	0	23,722,430	0	20,995,133	4,541,610	105,751,350
2027	Budgeted expenditures/expenses	E	13	41,148,970	10,759,569	0	22,081,625	0	20,121,873	3,281,185	97,393,222

	Expenditure limitation comparison	2026	2027
1	Budgeted expenditures/expenses	$ 103,291,695	$ 97,393,222
2	Add/subtract: estimated net reconciling items		
3	Budgeted expenditures/expenses adjusted for reconciling items	103,291,695	97,393,222
4	Less: estimated exclusions		
5	Amount subject to the expenditure limitation	$ 103,457,498	$ 97,393,222
6	EEC expenditure limitation or voter-approved alternative expenditure limitation	$ 103,457,498	$ 97,393,222

☐ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes expenditure/expense adjustments approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent beginning fund balance/(deficit) or net position/(deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund). See the Instructions tab, cell C17 for more information about the amounts that should and should not be included on this line.

City of Sedona
Revenues other than property taxes
Fiscal Year 2027

Source of revenues	Estimated revenues 2026	Actual revenues* 2026	Estimated revenues 2027
General Fund			
Local taxes			
City Sales Taxes	$ 28,450,000	$ 31,864,000	$ 28,450,000
Bed Taxes	9,261,000	10,094,490	9,261,000
Franchise Fees	848,000	636,000	636,000
Licenses and permits			
Building Permit Fees	$ 256,000	$ 230,400	$ 285,000
Business Licenses	50,000	45,000	50,000
Short-Term Rental Permit Fees	230,000	230,000	275,000
Misc Community Development/Public Works	36,440	36,440	36,440
City Clerk	5,260	5,260	5,260
Intergovernmental			
State Shared Sales Taxes	$ 1,505,000	$ 1,505,000	$ 1,505,000
State Urban Revenue Sharing	1,880,000	1,880,000	1,880,000
State Grants, Aid, & Reimbursements	372,500	372,500	162,500
County-Vehicle License Taxes	748,000	748,000	748,000
County-IGA/Other	1,000	1,000	1,000
Charges for services			
Misc. Community Development Fees	$ 224,700	$ 213,465	$ 230,700
Misc. Parks and Recreation Fees	87,300	82,935	87,300
Paid Parking Fees	450,000	427,500	485,000
Misc. Police Fees	9,600	9,120	9,600
Other Misc. Charges for Services	9,900	9,405	9,900
Fines and forfeits			
Court Fines	$ 228,000	$ 205,200	$ 250,000
Short-Term Rental Fines/Late Fees	10,000	9,000	10,000
STEP Administration Fees	5,000	4,500	5,000
Parking Fines	110,000	99,000	220,000
Misc. Fines	10,200	9,180	10,200
Interest on investments			
Interest Earnings	$ 512,200	$ 1,536,600	$ 697,000
Miscellaneous			
In-lieu Fees	$ 569,700	$ 569,700	$ 575,500
Parks & Recreation Rentals	57,200	57,200	57,200
Auction Revenues	17,000	17,000	17,000
Other Misc. Revenues	17,230	17,230	17,230
Total General Fund	$ 45,961,230	$ 50,915,125	$ 45,976,830

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

City of Sedona
Revenues other than property taxes
Fiscal Year 2027

Source of revenues	Estimated revenues 2026	Actual revenues* 2026	Estimated revenues 2027
Streets Fund:			
HURF Revenues	$ 1,068,000	1,068,000	1,068,000
Interest Earnings	29,600	88,800	33,000
	$ 1,097,600	$ 1,156,800	$ 1,101,000
Housing Fund:			
Interest Earnings	$ 61,600	$ 184,800	$ 65,000
Rental Revenue			5,500
	$ 61,600	$ 184,800	$ 70,500
Grants, Donations, & Restricted Funds:			
Federal Grants & Aid	$ 420,000	357,000	268,000
State Grants & Aid	1,477,400	1,181,920	1,587,400
Fines & Forfeitures	34,900	34,900	34,900
Donations	24,300	6,075	24,300
Interest Earnings	30,030	90,090	36,937
	$ 1,986,630	$ 1,669,985	$ 1,951,537
Transportation Sales Tax Fund:			
Transportation Sales Tax	$ 4,737,000	4,737,000	4,737,000
Interest Earnings	148,500	445,500	160,000
	$ 4,885,500	$ 5,182,500	$ 4,897,000
Total special revenue funds	$ 8,031,330	$ 8,194,085	$ 8,020,037

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Capital projects funds

Capital Improvements Fund:			
Federal Grants & Aid	$ 1,624,000	1,218,000	2,594,000
County Flood Control	150,000	150,000	150,000
Interest Earnings	382,900	1,148,700	478,625
	$ 2,156,900	$ 2,516,700	$ 3,222,625
Art in Public Places Fund:			
Interest Earnings	$ 4,090	$ 12,270	$ 5,500
	$ 4,090	$ 12,270	$ 5,500
Development Impact Fees Funds:			
Development Impact Fees	$ 306,800	$ 306,800	$ 370,000
Interest Earnings	65,400	196,200	80,442
	$ 372,200	$ 503,000	$ 450,442
Total capital projects funds	$ 2,533,190	$ 3,031,970	$ 3,678,567

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

City of Sedona
Revenues other than property taxes
Fiscal Year 2027

Source of revenues	Estimated revenues 2026	Actual revenues* 2026	Estimated revenues 2027
Enterprise funds			
Public Transit Fund:			
Federal Grants	$ 1,220,000	976,000	1,250,000
Charges for Services	25,800	25,800	25,800
Interest Earnings	114,000	342,000	114,000
	$ 1,359,800	$ 1,343,800	$ 1,389,800
Wastewater Fund:			
Charges for Services	$ 6,247,100	6,247,100	6,278,100
Capacity Fees	1,718,400	1,718,400	974,400
Interest Earnings	402,400	1,207,200	800,000
Misc. Revenues	102,300	51,150	103,900
	$ 8,470,200	$ 9,223,850	$ 8,156,400
Parking Garage Fund			
Paid Parking Fees	$		1,300,000
	$	$	$ 1,300,000
Total enterprise funds	$ 9,830,000	$ 10,567,650	$ 10,846,200

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Internal service funds			
Information Technology Fund:			
Other Charges for Services	201,795	100,898	600
Interest Earnings	19,600	58,800	21,000
	$ 221,395	$ 159,698	$ 21,600
Total internal service funds	$ 221,395	$ 159,698	$ 21,600
Total all funds	$ 66,577,145	$ 72,868,528	$ 68,543,234

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

City of Sedona
Other financing sources/(uses) and interfund transfers
Fiscal year 2027

Fund	Other financing 2027 Sources	Other financing 2027 (Uses)	Interfund transfers 2027 In	Interfund transfers 2027 (Out)
General Fund				
Transfer to Streets Fund	$	$	$ 231,070	$ 2,000,000
Transfer to Parking Garage Fund				800,000
Transfer to Cap. Impr. Fund				6,000,000
Transfer to Public Transit Fund			296,079	900,000
Transfer to Wastewater Fund			1,231,551	7,600,000
Transfer to Info. Tech. Fund			129,070	2,494,491
Transfer to Housing Fund			30,267	
Total General Fund	$	$	$ 1,918,037	$ 19,794,491
Special revenue funds				
Streets - from General Fund	$	$	$ 2,000,000	$
Streets - to General Fund				231,070
Streets - to Info. Tech. Fund				32,434
Housing - to General Fund				30,267
Housing - to Info. Tech. Fund				16,826
Transp. Sales Tax - to Public Transit				1,000,000
Total special revenue funds	$	$	$ 2,000,000	$ 1,310,597
Capital projects funds				
Cap. Impr. - from General Fund	$	$	$ 6,000,000	$
Cap. Impr. - to Dev. Impact Fees Funds				2,200,000
Dev. Impact Fees Funds - from Cap. Impr.			2,200,000	
Cap. Impr. - to Art in Public Places				50,083
Art in Public Places - from Cap. Impr.			50,083	
Total capital projects funds	$	$	$ 8,250,083	$ 2,250,083
Enterprise funds				
Public Transit - from General Fund	$	$	$ 900,000	$
Public Transit - from Transp. Sales Tax			1,000,000	
Public Transit - to Info. Tech. Fund				19,165
Public Transit - to General Fund				296,079
Parking Garage - from General Fund			800,000	
Wastewater - From General Fund			7,600,000	
Wastewater - to Info. Tech. Fund				280,636
Wastewater - to General Fund				1,231,551
Total enterprise funds	$	$	$ 10,300,000	$ 1,827,431
Internal service funds				
Info. Tech - from General Fund	$	$	$ 2,494,491	$
Info. Tech - from Streets Fund			32,434	
Info. Tech - from Housing Fund			16,826	
Info. Tech - from Transit Fund			19,165	
Info. Tech - from Wastewater Fund			280,636	
Info. Tech - to General Fund				129,070
Total Internal Service Funds	$	$	$ 2,843,552	$ 129,070
Total all funds	$	$	$ 25,311,672	$ 25,311,672

City of Sedona
Expenditures/expenses by fund
Fiscal year 2027

Fund/Department	Adopted budgeted expenditures/ expenses 2026	Expenditure/ expense adjustments approved 2026	Actual expenditures/ expenses* 2026	Budgeted expenditures/ expenses 2027
General Fund				
City Council	$ 77,150		73,292	82,675
City Manager	1,632,434		1,501,840	2,218,623
Human Resources	564,938		508,444	566,240
Financial Services	1,827,641		1,644,876	1,864,588
City Attorney	868,738		833,989	914,180
City Clerk	599,678		575,691	715,111
Parks & Recreation	1,379,339		1,324,166	1,516,176
General Services	3,218,256		3,089,526	6,116,083
Community Development	2,734,872		2,461,385	3,039,137
Public Works	6,266,285		6,015,633	6,528,285
Tourism & Economic Initiatives	1,877,112		1,802,027	1,887,993
Sustainability	805,373		773,158	921,931
Police	10,310,641		9,898,216	9,977,124
Municipal Court	936,793		899,321	1,058,525
Contingency	1,600,000		900,000	1,800,000
Debt Service	2,282,480		2,282,480	1,942,300
Total General Fund	$ 36,981,730	$	$ 34,584,044	$ 41,148,970
Special revenue funds				
Streets Fund	$ 2,661,499		2,395,350	2,951,699
Housing Fund	2,491,730		380,235	2,407,330
Grants, Don. & Restr. Funds	1,920,600		1,536,480	1,523,100
Transportation Sales Tax Fund	497,852		487,895	3,877,440
Total special revenue funds	$ 7,571,681	$	$ 4,799,959	$ 10,759,569
Capital projects funds				
Capital Improvements Fund	$ 33,374,702		23,362,291	21,988,275
Art in Public Places Fund	20,000		20,000	35,000
Develop. Impact Fees Funds	1,119,650		951,703	58,350
Total capital projects funds	$ 34,514,352	$	$ 24,333,994	$ 22,081,625
Enterprise funds				
Public Transit Fund	$ 5,702,308		4,846,962	4,313,760
Wastewater Fund	15,476,901		13,619,673	14,064,403
Parking Garage Fund				1,743,710
Total enterprise funds	$ 21,179,209	$	$ 18,466,635	$ 20,121,873
Internal service funds				
Information Technology Fund	$ 3,044,722		2,740,250	3,281,185
Total internal service funds	$ 3,044,722	$	$ 2,740,250	$ 3,281,185
Total all funds	$ 103,291,695	$	$ 84,924,882	$ 97,393,222

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

City of Sedona
Expenditures/expenses by department
Fiscal year 2027

Department/Fund	Adopted budgeted expenditures/ expenses 2026	Expenditure/ expense adjustments approved 2026	Actual expenditures/ expenses* 2026	Budgeted expenditures/ expenses 2027
City Council:				
General Fund	$ 77,150	$	$ 73,292	$ 82,675
Information Technology Fund	1,000		1,000	1,500
Department total	$ 78,150	$	$ 74,292	$ 84,175
City Manager:				
General Fund	$ 1,632,434	$	$ 1,501,840	$ 2,218,623
Information Technology Fund	1,950		1,950	3,250
Department total	$ 1,634,384	$	$ 1,503,790	$ 2,221,873
Human Resources:				
General Fund	$ 564,938	$	$ 508,444	$ 566,240
Department total	$ 564,938	$	$ 508,444	566,240
Financial Services:				
General Fund	$ 1,827,641	$	$ 1,644,876	$ 1,864,588
Public Transit Fund	4,000		4,000	4,000
Wastewater Fund	163,450		143,836	123,100
Information Technology Fund				650
Department total	$ 1,995,091	$	$ 1,792,712	$ 1,992,338
City Attorney:				
General Fund	$ 868,738	$	$ 833,989	$ 914,180
Wastewater Fund	100,000			100,000
Department total	$ 968,738	$	$ 833,989	$ 1,014,180
City Clerk:				
General Fund	$ 599,678	$	$ 575,691	$ 715,111
Information Technology Fund	1,000		1,000	1,000
Department total	$ 600,678	$	$ 576,691	$ 716,111
Parks & Recreation:				
General Fund	$ 1,379,339	$	$ 1,324,166	$ 1,516,176
Grants, Don. & Restr. Funds	13,200		13,200	11,600
Department total	$ 1,392,539	$	$ 1,337,366	$ 1,527,776
General Services:				
General Fund	$ 3,218,256	$	$ 3,089,526	$ 6,116,083
Department total	$ 3,218,256	$	$ 3,089,526	$ 6,116,083
Community Development:				
General Fund	$ 2,734,872	$	$ 2,461,385	$ 3,039,137
Housing Fund	491,730		380,235	407,330
Grants, Don. & Restr. Funds	275,000		180,000	123,000
Information Technology Fund	3,500		3,500	3,600
Department total	$ 3,505,102	$	$ 3,025,120	$ 3,573,067

City of Sedona
Expenditures/expenses by department
Fiscal Year 2027

Department/Fund	Adopted budgeted expenditures/ expenses 2026	Expenditure/ expense adjustments approved 2026	Actual expenditures/ expenses* 2026	Budgeted expenditures/ expenses 2027
Public Works:				
General Fund	$ 6,266,285	$	$ 6,015,633	$ 7,653,285
Streets Fund	2,661,499		2,395,350	2,951,699
Grants, Don. & Restr. Funds	1,500		1,500	1,500
Transportation Sales Tax Fund	156,272		140,645	164,143
Parking Garage Fund				69,360
Public Transit Fund	88,560		79,704	81,660
Wastewater Fund	384,698		326,993	312,975
Information Technology Fund	21,610		21,610	24,080
Department total	$ 9,580,424	$	$ 8,981,435	$ 11,258,702
Tourism & Economic Initiatives:				
General Fund	$ 1,877,112	$	$ 1,802,027	$ 1,887,993
Public Transit Fund	110,000		93,500	110,000
Information Technology Fund	5,650		5,650	650
Department total	$ 1,992,762	$	$ 1,901,177	$ 1,998,643
Sustainability:				
General Fund	$ 805,373	$	$ 773,158	$ 921,931
Department total	$ 805,373	$	$ 773,158	$ 921,931
Police:				
General Fund	$ 10,310,641	$	$ 9,898,216	$ 9,977,124
Grants, Don. & Restr. Funds	230,900		196,265	87,000
Information Technology Fund	59,720		59,720	26,200
Department total	$ 10,601,261	$	$ 10,154,201	$ 10,090,324
Municipal Court:				
General Fund	$ 936,793	$	$ 899,321	$ 1,058,525
Information Technology Fund	120		120	120
Department total	$ 936,913	$	$ 899,441	$ 1,058,645
Debt Service:				
General Fund	$ 2,282,480	$	$ 2,282,480	$ 1,942,300
Transportation Sales Tax Fund	341,580		341,580	
Parking Garage Fund				1,642,150
Develop. Impact Fee Funds	861,325		861,325	1,646,185
Develop. Impact Fee Funds	248,570		248,570	
Public Transit Fund	3,000		3,000	3,000
Wastewater Fund	4,309,240		4,309,240	
Department total	$ 8,046,195	$	$ 8,046,195	$ 5,233,635

City of Sedona
Expenditures/expenses by department
Fiscal Year 2027

Department/Fund	Adopted budgeted expenditures/ expenses 2026	Expenditure/ expense adjustments approved 2026	Actual expenditures/ expenses* 2026	Budgeted expenditures/ expenses 2027
Contingency:				
General Fund	$ 1,600,000	$	$ 900,000	$ 1,800,000
Housing Fund	2,000,000			2,000,000
Grants, Don. & Restr. Funds	1,400,000			1,300,000
Wastewater Fund	100,000			100,000
Department total	$ 5,100,000	$	$ 900,000	$ 5,200,000
Capital Improvement Projects:				
Transportation Sales Tax Fund	$	$	$	$ 3,713,297
Capital Improvements Fund	32,513,377		23,362,291	20,342,090
Art in Public Places Fund	20,000		20,000	35,000
Develop. Impact Fee Funds	871,080		740,418	58,350
Public Transit Fund	2,573,000		2,187,050	686,000
Wastewater Fund	6,079,700		5,167,745	9,215,177
Department total	$ 42,057,157	$	$ 31,477,504	$ 34,049,914
Public Transit:				
Parking Garage Fund	$	$	$	$ 32,200
Public Transit Fund	2,923,748		2,485,186	3,429,100
Information Technology Fund				540
Department total	$ 2,923,748	$	$ 2,485,186	$ 3,461,840
Wastewater:				
Wastewater Fund	$ 4,212,083	$	$ 3,790,875	$ 4,104,731
Department total	$ 4,212,083	$	$ 3,790,875	$ 4,104,731
Information Technology:				
Wastewater Fund	$ 127,730	$	$ 127,730	$ 108,420
Information Technology Fund	2,950,172		2,740,250	3,219,595
Department total	$ 3,077,902	$	$ 2,867,980	$ 3,328,015

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

City of Sedona
Full-time employees and personnel compensation
Fiscal year 2027

Fund	Full-time equivalent (FTE) 2027	Employee salaries and hourly costs 2027	Retirement costs 2027	Healthcare costs 2027	Other benefit costs 2027	Total estimated personnel compensation 2027
General Fund	171	$ 14,533,522	$ 3,718,154	$ 3,955,347	$ 471,659	$ 22,678,682
Special revenue funds						
Streets Fund	4	$ 347,990	$ 41,221	$ 100,174	$ 8,554	$ 497,939
Housing Fund	2	214,939	27,346	52,583	4,112	298,980
Grants, Don. & Restr. Funds			77,000			77,000
Transportation Sales Tax Fund	1	93,434	11,464	26,584	1,410	132,892
Total special revenue funds	7	$ 656,363	$ 157,031	$ 179,341	$ 14,076	$ 1,006,811
Enterprise funds						
Public Transit Fund	3	$ 274,797	$ 34,086	$ 65,339	$ 3,705	$ 377,927
Wastewater Fund	17	1,543,386	184,110	434,461	40,929	2,202,886
Total enterprise funds	20	$ 1,818,183	$ 218,196	$ 499,801	$ 44,634	$ 2,580,814
Internal service funds						
Information Technology Fund	7	$ 779,990	$ 93,384	$ 186,100	$ 2,311	$ 1,061,785
Total internal service fund	7	$ 779,990	$ 93,384	$ 186,100	$ 2,311	$ 1,061,785
Total all funds	205	$ 17,788,058	$ 4,186,766	$ 4,820,588	$ 532,680	$ 27,328,092

SUMMARY OF CAPITAL PROJECTS

FY 2027 - FY 2036 Tentative Master Summary Project List by Program

Project Name	Priority	Community Plan Goal	Project #	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Totals
ARTS AND CULTURE														
City Art Community Projects	Priority 3	CM	AC-03	$35,000	$50,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$0	$365,000
INFORMATION TECHNOLOGY														
Citywide Business Software	Priority 1	GG	IT-01	$1,500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500,000
MUNICIPAL COURT														
Court Remodel	Priority 2	GG	MC-02	$200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,000
OTHER PUBLIC WORKS														
Uptown Enhancements	Priority 4	CM	PW-01	$0	$600,000	$0	$0	$0	$0	$0	$0	$0	$0	$600,000
Real Estate/Land Acquisition	Priority 2	LU	PW-05	$1,300,000	$2,000,000	$2,000,000	$10,000,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$0	$25,300,000
City Hall Window and Door Replacement	Priority 1	ES	PW-06	$596,000	$596,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,192,000
Western Gateway Improvements	Priority 3	HG	PW-08	$0	$100,000	$5,500,000	$0	$0	$0	$0	$0	$0	$0	$5,600,000
Intersection Improvements - 7500 West SR 89A	Priority 1	CG	PW-10	$0	$300,000	$5,050,000	$0	$0	$0	$0	$0	$0	$0	$5,350,000
Goodrow Lane Improvements	Priority 3	CG	PW-11	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000
PW - Public Works Subtotal				$1,926,000	$3,596,000	$12,550,000	$10,000,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$0	$38,072,000
PARKS AND RECREATION														
Concession Stand/Restrooms Building - Renovation and Redesign	Priority 1	CM	PR-01	$200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,000
Improvements at Ranger Station / Interior Restoration of House and Barn	Priority 1	CM	PR-03B	$1,036,000	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,336,000
Build-Out of Ranger Station Park	Priority 1	CM	PR-03C	$656,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$656,500
Creekside Preservation/Walking Path	Priority 4	CM	PR-10	$0	$0	$100,000	$150,000	$3,003,000	$3,003,000	$3,003,000	$0	$0	$0	$9,259,000
Sunset Park Playground Structure	Priority 2	CM	PR-11	$310,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$310,000
Improvements to Posse Grounds Park	Priority 1	CM	PR-13	$190,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$190,000
Dog Park Small Dog Area Upgrades	Priority 2	CM	PR-14	$50,000	$50,000	$50,000	$0	$0	$0	$0	$0	$0	$0	$150,000
PR - Parks & Recreation Subtotal				$2,442,500	$350,000	$150,000	$150,000	$3,003,000	$3,003,000	$3,003,000	$0	$0	$0	$12,101,500
POLICE														
Radio Infrastructure	Priority 1	LG	PD-02	$2,120,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,120,000
Body-Worn and Vehicle Camera Upgrade; Taser Upgrade & Standardization	Priority 2	LG	PD-07	$446,000	$321,000	$321,000	$321,000	$350,000	$350,000	$350,000	$350,000	$350,000	$350,000	$3,509,000
Safety and Security Enhancements West Sedona City Campus	Priority 1	LG	PD-10	$175,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175,000
Police Station Remodel - Phase 2	Priority 2	LG	PD-11	$220,000	$1,500,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,720,000
PD - Police Subtotal				$2,961,000	$1,821,000	$321,000	$321,000	$350,000	$350,000	$350,000	$350,000	$350,000	$350,000	$7,524,000
PUBLIC TRANSIT														
Transit Maintenance/Operations Center	Priority 1	CG	PT-01	$0	$13,200,000	$22,000,000	$0	$0	$0	$0	$0	$0	$0	$35,200,000
Transit RIDE Exchange	Priority 2	CG	PT-02	$0	$0	$1,715,000	$1,715,000	$0	$0	$0	$0	$0	$0	$3,430,000
Transit Bus Acquisition - Grant-Funded	Priority 1	CG	PT-03	$624,797	$364,000	$0	$0	$600,600	$400,400	$0	$0	$660,660	$440,440	$3,090,897
Bus Stop Improvements	Priority 2	CG	PT-04	$400,000	$250,000	$0	$0	$0	$0	$0	$0	$0	$0	$650,000
The Y Property Development	Priority 4	CG	PT-04a	$0	$0	$330,000	$0	$0	$0	$0	$0	$0	$0	$330,000
North SR 179 Park and Ride	Priority 1	CG	PT-04b	$1,715,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,715,000
West Sedona Intercept Lot	Priority 2	CG	PT-05	$0	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$100,000
South SR 179 Park and Ride	Priority 2	CG	PT-06	$0	$0	$300,000	$0	$0	$0	$0	$0	$0	$0	$300,000
Transit Master Plan Refresh	Priority 2	CG	PT-09	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$150,000
PT - Public Transit Subtotal				$2,889,797	$13,914,000	$24,345,000	$1,715,000	$600,600	$400,400	$0	$0	$660,660	$440,440	$44,965,897

SUMMARY OF CAPITAL PROJECTS

FY 2027 - FY 2036 Tentative Master Summary Project List by Program

Project Name	Priority	Community Plan Goal	Project #	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Totals
SEDONA IN MOTION														
Uptown Pedestrian Improvements	Priority 2	CG	SIM-02	$0	$100,000	$0	$6,250,000	$0	$0	$0	$0	$0	$0	$6,350,000
Uptown Parking Garage	Priority 1	CG	SIM-03a	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,000
Uptown Residential Parking Improvements	Priority 2	CG	SIM-03b	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,000
Wayfinding Signage	Priority 3	CG	SIM-03c	$120,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$120,000
East Forest Road Improvements	Priority 1	CG	SIM-03d	$1,600,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,600,000
Parking Management System	Priority 1	CG	SIM-03e	$500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$500,000
Schnebly Hill Roundabout Expansion	Priority 2	CG	SIM-04a	$0	$0	$3,382,245	$2,065,745	$0	$0	$0	$0	$0	$0	$5,447,990
SR 179 Lane Expansion from Schnebly Hill Roundabout to Y	Priority 2	CG	SIM-04b	$0	$111,000	$0	$0	$0	$0	$0	$0	$0	$0	$111,000
Pedestrian Crossing at Oak Creek	Priority 1	CG	SIM-04c	$507,650	$7,850	$0	$0	$0	$0	$0	$0	$0	$0	$515,500
SR 89A & SR 179 Roundabout Modernization	Priority 2	CG	SIM-04d	$0	$450,400	$0	$0	$0	$0	$0	$0	$0	$0	$450,400
Ranger/SR 179 Intersection Improvements	Priority 2	CG	SIM-04e	$150,000	$1,010,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,160,000
Y Roundabout Adaptive Signals	Priority 1	CG	SIM-04f	$390,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$390,000
Portal Lane to Brewer Road Connection	Priority 2	CG	SIM-05a	$0	$1,504,900	$0	$0	$0	$0	$0	$0	$0	$0	$1,504,900
Ranger Road / Brewer Road RAB Intersection & Ranger Extension Improvements	Priority 1	CG	SIM-05d	$1,780,850	$7,123,400	$0	$0	$0	$0	$0	$0	$0	$0	$8,904,250
Forest/Ranger/SR 89A Intersection Improvements	Priority 1	CG	SIM-05e	$927,190	$3,708,760	$0	$0	$0	$0	$0	$0	$0	$0	$4,635,950
Neighborhood Street Connections	Priority 2	CG	SIM-06	$50,000	$200,000	$1,166,350	$0	$0	$0	$0	$0	$0	$0	$1,416,350
West SR 89A Access Improvements and Adaptive Signal Control	Priority 2	CG	SIM-10	$50,000	$2,882,600	$0	$0	$0	$0	$0	$0	$0	$0	$2,932,600
Traffic Calming and SUP - White Bear Rd to Pinon Dr	Priority 2	CG	SIM-10a	$1,509,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,509,500
Future Shared-Use Pathways	Priority 2	CG	SIM-11-01	$0	$0	$0	$1,868,500	$1,868,500	$1,868,500	$1,868,500	$1,868,500	$1,868,500	$1,868,500	$13,079,500
Whippet Way SUP	Priority 3	CG	SIM-11-02	$0	$0	$100,000	$800,000	$0	$0	$0	$0	$0	$0	$900,000
Cook's Hill (USFS) Shared-Use Path	Priority 2	CG	SIM-11-03	$50,000	$100,000	$150,000	$0	$0	$0	$0	$0	$0	$0	$300,000
Jordan Rd SUP	Priority 2	CG	SIM-11-04	$0	$150,000	$919,100	$0	$0	$0	$0	$0	$0	$0	$1,069,100
SUP Amenities	Priority 1	CG	SIM-11-11	$150,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$600,000
Rodeo Road to Dry Creek Road - Shared-Use Path	Priority 2	CG	SIM-11a	$0	$450,000	$600,000	$0	$0	$0	$0	$0	$0	$0	$1,050,000
Schnebly Hill Shared Use Path	Priority 2	CG	SIM-11d	$0	$262,000	$0	$0	$0	$0	$0	$0	$0	$0	$262,000
Brewer Road Shared-Use Path	Priority 1	CG	SIM-11p	$302,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$302,000
Shelby II Shared-Use Path	Priority 1	CG	SIM-11q	$362,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$362,500
Rodeo Shared-Use Path	Priority 3	CG	SIM-11r	$0	$70,000	$500,000	$0	$0	$0	$0	$0	$0	$0	$570,000
Coffee Pot Shared-Use Path	Priority 2	CG	SIM-11t	$2,212,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,212,500
Navoti II Shared Use Path	Priority 2	CG	SIM-11u	$200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,000
Navoti III & IV to Upper Red Rock Loop Rd Shared-Use Path	Priority 2	CG	SIM-11v	$0	$0	$928,000	$707,000	$0	$0	$0	$0	$0	$0	$1,635,000
Tranquil-Madole Shared-Use Path	Priority 3	CG	SIM-11w	$0	$120,000	$707,000	$0	$0	$0	$0	$0	$0	$0	$827,000
Zane Grey Shared-Use Path	Priority 2	CG	SIM-11x	$75,000	$606,000	$0	$0	$0	$0	$0	$0	$0	$0	$681,000
Thunder Mountain II Shared-Use Path	Priority 2	CG	SIM-11y	$0	$100,000	$808,000	$0	$0	$0	$0	$0	$0	$0	$908,000
Gun Fury Shared-Use Path	Priority 2	CG	SIM-11z	$100,000	$714,070	$0	$0	$0	$0	$0	$0	$0	$0	$814,070
Travel Information System	Priority 1	CG	SIM-12a	$0	$312,500	$0	$0	$0	$0	$0	$0	$0	$0	$312,500
SIM - Sedona in Motion Subtotal				$11,237,190	$20,033,480	$9,310,695	$11,741,245	$1,918,500	$1,918,500	$1,918,500	$1,918,500	$1,918,500	$1,918,500	$63,833,610

SUMMARY OF CAPITAL PROJECTS

FY 2027 - FY 2036 Tentative Master Summary Project List by Program

Project Name	Priority	Community Plan Goal	Project #	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Totals
STORM DRAINAGE														
View Drive Area Drainage Improvements (Yavapai County)	Priority 3	ES	SD-04	$0	$150,000	$1,461,500	$0	$0	$0	$0	$0	$0	$0	$1,611,500
Saddlerock Area Drainage Improvements (Yavapai County)	Priority 3	ES	SD-05	$0	$100,000	$505,000	$0	$0	$0	$0	$0	$0	$0	$605,000
Juniper Hills Area Drainage Improvements (Coconino County)	Priority 3	ES	SD-07	$0	$70,000	$404,000	$0	$0	$0	$0	$0	$0	$0	$474,000
Mystic Hills Lift Station Access Improvements (Coconino County)	Priority 1	ES	SD-08	$402,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$402,000
El Camino Rd Area Drainage	Priority 3	ES	SD-13	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$300,000
Yavapai County Misc. Flood Control Projects	Priority 1	ES	SD-14	$0	$0	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$0	$2,100,000
Red Hawk Ln	Priority 2	ES	SD-16	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$300,000
SD - Storm Drainage Subtotal				$1,002,000	$320,000	$2,670,500	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$0	$5,792,500
STREETS AND TRANSPORTATION														
Back O' Beyond Road & Trailhead Safety Improvements	Priority 2	CG	ST-07	$0	$120,000	$3,003,000	$0	$0	$0	$0	$0	$0	$0	$3,123,000
Citywide Safety Analysis Corridor Studies	Priority 2	CG	ST-11	$0	$250,000	$0	$0	$0	$0	$0	$0	$0	$0	$250,000
ST - Streets and Transportation Subtotal				$0	$370,000	$3,003,000	$0	$0	$0	$0	$0	$0	$0	$3,373,000
SUSTAINABILITY														
Decarbonization Planning & Design	Priority 1	ES	SUS-10	$125,000	$0	$150,000	$0	$0	$0	$0	$0	$0	$0	$275,000
Building Automation and Energy Efficiencies	Priority 2	ES	SUS-11	$0	$100,000	$100,000	$100,000	$100,000	$0	$0	$0	$0	$0	$400,000
Electrical Capacity Upgrades	Priority 2	ES	SUS-12	$306,250	$1,118,750	$0	$0	$0	$0	$0	$0	$0	$0	$1,425,000
EV Infrastructure	Priority 2	ES	SUS-13	$300,000	$1,000,000	$1,706,500	$800,000	$0	$0	$0	$0	$0	$0	$3,806,500
On-site Renewables - Solar PV	Priority 2	ES	SUS-14	$300,000	$700,000	$1,000,000	$1,375,000	$0	$0	$0	$0	$0	$0	$3,375,000
HVAC Electrification	Priority 2	ES	SUS-15	$0	$700,000	$0	$1,125,000	$1,125,000	$0	$0	$0	$0	$0	$2,950,000
SUS - Sustainability Subtotal				$1,031,250	$3,618,750	$2,956,500	$3,400,000	$1,225,000	$0	$0	$0	$0	$0	$12,231,500
Subtotal Non-Wastewater				**$25,224,737**	**$44,073,230**	**$55,346,695**	**$27,667,245**	**$9,437,100**	**$8,011,900**	**$7,611,500**	**$4,608,500**	**$5,269,160**	**$2,708,940**	**$189,959,007**
WASTEWATER														
WW Collection System Improvements - Future Collections Projects	Priority 3	ES	WW-01E	$0	$270,000	$780,000	$271,200	$762,000	$242,440	$624,360	$243,710	$637,090	$245,020	$4,075,820
Collections Pipe Rehabs	Priority 2	ES	WW-01M	$575,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$575,000
Manhole Rehabs	Priority 1	ES	WW-01N	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,000
Minor Lift Station Rehabs	Priority 3	ES	WW-01O	$0	$180,000	$185,400	$190,962	$196,692	$0	$0	$0	$0	$0	$753,054
SCADA System Master Plan	Priority 2	ES	WW-04	$310,000	$0	$0	$0	$0	$250,000	$0	$0	$0	$0	$560,000
WWRP Odor Control Upgrades	Priority 3	ES	WW-05	$0	$0	$335,000	$0	$0	$0	$0	$0	$0	$0	$335,000
WWRP Recharge Wells	Priority 1	ES	WW-06	$1,421,820	$4,621,780	$4,650,000	$0	$0	$0	$10,950,000	$0	$0	$0	$21,643,600
WWRP Reservoir Liner Replacement	Priority 3	ES	WW-07	$0	$1,050,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,050,000
WWRP Drying Beds Replacement	Priority 1	ES	WW-08	$2,335,000	$2,585,000	$0	$0	$0	$0	$0	$0	$0	$0	$4,920,000
WWRP Treatment Process Upgrades	Priority 1	ES	WW-09	$3,502,012	$0	$1,650,000	$0	$0	$0	$0	$0	$0	$0	$5,152,012
Wastewater Master Plan Update	Priority 3	ES	WW-10	$0	$0	$200,000	$0	$0	$0	$0	$150,000	$0	$0	$350,000
WWRP Paving	Priority 4	ES	WW-11	$0	$0	$0	$420,000	$0	$0	$0	$0	$0	$0	$420,000
VACCON Storage Building	Priority 1	ES	WW-15	$321,345	$0	$0	$0	$0	$0	$0	$0	$0	$0	$321,345
WWRP Secondary Clarifier Rehabilitation	Priority 1	ES	WW-16	$650,000	$0	$0	$0	$0	$0	$355,000	$0	$0	$0	$1,005,000
WWRP Laboratory Remodel	Priority 4	ES	WW-17	$0	$0	$500,000	$0	$0	$0	$0	$0	$0	$0	$500,000
WWRP PFAS Treatment	Priority 3	ES	WW-20	$0	$0	$0	$17,000,000	$14,000,000	$0	$0	$0	$500,000	$4,000,000	$35,500,000
WW - Wastewater Subtotal				$9,215,177	$8,706,780	$8,300,400	$17,882,162	$14,958,692	$492,440	$11,929,360	$393,710	$1,137,090	$4,245,020	$77,260,831
Total All Projects				**$34,439,914**	**$52,780,010**	**$63,647,095**	**$45,549,407**	**$24,395,792**	**$8,504,340**	**$19,540,860**	**$5,002,210**	**$6,406,250**	**$6,953,960**	**$267,219,838**

SUMMARY OF CAPITAL PROJECTS

FY 2027 - FY 2036 Tentative Master Summary Project List by Program

Project Name	Priority	Community Plan Goal	Project #	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Totals
Funding Sources Summary														
1% for Arts				$35,000	$50,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$0	$365,000
Bed Tax Allocation				$0	$450,400	$0	$0	$0	$0	$0	$0	$0	$0	$450,400
Capital Reserves				$16,447,926	$18,102,674	$18,418,245	$8,543,745	$5,848,000	$4,623,000	$4,623,000	$2,400,000	$2,400,000	$400,000	$81,806,590
Court Restricted Revenues				$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$40,000
Debt Financing				$100,000	$4,621,780	$4,993,000	$343,000	$0	$0	$10,950,000	$0	$0	$0	$21,007,780
Development Impact Fees – Post 7/2014				$58,350	$88,750	$617,680	$150,000	$780,000	$780,000	$780,000	$0	$0	$0	$3,254,780
Development Impact Fees – Pre 8/2014				$0	$240,000	$120,000	$0	$0	$0	$0	$0	$0	$0	$360,000
Fairfield CFD				$170,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$170,000
Grant				$4,030,964	$21,493,856	$26,686,000	$1,372,000	$480,480	$320,320	$0	$0	$528,528	$352,352	$55,264,500
Outside Participation				$0	$0	$0	$1,250,000	$0	$0	$0	$0	$0	$0	$1,250,000
Paid Parking Revenue				$0	$600,000	$0	$0	$0	$0	$0	$0	$0	$0	$600,000
Summit CFD				$220,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$220,000
Transportation Sales Tax				$3,822,497	$2,392,800	$7,573,100	$2,668,500	$1,988,620	$1,948,580	$1,868,500	$1,868,500	$2,000,632	$1,956,588	$28,088,317
Wastewater Revenues				$9,215,177	$4,085,000	$3,650,400	$17,882,162	$14,958,692	$492,440	$979,360	$393,710	$1,137,090	$4,245,020	$57,039,051
Yavapai County Flood Control				$300,000	$250,000	$900,000	$300,000	$300,000	$300,000	$300,000	$300,000	$300,000	$0	$3,250,000
Unidentified				$0	$404,750	$648,670	$13,000,000	$0	$0	$0	$0	$0	$0	$14,053,420
Total Funding Sources				**$34,439,914**	**$52,780,010**	**$63,647,095**	**$45,549,407**	**$24,395,792**	**$8,504,340**	**$19,540,860**	**$5,002,210**	**$6,406,250**	**$6,953,960**	**$267,219,838**
Project Funding Status Summary														
Carryover				$25,269,772	$47,382,160	$57,126,095	$38,754,945	$19,627,600	$3,932,840	$13,114,360	$433,710	$1,837,750	$4,685,460	$212,164,692
New Appropriation				$9,170,142	$5,397,850	$6,521,000	$6,794,462	$4,768,192	$4,571,500	$6,426,500	$4,568,500	$4,568,500	$2,268,500	$55,055,146
Total Funding Sources				**$34,439,914**	**$52,780,010**	**$63,647,095**	**$45,549,407**	**$24,395,792**	**$8,504,340**	**$19,540,860**	**$5,002,210**	**$6,406,250**	**$6,953,960**	**$267,219,838**

City of Sedona
FY2027 Tentative - Expenditures Summary
All Funds

Description	Op?	General Fund	Streets Fund	Housing Fund	Grants, Donations & Restricted Funds	Transportation Sales Tax Fund	Parking Garage Fund	Capital Improvement Fund	Development Impact Fees Funds	Art in Public Places Fund	Public Transit Fund	Wastewater Fund	Information Technology Fund	Total
City Council and Staff Adjustments														
State 911 Funding (10-5510-45-6405)	Y	20,070												20,070
Pavement Preservation Contract Increase (11-5320-39-6770)	Y		149,000											149,000
P&R Promotinal Budget (10-5242-23-6211)	Y	1,400												1,400
AZ Water Company Emergency Siren licensing fee (10-5510-94-6703)	Y	250												250
DebtBook Contract increase (60-5224-21-6436)													1,160	1,160
Housing Software (RSVP.link & Mentimeter) (60-5224-21-6436)													400	400
Council (new candidate phones - one-time) (60-5210-01-6213)	Y												1,500	1,500
Bond Fund Allocation changes - Series 2022 - General Fund Interest (10-5255-15-6913)	Y	(351,850)												(351,850)
Bond Fund Allocation changes - Series 2022 - General Fund Principal (10-5255-15-6903)	Y	(351,110)												(351,110)
Bond Fund Allocation changes - Series 2022 - TST Fund Interest (17-5255-15-6913)						(341,580)								(341,580)
Bond Fund Allocation changes - Series 2022 - TST Fund Principal (17-5255-15-6903)						(340,860)								(340,860)
Bond Fund Allocation changes - Series 2022 - DIF Fund Interest (48-5255-15-6913)									(248,570)					(248,570)
Bond Fund Allocation changes - Series 2022 - DIF Fund Principal (48-5255-15-6903)									(248,050)					(248,050)
Bond Fund Allocation changes - Series 2022 - Parking Garage Fund Interest (19-5255-15-6913)							678,240							678,240
Bond Fund Allocation changes - Series 2022 - Parking Garage Fund Principal (19-5255-15-6903)							676,800							676,800
Bond Fund Allocation changes - Series 2022 - CIP Fund Interest (22-5255-15-6913)								263,760						263,760
Bond Fund Allocation changes - Series 2022 - CIP Fund Principal (22-5255-15-6903)								263,200						263,200
Bond Fund Allocation changes - Series 2024 - Parking Garage Fund Interest (19-5255-15-6928)							287,110							287,110
Bond Fund Allocation changes - Series 2024 - CIP Fund Interest (22-5255-15-6928)								(287,110)						(287,110)
Bond Fund Allocation changes - Series 2024 - CIP Fund Principal (22-5255-15-6929)								5						5
Carryover of SIM-03D (22-5320-89-68BD)								150,000						150,000
Carryover of Professional Services Moneys for Plans per ARS 9-461.20 (SB1529) (10-5310-32-6405)	Y	90,000												90,000
Remove Replacement Vehicle Duplication (10-5320-77-6840)	Y	(35,000)												(35,000)
DP 88 - Court Specialist	Y	106,323											790	107,113
DP 88 - Court Specialist - Back out Sheron Burke	Y	(57,141)												(57,141)

City of Sedona
FY2027 Tentative - Expenditures Summary
All Funds

Description	Op?	General Fund	Streets Fund	Housing Fund	Grants, Donations & Restricted Funds	Transportation Sales Tax Fund	Parking Garage Fund	Capital Improvement Fund	Development Impact Fees Funds	Art in Public Places Fund	Public Transit Fund	Wastewater Fund	Information Technology Fund	Total
DP 75 - Tech Support FTE (Network Engineer)													153,560	153,560
69 - P/T Bike Park Maintenance Worker to F/T Bike/Ped Coordinator	Y	91,918											4,195	96,113
69 - P/T Bike Park Maintenance Worker to F/T Bike/Ped Coordinator - Reduction of PT Salary	Y	(12,078)												(12,078)
71 - Website Upgrades	Y	75,000												75,000
78 - House Plans per ARS 9-461.20 (SB1529)	Y	100,000												100,000
82 - Uptown CFA Professional Design Services	Y	125,000												125,000
91 - 250th Celebration Event	Y	100,000												100,000
70 - Police Department EV Patrol Vehicle addition	Y	103,951												103,951
66 - Mini Street Sweeper	Y	250,000												250,000
73 - Hazardous Waste Door to Door Collection	Y	50,000												50,000
76 - Sustainability Plans Management Platform	Y	18,000												18,000
79 - NAU Partnership	Y	25,000												25,000
87 - Paid Advertising Contingency Fund For Destination Marketing Campaigns	Y	300,000												300,000
95 - Sedona Charter School - Playground Climber	Y	23,000												23,000
92 - School-Year After School Extracurricular Camp Programs	Y	209,285											2,400	211,685
94 - Hire School Security Consultant	Y	81,000												81,000
74 - Add Hope House to Community Service Providers	Y	135,000												135,000
90 - Community Service Provider Contract Renewal	Y	631,248												631,248
Parks Budget - Wall at Jordan Park (10-5242-23-6857)	Y	15,000												15,000
Increase to CMO budget for Sedona Recycles Emergency Contingency (10-5246-01-6761)	Y	50,000												50,000
ASRS Funding Contribution (10-5245-01-6130)	Y	$ 1,945,323												1,945,323
Increase to PD-02 (22-5510-89-6826)								920,000						920,000
Carryover of two Police Ford F-150 vehicle purchases and upfitting (10-5510-43-6840)	Y	$ 202,033												202,033
Decrease to PD-11 (22-5510-89-6823)								(900,000)						(900,000)
Sub-Total Council Changes		$ 3,941,623	$ 149,000	$ -	$ -	$ (682,440)	$ 1,642,150	$ 409,855	$ (496,620)	$ -	$ -	$ -	$ 164,005	$ 5,127,573
Tentative Budgeted Expenditures		**$41,454,107**	**$3,196,699**	**$2,407,330**	**$1,523,100**	**$3,877,440**	**$1,743,710**	**$21,988,275**	**$58,350**	**$35,000**	**$4,392,557**	**$14,299,123**	**$3,148,090**	**$ 98,123,781**

SUMMARY OF OVERALL BUDGET CHANGES

All Funds

	Operating Budget	CIP Budget	Totals
Comparison to FY 2026 Adopted			
FY 2026 Adopted Budget	**$61,234,538**	**$42,057,157**	**$103,291,695**
Increases in **Salary/Wages & Benefits** related costs	3,515,827	-	3,515,827
Increases in **Office Expenses**	31,375	-	31,375
Decreases in **Operating Expenses**	44,528	-	44,528
Increases in **Maintenance Expenses**	225,654	-	225,654
Decreases in **Equipment & Special Supplies**	(368,795)	-	(368,795)
Increases in **Professional Services**	685,561	-	685,561
Increases in **Utility Expenses**	72,050	-	72,050
Increases in **Insurance Expenses**	20,200	-	20,200
Increases in **Contract Expenses**	850,583	-	850,583
Increases in **Communications** related costs	26,970	-	26,970
Increases in **Travel & Training** related costs	36,235	-	36,235
Increases in **Public Information & Special** programs	44,950	-	44,950
Increases in **Capitalized Machinery & Equipment Expenses**	752,604	-	752,604
Decreases in **Debt Service Expenses**	(3,928,972)	-	(3,928,972)
Decreases in **Contingencies**	100,000	-	100,000
Decreases in **Sedona in Motion** related projects	-	(14,351,017)	(14,351,017)
Increases in **Police** related projects	-	1,300,000	1,300,000
Increases in **Wastewater** related projects	-	3,135,477	3,135,477
Net increases in other **CIP** projects	-	1,908,297	1,908,297
FY 2027 Tentative Budget	**$63,343,308**	**$34,049,914**	**$97,393,222**
% Change	**3%**	**-19%**	**-6%**

FY 27 Tentative Budget Adoption

May 26, 2026



FY 2026-27 Budget Calendar

Item	Date
Internal staff work on Budget	November 2025 – April 2026
City Council retreat	December 16-18, 2025
Citizens Budget Work Group (CBWG)	January/March 2026
City Manager review with departments	March 2026
City Council work sessions	Apr 22-23, 2026
City Council adoption of Tentative Budget ★	**May 26, 2026**
Board Adoption of Tentative CFD budget	May 26, 2026
City Council adoption of final budget	June 23, 2026
Board Adoption of Final CFD Budget	June 23, 2026



City Council Adoption of Tentative Budget

- The “Tentative Budget” sets the expenditure limit for the fiscal year (A.R.S. §142-17103)
- After the Tentative Budget is adopted, the Budget may be **decreased** before final adoption, but it may not be increased
- Final Budget (adoption 6/23) must not exceed expenditure limit set by Tentative Budget (A.R.S. §142-17105)



Operating Budget



Revenues

	FY 2026 Budget	FY 2027 Proposed	Increase/ (Decrease)	%
City Sales Taxes	$ 33,187,000	$ 33,187,000	$ 0	0%
Bed Taxes	9,261,000	9,261,000	0	0%
Franchise Fees	848,000	636,000	(212,000)	-25%
State Shared Revenues	5,275,900	5,275,900	0	0%
Licenses & Permits	577,700	651,700	74,000	13%
Other Intergovernmental	5,190,000	5,938,000	748,000	14%
Charges for Service	7,256,195	8,427,000	1,170,805	16%
Fine & Forfeitures	435,400	569,000	133,600	31%
In-Lieu Fees	569,700	575,500	5,800	1%
Other Revenues	1,886,020	2,612,704	726,684	39%
Development Impact Fees	306,800	370,000	63,200	21%
Community Facility District	158,100	158,100	0	0%
Capacity Fees	503,000	$503,000	$0	0%
Total	**$ 65,454,815**	**$ 68,164,904**	**$ 2,710,089**	**4%**

Revenue Details

- Revenues are forecast to be flat or decrease
  - Prudence - economic uncertainty
- Sales and Bed Tax budgeted flat over FY26 Budget
  - As of Feb 2026, revenues are exceeding FY26 Budget by 13%
- State revenues budgeted to hold flat/slight decreases
- Development Impact Fees budgeted for slight increase
- Parking Garage coming online in FY27
- **Overall *increase* of $2.7M (4%)**



Expenditures (Proposed to Tentative)

	FY 27 Proposed Budget	FY 27 Tentative Budget	Incr/ (Decr)	% Change
Personnel	$ 24,908,135	$ 27,328,094	$ 2,419,959	10%
Operations	22,317,110	24,532,602	2,335,492	10%
Subtotal	47,225,245	51,980,696	4,755,451	10%
Debt Service	6,162,627	6,162,612	(15)	0%
Contingencies	5,000,000	5,200,000	200,000	4%
TOTAL Operations	58,387,872	63,343,308	4,955,436	8%
Capital Projects	33,879,914	34,049,914	170,000	1%
TOTAL Budget	$ 92,267,786	$ 97,393,222	$ 5,125,436	6%

Contingency Summary

	FY 2026 Budget	FY 2027 Proposed	Increase/ (Decrease)
General Fund Operating	$1,500,000	$1,500,000	$0
General Fund (Sedona Recycles)	-	50,000	50,000
General Fund (Tourism Advertising)	-	150,000	150,000
Wastewater Fund Operating	100,000	100,000	$0
Judgments	100,000	100,000	$0
Housing	2,000,000	2,000,000	$0
Grants	1,400,000	1,300,000	($100,000)
Grand Totals	**$5,100,000**	**$5,200,000**	**$100,000**

City Debt Obligations

(to be paid in full in FY26)

= ~ $957,000



STATUS OF OUTSTANDING DEBT

Debt Issue	Remaining Payment Dates	Interest Rate	Remaining Principal	Remaining Interest	Status
Second Series 2015 Bonds	7/1/2026-27	1.94%	$ 1,005,00	19,497	Eligible to be called without premium
Series 2022 Bonds	7/1/2026-42	4.0%-5.0%	21,640,000	8,468,250	Callable 7/1/2032 without premium
Second Series 2022 Bonds	7/1/2026-37	4.21%	7,881,000	2,127,187	Callable anytime with 30-day notice without premium
Series 2024 Bonds	1/1/2027-54	4.23%	17,645,000	10,849,100	Callable 7/1/2033 without premium
Energy Efficiency Equipment	12/20/2026-30	3.60%	186,982	20,687	No prepayment penalty
FY 2022 Police Vehicles	FY 2026-FY 2027	1.74%-2.72%	77,582	1,853	No prepayment penalty
Micro-Transit Vehicles	2/1/2027-28	5.37%	263,331	21,341	No prepayment penalty
Trailhead Shuttles	12/15/2026	1.95%	146,295	2,853	No prepayment penalty
Vactor Truck	6/15/2027-28	4.50%	256,048	17,410	No prepayment penalty
Dump Truck/ Snowplow	7/13/2026-28	4.71%	62,263	5,956	No prepayment penalty
FY 2024 Police Vehicles	3/7/2027-29	4.44%	112,715	10,154	No prepayment penalty
Parking Lots	FY 2027-FY 2033	0.19%-1.25% (imputed)	65,280	3,392	No termination penalty
School District Administrative Site	FY 2027-FY 2041	1.49% (imputed)	1,753,753	190,746	No termination penalty if execute purchase
Copiers	7/2026-4/2029	2.31% (imputed)	60,401	2,058	Early termination penalty

Additional Considerations

Arbitrage Liability



Arbitrage and the Rebate Requirement

- **Arbitrage:** Buying and selling securities, currency, or commodities through various mechanisms to take advantage of different prices
- **Arbitrage and Tax-Exempt Bonds:** When the proceeds from tax-exempt bonds are invested in higher-yielding taxable securities resulting in a profit, or "excess earnings," the rebate is triggered
- **Arbitrage Rebate Requirement:** Federal rules require that excess earnings on tax-exempt bond proceeds be returned to the IRS as a "rebate" of the excess

Informative Links:
Rebate - NABL
Investments & Arbitrage - Ehlers, Inc.

IRS Rebate Payment – Series 2022 Bonds

How is an Arbitrage Liability Identified?

- A third party calculates the potential for an arbitrage liability. The liability occurs when:
  - Bond proceeds are invested and earn interest
  - The earnings exceed the allowable bond yield
- The liability is variable based on interest rates and the timing of project spending

Why does the City have an Arbitrage Liability?

- The City had **unspent bond proceeds (approx. $4.8M)** during the project period
- Those funds generated earnings at a rate higher than the interest rate on the bonds, creating an arbitrage liability or rebate obligation

IRS Rebate Payment – Series 2022 Bonds

- Estimated arbitrage rebate liability: **~$655K–$700K**
- Will be due in FY27 when all of the bond proceeds are spent
- **Staff recommendation:** Pay off early in **FY26**
  - Aligns with Council direction to address liabilities proactively
  - Sufficient funds available in current year
- **Benefit:**
  - Reduces uncertainty in liability amount
  - Simplifies FY27 budget
  - Locks in cost and avoids future fluctuations

Policy Reserves – Detail, all funds

Estimated Reserves, FY27	
Operating Reserves, FY26 Base Budget	$ 15,011,271
Capital Reserves	17,557,369
Equipment Replacement Reserves	7,060,201
WW Major Maintenance Reserve	637,255
Transit System Reserve	5,300,000
Housing Fund Reserve	17,150,000
TOTAL Policy Reserves, FY27	$ 62,716,096

NOTE: Policy reserves are a portion of total fund balance, “reserved” by policy or for a specific purpose identified by the City Council.

FY27 Budget and Reserves

FY27 Base Operating Budget		Decision Packages and Capital Budget		FY 27 Operating and Capital Budget, including Decision Packages	
Beginning Fund Balance	$ 99,725,267			Beginning Fund Balance	$ 99,725,267
LESS: Policy Reserves	(62,716,096)	**Decision Packages**		LESS: Policy Reserves	(62,716,096)
Unassigned Fund Balance/Savings	**37,009,171**			Unassigned Fund Balance/Savings	**37,009,171**
		Ongoing Exp.	(1,016,905)		
FY27 Base Operating Budget		One-Time Exp.	(1,511,624)		
		Total Dec. Pkgs.	(2,528,529)	**FY 27 Budget including Capital & Dec. Pkgs.**	
Revenues	68,543,234			Revenues	68,543,234
Base Operating Expenditures	(60,814,779)	**Proposed Capital Budget**		Base Ops. Exp. + Dec. Pkgs.	(63,343,308)
				Proposed Capital Budget	(34,049,914)
		All Capital*	(34,049,914)		
				Total Proposed Budget	(97,393,222)
		Total Additions	(36,578,443)		
Net Operating Surplus/ (Use of Savings)	7,728,455			Net Surplus/(Use of Savings)	(28,849,988)
Ending Unassigned Fund Balance/Savings	**$ 44,737,626**			Ending Unassigned Fund Balance/Savings	**$ 8,159,183**

*Excludes Community Facility District (CFD) Revenues & Expenditures - these are reported in separate funds

Surplus Funds Discussion Recap

Surplus FY25 Funds available for allocation:

$ 5,545,323

Allocation (from work sessions):

- **Capital Reserves**
  - **$3,600,000**
- **ASRS CPP Program Funding**
  - **$1,945,323**

Surplus is calculated *after* all policy reserves are fully funded.

Decision Packages Approved – Positions

Department	Description	FTEs	One-Time Costs	Ongoing Costs	Total
Public Works	P/T to F/T Bike/Ped Coordinator	0.8	$ 6,570	$ 89,543	$ 96,113
I.T.	Tech Support FTE	1	0	153,560	153,560
Municipal Crt	Court Specialist (1x)	0.2	21,603	28,369	49,972
Parks & Rec	After School Camp Programs	2	1,500	210,185	211,685
	Total	**4**	**$ 29,673**	**$ 481,657**	**$ 511,330**

Decision Packages Approved – Operations

Department	Description	One-Time Costs	Ongoing Costs	Total
Public Works	Mini Street Sweeper	$ 250,000	$ 0	$ 250,000
Police	EV Patrol Vehicle addition	99,951	4,000	103,951
City Manager	Website Upgrades	75,000	0	75,000
Sustainability	Hazardous Waste Door to Door	50,000	0	50,000
City Manager	Hope House CSP Addition	0	135,000	135,000
Sustainability	Plans Management Platform	8,000	10,000	18,000
Com Dev	Duplex and Triplex House Plans	100,000	0	100,000
Sustainability	NAU Partnership	25,000	0	25,000
Com Dev	Uptown CFA Design Services	125,000	0	125,000

Continued next slide

Decision Packages Approved – Operations

Continued from previous

Department	Description	One-Time Costs	Ongoing Costs	Total
Tourism	Advertising Contingency For DM	300,000	0	300,000
City Manager	Community Service Provider Contracts	250,000	381,248	631,248
Parks & Rec	250th Celebration Event	100,000	0	100,000
Police	Hire School Security Consultant	76,000	5,000	81,000
Parks & Rec	Charter School - Playground Climber	23,000	0	23,000
	Total	$ 1,481,951	$ 535,248	$ 2,017,199

Total, Positions and Operations: **$2,528,529** One-Time: $1,511,624, Ongoing: $1,016,905

Capital Improvement Budget



CIP FY27 – Priority 1

Category	Project Name	Project #	FY2027
I.T.	Citywide Business Software	IT-01	$1,500,000
Police	Radio Infrastructure	PD-02	$2,100,000
Police	Safety and Security Sedona City Campus	PD-10	$175,000
Parks	Improvements at Ranger Station	PR-03B	$1,036,000
Parks	Build-Out of Ranger Station Park	PR-03C	$656,500
Transit	Transit Bus Acquisition - Grant-Funded	PT-03	$624,797
Transit	North SR 179 Park and Ride	PT-04b	$1,715,000
Public Works	City Hall Window and Door Replacement	PW-06	$596,000
Storm Drainage	Mystic Hills Lift Station Access	SD-08	$402,000
SIM	Uptown Parking Garage	SIM-03a	$100,000
SIM	East Forest Road Improvements	SIM-03d	$1,600,000
SIM	Parking Management System	SIM-03e	$500,000
SIM	Pedestrian Crossing at Oak Creek	SIM-04c	$507,650

$23,880,664
Total Priority 1:
Projects that cannot be postponed; address Health and Safety

CIP FY27 – Priority 1

Category	Project Name	Project #	FY2027
SIM	Y Roundabout Adaptive Signals	SIM-04f	$390,000
SIM	Ranger / Brewer Road RAB Intersection	SIM-05d	$1,780,850
SIM	Forest/Ranger/SR 89A Intersection	SIM-05e	$927,190
SIM	SUP Amenities	SIM-11-11	$150,000
SIM	Brewer Road Shared-Use Path	SIM-11p	$302,000
SIM	Shelby II Shared-Use Path	SIM-11q	$362,500
Sustainability	Decarbonization Planning & Design	SUS-10	$125,000
Wastewater	Manhole Rehabs	WW-01N	$100,000
Wastewater	WWRP Recharge Wells	WW-06	$1,421,820
Wastewater	WWRP Drying Beds Replacement	WW-08	$2,335,000
Wastewater	WWRP Treatment Process Upgrades	WW-09	$3,502,012
Wastewater	VACCON Storage Building	WW-15	$321,345
Wastewater	WWRP Secondary Clarifier Rehabilitation	WW-16	$650,000

Continued from previous

$23,880,664
Total Priority 1:
Projects that cannot be postponed; address Health and Safety

CIP FY27 – Priority 2

Category	Project Name	Project #	FY2027
Muncipal Court	Court Remodel	MC-02	$200,000
Police	Upgrade & Standardization	PD-07	$446,000
Police	Police Station Remodel - Phase 2	PD-11	$220,000
Parks	Sunset Park Playground Structure	PR-11	$310,000
Parks	Dog Park Small Dog Area Upgrades	PR-14	$50,000
Transit	Bus Stop Improvements	PT-04	$400,000
Transit	Transit Master Plan Refresh	PT-09	$150,000
Public Works	Real Estate/Land Acquisition	PW-05	$1,300,000
Storm Drainage	Red Hawk Ln	SD-16	$300,000
SIM	Uptown Residential Parking Impr.	SIM-03b	$100,000
SIM	Ranger/SR 179 Intersection Impr.	SIM-04e	$150,000
SIM	Neighborhood Street Connections	SIM-06	$50,000

$9,664,250
Total Priority 2:
Clearly demonstrated needs, mitigate problems, or addresses Council and Community Goals.

CIP FY27 – Priority 2

Category	Project Name	Project #	FY2027
SIM	West SR 89A Access & Signal Control	SIM-10	$50,000
SIM	SUP - White Bear Rd to Pinon Dr	SIM-10a	$1,509,500
SIM	Cook's Hill (USFS) Shared-Use Path	SIM-11-03	$50,000
SIM	Coffee Pot Shared-Use Path	SIM-11t	$2,212,500
SIM	Navoti II Shared Use Path	SIM-11u	$200,000
SIM	Zane Grey Shared-Use Path	SIM-11x	$75,000
SIM	Gun Fury Shared-Use Path	SIM-11z	$100,000
Sustainability	Electrical Capacity Upgrades	SUS-12	$306,250
Sustainability	EV Infrastructure	SUS-13	$300,000
Sustainability	On-site Renewables - Solar PV	SUS-14	$300,000
Wastewater	Collections Pipe Rehabs	WW-01M	$575,000
Wastewater	SCADA System Master Plan	WW-04	$310,000

Continued from previous

$9,664,250
Total Priority 2:
Clearly demonstrated needs, mitigate problems, or addresses Council and Community Goals.

CIP FY27 – Priority 3

Category	Project Name	Project #	FY2027
Arts & Culture	City Art Community Projects	AC-03	$35,000
Public Works	Goodrow Lane Improvements	PW-11	$30,000
Storm Drainage	El Camino Rd Area Drainage	SD-13	$300,000
SIM	Wayfinding Signage	SIM-03c	$120,000

$485,000
Total Priority 3:
Projects that benefit the community, but delay is not detrimental.

Year-over-Year CIP by Category

(In Thousands)

Category	FY 2026	FY 2027	Incr / (Decr)
Arts & Culture	$ 20	$ 35	$ 15
Information Technology	1,500	1,500	-
Municipal Court	70	200	130
Police	1,661	2,961	1,300
Parks & Recreation	1,390	2,053	663
Public Transit	2,573	2,890	317
Public Works	1,873	1,926	54
Storm Drainage	380	1,002	622
Sedona in Motion (SIM)	25,588	11,237	(14,351)
Streets & Transportation	67	-	(67)
Sustainability	856	1,031	175
Wastewater	6,080	9,215	3,135
Grand Totals	**$ 42,057**	**$ 34,050**	**$ (8,007)**

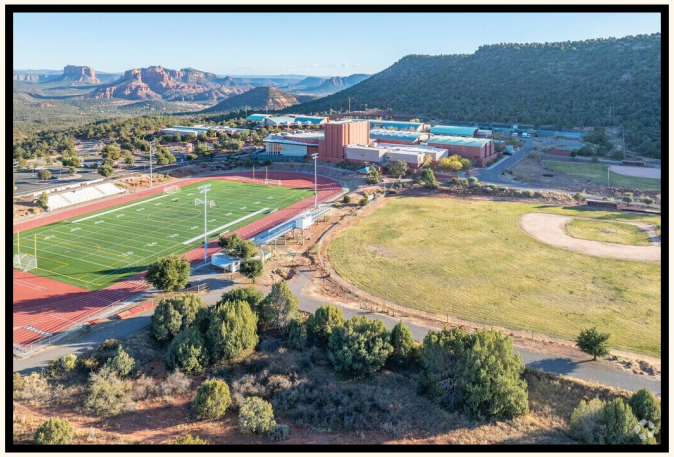
School District Considerations

Field Maintenance Options



School District Park/Landscaping Maintenance

Option 1



Softball – Baseball – Soccer Fields

$394k, $200k ongoing

- Department: Public Works
- Major Cost Drivers
  - Staffing (2 FTE): $135K
  - Vehicle (Truck): $72K
  - Field Remediation: $80K
  - Equipment (Capital): $35K
- Ongoing Operations, $200K
  - Personnel
  - Fuel, chemicals, and supplies
  - Equipment & vehicle maintenance
  - Tools, safety, and uniforms

School District Park/Landscaping Maintenance

Option 2



One Field only

$225k, $90k ongoing

- Department: Public Works
  - Major Cost Drivers
    - Staffing (1 FTE): $68K
    - Vehicle (Truck): $72K
    - Field Remediation: $26K
    - Equipment (Capital): $35K

- Ongoing Operations $90K
  - Personnel
  - Fuel, chemicals, and supplies
  - Equipment & vehicle maintenance
  - Tools, safety, and uniforms

School District Park/Landscaping Maintenance

Option 3



Softball – Baseball – Soccer Fields Outsourced to Contractor

$811k, $291k ongoing

- One-Time Costs to rehabilitate fields: $811,028
- Ongoing Costs to maintain: $290,784

Options 4: Additional Expenses



School District Park/Landscaping Maintenance

Additional Add-On Maintenance Expenses

$102k one-time

- Batting Cage Fencing: $20k
- Tennis Court Wind Screens and Professional Court Cleaning: $37k
- Turf Football Field Brushing and Infill: $45k

Next Step – Final Budget Adoption June 23, 2026



City of Sedona
FY 2026-27 Tentative Budget
Summary of Decision Package Requests

Personnel Requests

	City Manager	Council
Yes	$ 2,266,872	$ 2,528,529
Tier 1	$ -	$ -
Tier 2	$ 49,972	$ -
No	$ -	$ 104,000

Department	Description	Requested FTEs	Existing FTEs	One-Time Costs	Ongoing Costs	Total Request	CM	CBWG	COUNCIL
Public Works	66 - Mini Street Sweeper			250,000	-	$ 250,000	Yes	Yes	Yes
Public Works	69 - P/T Bike Park Maintenance Worker to F/T Bike/Ped Coordinator	0.75	0.25	6,570	89,543	$ 96,113	Yes	No	Yes
Police	70 - Police Department EV Patrol Vehicle addition			99,951	4,000	$ 103,951	Yes	No	Yes
City Manager's Office	71 - Website Upgrades			75,000	-	$ 75,000	Yes	Yes	Yes
Sustainability	73 - Hazardous Waste Door to Door Collection			50,000	-	$ 50,000	Yes	No	Yes
City Manager's Office	74 - Add Hope House to Community Service Providers			-	135,000	$ 135,000	Yes	Yes	Yes
Information Technology	75 - Tech Support FTE	1.0	4.0	-	153,560	$ 153,560	Yes	Yes	Yes
Sustainability	76 - Sustainability Plans Management Platform			8,000	10,000	$ 18,000	Yes	Yes	Yes
Community Development	78 - Pre-approved Duplex and Triplex House Plans per ARS 9-461.20 (SB1529)			100,000	-	$ 100,000	Yes	Yes	Yes
Sustainability	79 - NAU Partnership			25,000	-	$ 25,000	Yes	Yes	Yes
Sustainability	80 - Door-to-Door Composting Pilot Program			20,000	-	$ 20,000	Yes	No	No
Community Development	82 - Uptown CFA Professional Design Services			125,000	-	$ 125,000	Yes	Yes	Yes
Sustainability	86 - Residential Tree Planting Program			84,000	-	$ 84,000	Yes	No	No
Tourism & Econ. Initiatives	87 - Advertising Contingency For Destination Marketing Campaigns			300,000	-	$ 300,000	Yes	Yes	Yes
Municipal Court	88 - Court Specialist (1x)	0.22	4.8	21,603	28,369	$ 49,972	Tier 2	Yes	Yes
City Manager's Office	90 - Community Service Provider Contract Renewal			250,000	381,248	$ 631,248	Yes	Yes	Yes
Parks & Recreation	91 - 250th Celebration Event			100,000	-	$ 100,000	Yes	Yes	Yes
Parks & Recreation	92 - School-Year After School Extracurricular Camp Programs	2.0		1,500	210,185	$ 211,685	N/A	N/A	Yes
Public Works	93 - School District Park/Landscaping Maintenance			TBD	TBD	TBD	N/A	N/A	TBD
Police	94 - Hire School Security Consultant ($210,000 in year 2 costs)			76,000	5,000	$ 81,000	N/A	N/A	Yes
Parks & Recreation	95 - Sedona Charter School - Playground Climber			23,000	-	$ 23,000	N/A	N/A	Yes
	Totals	**4.0**		**$ 1,615,624**	**$ 1,016,905**	**$ 2,632,529**			

Current FTE Count as of FY26: 201.48
New FTE Count going into FY27: 205.45
DP Count: 21

Parks Maintenance	PROGRAM	BUDGET (REAL TIME)
	SOFTBALL-BASEBALL-SOCCER	
10-5320-26-6214	Uniform Expenses	1,300
10-5320-26-6215	Gas & Oil	15,000
10-5320-26-6224	Chemicals	13,000
10-5320-26-6231	Grounds Maint Supplies	30,000
10-5320-26-6234	Equipment Repair Supplies	2,000
10-5320-26-6241	Auto Repairs/Maint Service Expense	1,500
10-5320-26-6243	Spec Supplies/Safety Equip/Emergency	2,500
10-5320-26-624	Machinery & Equip - N/C	2,000
10-5320-26-6249	Radio & Phone Equip - N/C	175
10-5320-26-6250	Instrument & Tools - N/C	4,000
10-5320-26-6848	OTC - Machinery & Equip - Capital	35,000
	OTC-2500 Truck	72,095
	2-Full Time Staff	135,016
	OTC- Field remediation	80,000
	Budgeted amount:	393,586

Parks Maintenance	PROGRAM	BUDGET (REAL TIME)
	ONE FIELD	
10-5320-26-6214	Uniform Expenses	650
10-5320-26-6215	Gas & Oil	5,000
10-5320-26-6224	Chemicals	4,300
10-5320-26-6231	Grounds Maint Supplies	10,000
10-5320-26-6234	Equipment Repair Supplies	650
10-5320-26-6241	Auto Repairs/Maint Service Expense	750
10-5320-26-6243	Spec Supplies/Safety Equip/Emergency	1,250
10-5320-26-624	Machinery & Equip - N/C	650
10-5320-26-6249	Radio & Phone Equip - N/C	88
10-5320-26-6250	Instrument & Tools - N/C	1,300
10-5320-26-6848	OTC - Machinery & Equip - Capital	35,000
	OTC-2500 Truck	72,095
	1-Full Time Staff	67,508
	OTC field remediation	26,000
	Budgeted amount:	225,241

Proposal #568

Date: 5/4/2026

Customer:	Property:
Ryan Hayes City of Sedona 102 Roadrunner Dr. Sedona, AZ 86336	Sedona Jr. Sr High School 995 Upper Red Rock Loop Road Sedona, AZ 86336

Mowing & General Maintenance

Weekly -

- Mowing of all turf at a height of between 2 1/2 " and 3", alternating directional mowing to encourage straight grass for better ball play.
- Trimming/weed eating approximately 2 feet around edges of fields and fences.

Every Week
- Edging of Infields, Skirts,, Pitching Mounds, Batter Boxes and warning Track.

Monthly
- Irrigation Inspection for proper Function, Head to Head watering and seasonal adjustments

Semi-Annually
- Application of Pre-Emergent by Certified Spray Technician
- Aerification, Top Dressing, Seeding (where needed), and Fertilization of Turf

Annually
- Lazer Grading of Fields
- Irrigation Spring Turn On
- Irrigation Winterization.

Fixed Payment Services

Description of Services	Frequency	
Default Group		
Mowing and General Maintenance	52	
Irrigation Inspection	12	
Aerification, Top Dress, Seed, Nitrogen Fertilization	2	
Lazer Grade of Baseball & Softball Field	1	
Pre-Emergent Application	2	
	Annual Maintenance Price	**$290,784.31**

Payment Schedule

Schedule	Total Price
June	$24,232.03
July	$24,232.03
August	$24,232.03
September	$24,232.02
October	$24,232.03
November	$24,232.02
December	$24,232.03
January	$24,232.02
February	$24,232.03
March	$24,232.02
April	$24,232.03
May	$24,232.02
	$290,784.31

Services

Mowing and General Maintenance

General Maintenance, to include mowing of turf, trimming of shrubs & bushes, weekly spot spray of weeds and clearance pruning of trees.

Irrigation Inspection

Irrigation inspection for leaks and proper function.

Aerification, Top Dress, Seed, Nitrogen Fertilization

Cleanup services.

Lazer Grade of Baseball & Softball Field

Off Season General Maintenance, to include mowing of turf, trimming of shrubs & bushes, weekly spot spray of weeds and clearance pruning of trees.

Pre-Emergent Application

Application of Pre-Emergent by Licensed Spray Technician.

Terms & Conditions

By		**By**	
	Don Barrand		
Date	5/4/2026	**Date**	
	Patriot Landscape Services		**Sedona Jr. Sr High School**

Proposal #597

Date: 5/4/2026

Customer:	Property:
Ryan Hayes City of Sedona 102 Roadrunner Dr. Sedona, AZ 86336	Sedona Jr. Sr High School 995 Upper Red Rock Loop Road Sedona, AZ 86336

Baseball, Softball & Soccer field remediation

Scope:

- **Fraise Mowing (Baseball, Softball and Soccer Fields.)**
  - Helps remove Thatch, Weeds and Undesireable field vegetation down to the soil level.
- **Aerification, Top Dress & Seeding (Baseball, Softball and Soccer Fields.)**
  - **Aerifying** the turf to help in over compaction, Helps in the deeper delivery of Water, Air and Nutrients into the soil.
  - **Top Dress - Applying aggregate or sand to the field to back fill any dips, holes or hazards allowing a safer field.**
  - **Seeding - Applying seed to bare spots to allow backfill of thin or bare ares.**
- **Infield Sod Removal & Replacement (Baseball Field)**
  - Utilizing a sod cutter, existing turf, weeds and organics will be removed and replaced by new sod to ensure proper play
- **Irrigation Repairs (Baseball, Softball, and Soccer Field**
  - Repairing of any leaks, Bad heads, leaking or non working valves ensuring proper pressure, head to head coverage and watering practices to encourage a healthy turf.
- **Rebuilding of Pitching Mounds and Batters boxes (Baseball and Softball fields)**
- **Base & Safety Rail Installation - Installation of new Bases, Pitching Rubbers and Fence protections. (Baseball and Softball Fields)**
- **Infield & Warning Track Tilling, Amending and Compaction - To ensure a proper Playing surfact and to ensure proper safe transitions between Infield, Outfield and warning Track surfaces. (Baseball, Softball Fields).**

Services Billed Upon Completion

Description of Services	Frequency	
Default Group		
Fraise Mowing & Turf Strip		
Aerification, Top Dress & Seed		
Infield Sod Removal & Replacent		
Irrigation Repair		
Base & Safety Rail Replacement		
Rebuilding of Pitching Mounds and Batter Boxes		
Infield Mix & Warning Track , Tilling, Amendment & Compaction		
	Total	**$811,028.40**

Services

Fraise Mowing & Turf Strip

Enhancement of existing property.

Aerification, Top Dress & Seed

Enhancement of existing property.

Infield Sod Removal & Replacent

Enhancement of existing property.

Irrigation Repair

Repair of irrigation timers, valves and piping, sprinklers and drip parts.

Base & Safety Rail Replacement

Enhancement of existing property.

Rebuilding of Pitching Mounds and Batter Boxes

Enhancement of existing property.

Infield Mix & Warning Track , Tilling, Amendment & Compaction

Enhancement of existing property.

Terms & Conditions

By		**By**	
	Don Barrand		
Date	5/4/2026	**Date**	
	Patriot Landscape Services		**Sedona Jr. Sr High School**

CITY COUNCIL AGENDA BILL

AB 3323
May 26, 2026
Regular Business

Agenda Item: 9c
Proposed Action & Subject: Discussion/possible action regarding the Western Gateway planning process and approval of a non-exclusive, non-binding Letter of Intent and request for information for any organization wishing to prepare a business plan for the re-establishment of the amphitheater operations at the Western Gateway.

Department	City Manager/ City Attorney
Time to Present	5 min
Total Time for Item	40 min
Other Council Meetings	December 10, 2025; February 10, 2026; February 24, 2026; March 10, 2026; April 28, 2026
Exhibits	A. Draft Letter of Intent B. Draft Request for Information

Finance Approval	Reviewed 04/27/26 BGW
City Attorney Approval	Reviewed 5/19/26 KWC
City Manager's Recommendation	Approve Letter of Intent and Request for Information ABS 5/19/26

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

SUMMARY STATEMENT

Background: At the April 28, 2026 council meeting Council discussed the results Western Gateway opinion poll and next steps for the Western Gateway property. The mean support for some various component options is summarized in the following table:

List of components from most supported to least supported

1.	Community gathering space	3.82
2.	Community recreation center	3.58
3.	Event lawn	3.5
4.	Amphitheater	3.05
5.	Housing	2.51
6.	Apartments & townhomes	2.5
7.	Restaurants	2.39
8.	Retail	2.11
9.	Commercial space	2

The survey also indicated more support than not for the potential of re-establishing the Sedona Cultural Park Amphitheater. At that meeting, City Council directed staff to prepare a non-binding, non-exclusive letter of intent that could be used by the CP2.0 Board of Directors, and other interested parties, as part of their due diligence in preparing a business plan for the possible re-establishment of amphitheater operations on the Western Gateway site. The letter will also be available to any other development group or organization wishing to prepare a business plan as part of the City's Request for Information. The draft Letter of Intent is attached as **Exhibit A**.

Council also expressed a desire to prepare a Request for Information to provide information on and gauge interest of qualified private entities in the restoration and operation of a not-to-exceed 5,500-seat amphitheater event venue located on up to approximately 25 acres of City-owned Western Gateway site. While this RFI is an inquiry only, responses will be evaluated to determine both interest and feasibility of achieving the City's objectives and will be the basis of a decision to move ahead or not, with a formal solicitation. The draft Request for Information is attached as **Exhibit B**.

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

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

Alternative(s): N/A

MOTION

I move to: approve the non-binding, non-exclusive Letter of Intent and the issuance of the RFI for exploration of the amphitheater operations at the Western Gateway site.

102 Roadrunner Drive
Sedona, Arizona 86336
www.SedonaAZ.gov

NON-EXCLUSIVE, NON-BINDING LETTER OF INTENT TO EXPLORE FEASIBILITY OF THE SEDONA CULTURAL PARK AMPHITHEATER

_____, 2026

Respondent:
_____
_____
_____

This Non-Exclusive, Non-Binding Letter of Intent ("LOI") is issued by the City of Sedona, an Arizona municipal corporation ("City") to the Respondent listed above. Individually, the City and Respondent are referred to as a "Party" and collectively as the "Parties."

1. Background and Purpose

Sedona is a world-renowned destination located in Arizona's Verde Valley, approximately 30 miles south of Flagstaff and 100 miles north of Phoenix. Internationally recognized for its dramatic red rock landscapes, outdoor recreation, vibrant arts community, and luxury tourism market, Sedona and the Verde Valley attract more than 3 million visitors annually from across the United States and around the world.

In 1995, the City rezoned 41 acres near Sedona's western edge, north and west of the intersection of SR 89A and Cultural Park Place, for use as an outdoor amphitheater, arts village, festival grounds, exhibition building, open space and trailhead access. The property is zoned Planned Development subject to the Conditions of Approval of Ordinance 1995-13 as amended by Resolution 2002-10, attached as **Exhibit A**. The 1995 Original Master Site Plan for the 41-acre site is attached as **Exhibit B**. The property was renamed the Cultural Park, and its central feature was the Sedona Cultural Park Amphitheater (the "Amphitheater"), an open air 5,500-seat venue that operated from 2000 until 2003. The venue featured an arched pavilion, natural acoustics with striking red rock views, and hosted major artists like Norah Jones, Tony Bennett, and Willie Nelson.

In 2022, the City purchased the 41-acre Cultural Park site for $20,000,000. The City desires to explore the viability and feasibility of redeveloping up to 25 acres of the Cultural Park site, **Exhibit C**, including long-term operating models at no cost to the City, as a destination venue and year-round economic driver to support tourism, local business activity, workforce stability, and community engagement.

2. Scope of Analysis

The City of Sedona seeks to evaluate use of up to 25 acres of the Cultural Park as a potential destination Amphitheater uniquely positioned within the Southwest live entertainment market, leveraging Sedona's internationally recognized tourism brand, stunning scenery, hospitality sector and proximity to the Phoenix and Flagstaff metropolitan markets. The purpose of this LOI is to assist Respondent in conducting research, analysis, and due diligence regarding the feasibility, viability and potential development and operating models for the renovation, activation and long-term operation and lease of the former outdoor Amphitheater located within the Sedona Cultural Park. In its written response to the Request for Information ("RFI") issued by the City, Respondent will provide findings,

at Respondent's expense, regarding the Amphitheater's viability, financing feasibility, liability and risk allocation, operating structure, community access, and local benefit. The City desires for the property to be used within the following parameters:

- Use as an outdoor amphitheater and as allowed under existing Planned Development zoning.
- Use supports tourism and economic development for the City of Sedona and provides community access and local benefits.
- Lease, renovation, maintenance, and operating structure at no cost to the City and that generates fair market revenue to the City.
- Safe use of the site from a traffic, noise, and public safety perspective.

Upon reasonable notice, the City agrees to provide Respondent access to the Cultural Park during normal City operating hours. The City has designated the City Manager and the Purchasing Manager as the primary points of contact to reasonably participate in periodic meetings and discussions with Respondent regarding the Cultural Park.

3. Terms & Termination

Upon signature of the City Manager, this LOI shall be in effect until December 31, 2026, unless extended by mutual agreement or terminated earlier, with or without cause, by either Party upon written notice. This LOI is non-exclusive and the City may issue any number of additional LOIs it deems in the best interest of the City to other entities.

No section or clause of this LOI is binding. The terms outlined herein are intended solely to facilitate information gathering and sharing under a City-issued RFI which contains material terms not included in this LOI and for the purposes of exploring a potential future agreement. The Parties acknowledge that this LOI is not enforceable by any Party and that neither Party is obligated to undertake any act listed herein. However, the Parties agree that this LOI imposes no duty whatsoever on either party to continue negotiations on any basis, including any obligation to negotiate in good faith or otherwise.

This LOI does not constitute, and shall not be interpreted as, a commitment by either Party to undertake any act, including to renovate, finance, lease, or operate the Cultural Park. Any subsequent approval or commitment shall not be binding upon the Parties unless and until a final and definitive written agreement awarded through a competitive solicitation process has been fully executed and delivered by the Parties, and in the case of the City, reviewed and approved by the Sedona City Council in a public meeting and executed by the Mayor of Sedona, attested by the City Clerk, and approved as to form by the City Attorney.

The following exhibits are attached to provide further information:

Exhibit A: 1995 and 2002 Zoning Documents
Exhibit B: 1995 Original Master Site Plan
Exhibit C: 2026 Western Gateway Site Plan

Very respectfully,

CITY OF SEDONA

_____

By: Anette Spickard, City Manager

Agreed and Acknowledged:
RESPONDENT

_____

By:_____
Its:_____

ORDINANCE NO. 95 - 13

AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF RS-70, SINGLE FAMILY RESIDENTIAL ONE DWELLING UNIT PER TWO ACRES TO THE PD-PLANNED DEVELOPMENT ZONING DISTRICT; PROVIDING FOR CONDITIONS OF SUCH REZONING; PROVIDING THAT THE CITY OF SEDONA ZONING MAP SHALL BE AMENDED TO REFLECT THE DISTRICT ONLY UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING FOR REPEAL OF CODE PROVISIONS AND OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING PENALTIES FOR THE VIOLATION HEREOF.

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

Section 1: Rezoning.

That land more fully described in Exhibit "A", attached hereto and incorporated herein, is hereby rezoned from RS-70, Single Family Residential One Dwelling Unit Per Two Acres to the PD-Planned Development Zoning District.

Section 2: Map.

The City of Sedona Zoning Map shall be amended to reflect this zone change upon completion of all zoning conditions set forth in "Exhibit B", attached hereto and incorporated herein, and at least three (3) copies of the Zoning Map shall be kept in the office of the City Clerk for public use and inspection.

Section 3: Repeal.

All code provisions, ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4: Penalties.

Any person found guilty of violating any provision of this Ordinance shall be guilty of a Class 1 misdemeanor and, upon conviction thereof, shall be punished by a fine not to exceed two thousand five hundred dollars ($2,500) or by imprisonment for a period not to exceed six (6) months, or by both such fine and imprisonment. Each day that a violation continues shall be a separate offense punishable as above described.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 11 day of July, 1995.

CITY OF SEDONA

Thron Riggs, Mayor

ATTEST:

Marie Brown, City Clerk

APPROVED AS TO FORM:

City Attorney

ASL/11-5122/06-19-95

HERITAGE

LAND SURVEYING AND MAPPING INC.

Exhibit "A"

A portion of Section 16, Township 17 North, Range 5 East of the Gila and Salt River Meridian in Yavapai County, Arizona, said portion of Section 16 being more particularly described as follows:

NW1/4 NE1/4 SE1/4 NE1/4 SE1/4 SE1/4;
N1/2 NW1/4 SE1/4 NE1/4 SE1/4 SE1/4;
SW1/4 NW1/4 SE1/4 NE1/4 SE1/4 SE1/4;
NW1/4 SE1/4 SW1/4 NE1/4 SE1/4 SE1/4;
N1/2 SW1/4 SW1/4 NE1/4 SE1/4 SE1/4;
N1/2 SW1/4 NE1/4 SE1/4 SE1/4;
N1/2 NE1/4 SE1/4 SE1/4;
NW1/4 SE1/4 SE1/4;
N1/2 NW1/4 NE1/4 SW1/4 SE1/4 SE1/4;
N1/2 NE1/4 NW1/4 SW1/4 SE1/4 SE1/4;
SW1/4 NE1/4 NW1/4 SW1/4 SE1/4 SE1/4;
NW1/4 NW1/4 SW1/4 SE1/4 SE1/4;
W1/2 NE1/4 SE1/4 SW1/4 SE1/4;
N1/2 SE1/4 NE1/4 SE1/4 SW1/4 SE1/4;
NE1/4 NE1/4 SE1/4 SW1/4 SE1/4;
E1/2 NE1/4 SW1/4 SE1/4;
E1/2 SE1/4 NW1/4 SE1/4;
S1/2 SW1/4 NE1/4 SE1/4;
NW1/4 SW1/4 NE1/4 SE1/4;
S1/2 NE1/4 SW1/4 NE1/4 SE1/4;
S1/2 NE1/4 NE1/4 SW1/4 NE1/4 SE1/4;
S1/2 NW1/4 NE1/4 SW1/4 NE1/4 SE1/4;
NW1/4 NW1/4 NE1/4 SW1/4 NE1/4 SE1/4;
S1/2 SE1/4 NE1/4 SE1/4;
NE1/4 SE1/4 NE1/4 SE1/4;
S1/2 NW1/4 SE1/4 NE1/4 SE1/4;
NE1/4 NW1/4 SE1/4 NE1/4 SE1/4;
S1/2 NW1/4 NW1/4 SE1/4 NE1/4 SE1/4;
NE1/4 NW1/4 NW1/4 SE1/4 NE1/4 SE1/4;

Subject Parcel contains 50.218 acres more or less including all easements.

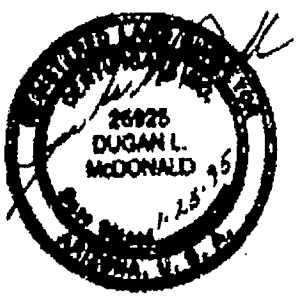


EXHIBIT B

CONDITIONS OF APPROVAL
CASE NUMBER ZC 95-3 - SEDONA CULTURAL PARK

1. Prior to the issuance of grading and building permits, the applicant shall satisfy the following conditions and provide written documentation of such compliance to staff:

   a. Review and approval of grading and drainage plans, and dust and erosion control plans by the Department of Community Development and the Yavapai County Flood Control District.

   b. All building and site plans submitted in application for a building permit must be in substantial conformance with the applicant's operational representations of the Cultural Park facility, and the plans as reviewed and approved by the Planning and Zoning Commission. Proposed changes to the approved exterior building materials determined to be substantial by the Assistant City Manager of Operations shall require reconsideration by the Planning and Zoning Commission at a public meeting.

   c. The portable toilets associated with use of phase one of the Cultural Park shall have been approved by either the Yavapai County Health Department and/or the Arizona Department of Environmental Quality.

   d. Approval from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department shall have been obtained for an on-site wastewater treatment and disposal system for facilities outside of phase one.

   e. A detailed landscape plan shall be submitted for review and shall have received approval from the Assistant City Manager of Operations. Said plan shall reflect the intent of the conceptual landscape plan as approved by the Planning and Zoning Commission.

   f. A detailed lighting plan shall be submitted, and reviewed and approved by the Assistant City Manager of Operations.

   g. Drawings showing the placement and method of screening or painting of all mechanical equipment shall be submitted and reviewed and approved by the Assistant City Manager of Operations.

h. A revised traffic impact study taking into consideration proposed major event traffic management procedures addressing all outstanding issues identified by the Arizona Department of Transportation (ADOT) and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City.

i. Plans for all road improvements required by the Arizona Department of Transportation and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

j. Master traffic, parking and security control plans addressing specific measures associated with each type of event shall be provided by the applicant and shall have been reviewed and approved by the Department of Community Development, Sedona Police Department, Sedona Fire Department and the Arizona Department of Transportation.

k. A sound level control and attenuation plan shall be provided to the satisfaction of the Department of Community Development. Said plan shall include identification of the type of electronic limiting device which shall be used to automatically control the maximum sound level which the sound system is capable of generating so as to ensure compliance with the Sound Control Ordinance. Said plan shall also include the method and type of acoustic test equipment to be used to monitor the sound levels generated by the sound amplifying equipment so as to ensure compliance with the Sound Control Ordinance.

2. Prior to the issuance of a certificate of occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meets the following conditions:

a. All on-site improvements shall substantially conform with the plans on which grading and building permits were issued.

b. The applicant shall have obtained approval to operate its wastewater treatment and disposal systems from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department.

c. Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan.

d. All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be aimed or shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct night inspections and if deemed necessary, additional shielding will be required.

e. All new utility lines shall be provided through underground installation.

f. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building.

g. All requirements of the Sedona Fire Department shall have been satisfied, including the installation of required fire hydrants, and the provision of adequate access and turnaround areas for all private driveways.

h. The applicant shall provide their fair proportionate share toward the cost of the future traffic light and associated intersection improvements at the SR 89A/Upper Red Rock Loop Road intersection. The amount shall be determined by the Department of Community Development.

i. Initially in phase one, that portion of Compactor Road from SR 89A to the Navoti Drive intersection shall be paved, with curb and gutter provided, as well.

j. The four proposed lanes near the main entrance shall be paved to a width of 12 feet each.

k. A sidewalk shall be provided along the west side of Compactor Road from its intersection with SR 89A and connecting to the Cultural Park's pathway system.

l. In order to address the 328 parking space shortfall, the applicant shall provide written agreements with other property owners for off-site parking accommodations to the satisfaction of the Department of Community.

m. All required road improvements shall have been installed in accordance with the approved plans. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

n. The portable toilets shall have temporary screening provided to the satisfaction of the Assistant City Manager of Operations.

3. Sign plans in accordance with the Sign Regulations shall be submitted by the applicant and reviewed and approved by the Department of Community Development prior to the establishment of signage on the property.

4. Temporary barriers shall be provided along SR 89A during events, as deemed necessary by the City, to preclude parking in this area to the satisfaction of the Arizona Department of Transportation, Department of Community Development, Sedona Police Department and the Sedona Fire Department.

5. Events in the festival grounds shall not be held concurrently with sold out events in the outdoor amphitheater. Sold out events in the outdoor amphitheater shall not be held concurrently with large events at the Sedona-Red Rock High School if the high school parking is needed to meet parking requirements for the amphitheater use.

6. Capacity for the outdoor amphitheater shall be limited to 5530 seats. No more than 5530 tickets shall be sold for any single event.

7. All events shall comply with the Sound Control Ordinance.

8. For each event, a sound monitoring/limiting device that cannot be bypassed or overridden shall be installed on the sound system to regulate the sound at a level that complies with the Sound Control Ordinance.

9. Every contract with a specific performer shall have a sound clause whereby the performer is mandated to comply with the City Sound Control Ordinance and use the sound system provided by the Sedona Cultural Park.

10. Utility easements and associated equipment shall be provided to the satisfaction of the Department of Community Development, in consultation with the affected utility companies.

11. Exterior surface materials for all bridge crossings shall be provided to the satisfaction of the Department of Community Development.

12. A trailhead parking area shall be provided west of the proposed performing arts center along the north property line.

13. The long term operation and use of the facilities developed in conjunction with this approval shall be as approved by the City Council upon consideration of the representations made by the Sedona Cultural Park, both in their original submittal and their formal modification of site operational characteristics, as set forth in their May 2, 1995, Resolution of the Board of Directors and as submitted for consideration at public hearings on this request. Modification of site operational characteristics and functions shall require reconsideration at public hearings before the Planning and Zoning Commission and the City Council, and final amendment of the original approval by the governing body.

14. Two years after the first event in the outdoor amphitheater at the Sedona Cultural Park, or at a time as determined necessary by the Assistant City Manager of Operations, the applicant shall submit a revised traffic impact study for review and approval by the Planning and Zoning Commission and City Council. The revised study shall identify the actual traffic impacts associated with use of the Cultural Park and the degree to which traffic control measures and construction of roadway improvements have adequately mitigated or failed to mitigate the Park's related traffic impacts. Upon review of the revised study, if determined warranted by the Planning and Zoning Commission and City Council, additional mitigation measures to more adequately address site generated traffic impacts shall be implemented by the applicant within six months of City approval of the revised study.

15. Two years after the first event in the outdoor amphitheater at the Sedona Cultural Park, the applicant shall submit a revised sound level control and attenuation plan for review and approval by the Planning and Zoning Commission and City Council. The revised plan shall identify the actual sound impacts associated with use of the Cultural Park and the degree to which implemented sound control measures have adequately mitigated or failed to mitigate the Park's sound impacts. Upon review of the revised plan, if determined warranted by the Planning and Zoning Commission and City Council, additional mitigation measures to more adequately address site generated sound impacts shall be implemented by the applicant prior to the next outdoor amphitheater event.

16. Two years after the first event in the outdoor amphitheater at the Sedona Cultural Park, the applicant shall submit a revised master traffic control plan, parking control plan and security control plan for review and approval by the Planning and Zoning Commission and City Council. The revised plans shall identify whether the initial plans have adequately mitigated or failed to mitigate the traffic control impacts, parking control impacts and security control impacts. Upon review of the revised plans, if determined warranted by the Planning and Zoning Commission and City Council, additional mitigation measures to more adequately address site generated traffic control, parking control and security control impacts shall be implemented by the applicant prior to the next outdoor amphitheater event.

17. The PD (Planned Development) zoning on the subject property becomes vested and reflected on the City of Sedona Zoning Map only upon conclusion of the land exchange and transfer of the subject property into private ownership.

18. Rezoning of the subject property to the PD zone (Planned Development) is contingent upon the Sedona Cultural Park obtaining a building permit for phase one within two years of the effective date of the final zone change approval. In the event a building permit for phase one is not obtained within the two year time period, the City shall initiate a zone change of the subject property back to its former RS-70 zone classification.

19. Interior private roads and parking areas shall be treated so as to control dust to the satisfaction of the Department of Community Development. One year after the first event, a revised dust control plan shall be submitted by the applicant to the Department of Community Development. The revised plan shall identify whether the initial plan has adequately mitigated or failed to mitigate the dust control impacts. Upon review of the revised plan, if determined warranted by the Assistant City Manager of Operations, additional mitigation measures to more adequately address site generated dust shall be implemented by the applicant prior to the next outdoor amphitheater event.

RESOLUTION NO 2002-10

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA, ESTABLISHING AS PUBLIC RECORD THE 2002 AMENDMENTS TO THE SEDONA CULTURAL PARK CONDITIONS OF APPROVAL, CASE NO. ZC95-3.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA: that the terms set forth in that document attached hereto as Exhibit A, and entitled, "2002 AMENDMENTS TO THE SEDONA CULTURAL PARK, CONDITIONS OF APPROVAL, INCORPORATING ADDITIONAL CONDITIONS" constitute a public record to be incorporated by reference into Ordinance No. 2002-04.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona this 26 day of February, 2002.

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney

REVISED ORIGINAL CONDITIONS OF APPROVAL
SEDONA CULTURAL PARK

1. Prior to the issuance of grading and building, permits, the applicant shall satisfy the following conditions and provide written documentation of such compliance to staff:

   a. Review and approval of grading and drainage plans, and dust and erosion control plans by the Department of Community Development and the Yavapai County Flood Control District.

   b. All building, and site plans submitted in application for a building permit must be in substantial conformance with the applicant's operational representations of the Cultural Park facility, and the plans as reviewed and approved by the Planning and Zoning Commission. Proposed changes to the approved exterior building materials determined to be substantial by the Director of Community Development shall require reconsideration by the Planning and Zoning Commission at a public meeting.

   c. The portable toilets associated with use of phase one of the Cultural Park shall have been approved by either the Yavapai County Health Department and/or the Arizona Department of Environmental Quality.

   d. Approval from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department shall have been obtained for an on-site wastewater treatment and disposal system for facilities outside of phase one.

   e. A detailed landscape plan shall be submitted for review and shall have received approval from the Director of Community Development. Said plan shall reflect the intent of the conceptual landscape plan as approved by the Planning and Zoning Commission.

   f. A detailed lighting plan shall be submitted, and reviewed and approved by the Director of Community Development.

   g. Drawings showing the placement and method of screening or painting of all mechanical equipment shall be submitted and reviewed and approved by the Director of Community Development.

   h. A revised traffic impact study taking into consideration proposed major event traffic management procedures addressing all outstanding issues identified by the Arizona Department of Transportation (ADOT) and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City.

i. Plans for all road improvements required by the Arizona Department of Transportation and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

j. Master traffic, parking and security control plans addressing specific measures associated with each type of event shall be provided by the applicant and shall have been reviewed and approved by the Department of Community Development, Sedona Police Department, Sedona Fire Department and the Arizona Department of Transportation.

k. A sound level control arid attenuation plan shall be provided to the satisfaction of the Department of Community Development. Said plan shall include identification of the type of electronic limiting device which shall be used to automatically control the maximum sound level that the sound system is capable of generating so as to ensure compliance with the Sound Control Ordinance. Said plan shall also include the method and type of acoustic test equipment to be used to monitor the sound levels generated by the sound amplifying equipment so as to ensure compliance with the Sound Control Ordinance.

2. Prior to the issuance of a Certificate of Occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meets the following conditions:

a. All on-site improvements shall substantially conform to the plans on which grading and building permits were issued.

b. The applicant shall have obtained approval to operate its wastewater treatment and disposal systems from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department.

c. Installation of all proposed landscaping shall be complete and in accordance, with the approved landscape plan.

d. All outstanding lighting shall have been installed in accordance with the approved plans. All lighting sources shall be aimed or shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff, shall conduct night inspections and if deemed necessary, additional shielding will be required.

e. All new utility lines shall be provided through underground installation.

f. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building.

g. All requirements or the Sedona Fire Department shall have been satisfied, including the installation of required fire hydrants, and the provision of adequate access and turnaround areas for all private driveways.

h. The applicant shall provide their fair proportionate share toward the cost of the future traffic light and associated intersection improvements at the SR89a/Upper Red Rock Loop Road intersection. The amount shall be determined by the Department of Community Development.

i. Initially in phase one, that portion of Compactor Road from SR89a to the Navoti Drive intersection shall be paved, with curb and gutter provided, as well.

j. The four proposed lanes near the main entrance shall be paved to a width of 12 feet each.

k. A sidewalk shall be provided along the west side of Compactor Road from its intersection with SR89a and connecting to the Cultural Park's pathway system.

l. In order to address the 328 parking, space shortfall, the applicant shall provide written agreements with other property owners for off-site parking accommodations to the satisfaction of the Department of Community Development.

m. All required road improvements shall have been installed in accordance with the approved plans. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

n. The portable toilets shall have temporary screening provided to the satisfaction of the Director of Community Development.

3. Sign plans in accordance with the Sign Regulations shall be submitted by the applicant and reviewed and approved by the Department of Community Development prior to the establishment of signs on the property.

4. A Temporary Barrier Plan with a schedule of season events shall be provided to ADOT, the Sedona Police Department, the Sedona Community Development Department, the Arizona Department of Public Safety, the Sedona Fire District, and any other agency designated by the City of Sedona, before the commencement of operations for the season, but in no case later than April 15

each year. Temporary barriers shall be provided along SR 89a during events, as deemed necessary by the City, to preclude parking in this area to the satisfaction of the Arizona Department of Transportation, Department of Community Development, Sedona Police Department and the Sedona Fire Department.

5. Events in the festival grounds shall not be held concurrently with sold out events in the outdoor amphitheater. Sold out events in the outdoor amphitheater shall not be held concurrently with large events at the Sedona Red Rock High School if the High School parking is needed to meet parking requirements for the amphitheater use.

6. Capacity for the outdoor amphitheater shall be limited to 5530 seats. No more than 5530 tickets shall be sold for any single event.

7. All events shall comply with the Sound Control Ordinance.

8. Every contract with a specific Performer shall have a sound clause (provided in Attachment A) whereby the performer is mandated to comply with the City Sound Control Ordinance.

9. Utility easements and associated equipment shall be provided to the satisfaction of the Department of Community Development, in consultation with the affected utility companies.

10. Exterior surface materials for all bridge crossings shall be provided to the satisfaction of the Department of Community Development.

11. A trailhead parking area shall be provided west of the proposed performing arts center along the north property line.

12. The long term operation and use of the facilities developed in conjunction with this approval shall be as approved by the City Council upon consideration of the representations made by the Sedona Cultural Park, both in their original submittal and their formal modification of site operational characteristics, as set forth in their May 2, 1995, Resolution of the Board of Directors and as submitted for consideration at public hearings on this request. Modification of site operational characteristics and functions shall require reconsideration at public hearings before the Planning and Zoning Commission and the City Council, and final amendment of the original approval by the governing body.

13. The PD (Planned Development) zoning on the subject property becomes vested and reflected on the City of Sedona Zoning Map only upon conclusion of the land exchange and transfer of the subject property into private ownership.

14. Rezoning of the subject property to the PD zone (Planned Development) is contingent upon the Sedona Cultural Park obtaining a building permit for phase

one within two years of the effective date of the final zone change approval. In the event a building permit for phase one is not obtained within the two year time period, the City shall initiate a zone change of the subject property, back to its former RS-70 zone classification.

15. Interior private roads and parking areas shall be treated so as to control dust to the satisfaction of the Department of Community Development. One year after the first event, a revised dust control plan shall be submitted by the applicant to the Department of Community Development. The revised plan shall identify whether the initial plan has adequately mitigated or failed to mitigate the dust control impacts. Upon review of the revised plan, if determined warranted by the Director of Community Development, additional mitigation measures to more adequately address site generated dust shall be implemented by the applicant prior to the next outdoor amphitheater event.

16. All personnel employed to manage and direct traffic and oversee parking shall have had prior experience of these operations or have been suitably trained to the satisfaction of the Sedona Police Department, so that the mistakes of the past are not repeated.

17. The Sedona Cultural Park shall prepare a detailed inventory and plan of all existing on-site parking spaces. As part of this plan, approved parking areas that have not been constructed as yet shall be shown, as well as options for the construction of new in-fill parking spaces. This plan shall be submitted to the City Engineering Department and Director of Community Development for review and approval by no later than April 1, 2002.

18. Concert events (originally defined by the Sedona Cultural Park to be a maximum of 2,300 people) shall be limited to no more than 2,100 people unless either of the following are satisfied.

    a. A copy of the Forest Service permit authorizing parking on the old dumpsite shall be provided to the Director of Community Development. Site, grading, drainage and landscape plans shall be submitted for review and approval by the Director of Community Development and City Engineering Department prior to construction of the parking area. The new parking area shall be completed to the satisfaction of the Director of Community Development and City Engineering Department by the commencement of the 2002 performance season.

    b. A written agreement with an attached detailed site plan showing a parking area layout and number of parking spaces for either the property located on the southeast corner of the intersection of Highway 89a and Upper Red Rock Loop Road (currently owned by Miller Bros. Inc.) or the Sedona Red Rock High School shall be provided to the Director of Community

Development by April 1 of each year. A minimum of 86 parking spaces shall be provided in these parking areas.

c. In the alternative, the Sedona Cultural Park shall construct a minimum of 86 new parking spaces within the Cultural Park grounds. Construction plans for these new spaces shall be submitted to the Director of Community Development and City Engineering Department for review and approval.

d. In the event that the detailed inventory and parking plan referred to in condition of approval #21 identifies a different number of parking spaces than that as determined by Mr. Guy Grand in his letter dated December 28, 2001, then the minimum number of spaces required for concert events to be provided either off-site at the Miller Brothers property or Red Rock High School, or on site within the Sedona Cultural Park grounds, shall be increased or decreased proportionately so that parking for 2,300 people based on 2.7 persons per vehicle (i.e. 852 spaces) can be provided.

19. Parking shall be provided on one side only of Cultural Park Place, Arts Village Drive or other internal roadways within the Sedona Cultural Park provided that the minimum access requirements of the Sedona Fire District are provided to the satisfaction of the Fire Marshall. If necessary, "No Parking" signs or a fire lane shall be designated along these roadways.

20. No storage of vehicles, equipment, products or materials not directly related to the operation or management of the Sedona Cultural Park or owned by the Sedona Cultural Park shall be stored within the Park. In all cases, storage shall not interfere with the use of required parking spaces. All recreation vehicles, trailers and other materials not owned by Sedona Cultural Park shall be removed from the maintenance/storage parking area by no later than March 1, 2002. Construction trailers used as temporary office or storage facilities for specific Sedona Cultural Park construction projects are exempt from this requirement.

21. The Cultural Park shall contact City Code Enforcement staff by no later than April 1 each year in order that parking, traffic, signage, sound issues, etc. can be coordinated and pre-planned, and potential problems resolved.

2002: Additional Conditions to Rezoning

1. The Sedona Cultural Park is an Arizona non-profit corporation. The City of Sedona has no financial responsibility whatsoever for Park operations.

2. The performance season for outdoor events at the Cultural Park will be limited to the six (6) months of May through October annually, except that subject to the approval of a Temporary Use Permit in accordance with Section 407 of the Land

Development Code, community events may be authorized outside of the designated performance season. Task Force members shall be notified prior to each community event outside of the designated performance season.

3. Events in the Amphitheater will be limited to the following numbers:

   12 "Festival" events (maximum capacity 5530 per event) per season. These will include Jazz on the Rocks. Symphony and "pops" concerts, and concerts/community celebrations on the major summer holidays.

   18 musical/dance-type concert events a maximum capacity of 2500 per event annually.

   70 theater/chamber music/musical theater-type events at a maximum capacity of 1200 per event annually.

4. "Flagship" events will be limited to five (5) annually and 2500-capacity events will be limited to ten (10) annually until such time as Highway 89A is widened to at least four (4) lanes past the Park site.

5. The Cultural Park shall pay for all security, public safety, and traffic control personnel required for safe and orderly operation of events.

6. In addition to its legal commitment to observe all City of Sedona sound and noise ordinances, the Park will make every effort to protect neighbors from any excessive volume of performances in the amphitheater. Toward this end, an emergency hotline to Park management will be made available to neighbors through their homeowners associations for quick response during events.

7. A written record of the monitoring of the Park's professionally designed, installed and operated sound system, including sound levels at the Park's borders, will be kept and made available to the public.

8. The Cultural Park will not seek to use Navoti Drive as a through-route for traffic to or from event parking.

9. The existing Task Force for development and monitoring of Park traffic, parking sound, and security management plans shall become a permanent Standing Committee of the Cultural Park Board, with regular public Meetings. The membership of the Task Force will include a Park Board member, individuals appointed by the Associations of the adjacent subdivisions, and representatives of the Sedona Police Department, Sedona Fire District, ADOT, Red Rock High School, and the appropriate administrative departments of the City of Sedona and Task Force members will participate as necessary.

10. At least two (2) members of the Sedona Cultural Park Board of Directors shall be residents or property owners in the adjacent subdivisions.

11. The Sedona Cultural Park, its Board and Management, commit themselves to a policy of operations that will ensure the Park's status as an asset to the community. This includes the presentation of quality programs, the responsible operation of the Park's events and facilities, and a commitment to being a good neighbor to adjacent homeowners and the community as a whole.

LOI Exhibit B

Coconino National Forest

S89°20'19"W 319.53'

S89°20'19"W 319.53'

N89°20'19"E 79.88'

S06°15'10"E 84.56'

S89°22'15"W 99.92'

S89°20'19"W 319.67'

S89°20'19"W 319.53'

S06°31'09"E 84.56'

parking

FUTURE PERFORMING ARTS CENTER

FESTIVAL GROUNDS

FUTURE EXHIBITION BUILDING

CENTRAL POINT INTERPRETIVE TERRACE

wash

path

parking

bike parking

PRIVATE DRIVE

parking

NATURAL AREA

path

wash

SMALL AMPHITHEATER

PUBLIC STREET

S06°58'02"E 1022.35'

ENTRY

PORTABLE STAGE

ARTS VILLAGE

Coconino National Forest

TO SEDONA

AMPHITHEATER

TERRACED GRASS BOWL

N05°40'35"W 1682.10'

parking

path

PLAZA

Visitors Center

NATURAL AREA

81.08'

85.74'

162.38'

85.03'

162.58'

84.92'

244.17'

84.74'

PRIVATE DRIVE

parking

NATURAL AREA

ENTRY

HIGHWAY 89 A

84.65'

162.38'

244.77'

84.48'

245.08'

84.32'

163.59'

84.21'

HIGH SCHOOL

TO COTTONWOOD

UPPER RED ROCK LOOP ROAD

SITE PLAN ELEMENTS

OUTDOOR AMPHITHEATER	120 000 SQ FT
FESTIVAL GROUNDS	105 000 SQ FT
CENTRAL POINT INTERPRETIVE TERRACE	7 800 SQ FT
SMALL AMPHITHEATER	6 300 SQ FT
ARTS VILLAGE	5 5 ACRES
BUILDING COVERAGE	61 000 SQ FT
TOTAL BUILDING AREA	100 000 SQ FT
TERRACES / LANDSCAPE / PLAZAS	41 000 SQ FT

ARTS VILLAGE

THE VILLAGE PLAN IS CONCEPTUAL, WITH BUILDINGS SHOWN TO REPRESENT REQUIRED DENSITY MASSING COMPOSITION SITE COVERAGE AND GENERAL INTEGRATION WITH THE EXISTING LANDSCAPE FOR ALL FUTURE DEVELOPMENT WITHIN THE VILLAGE AREA THE FINAL DESIGN OF THESE VILLAGE ELEMENTS MAY NOT NECESSARILY BE AS DEPICTED BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CHARACTER AS SHOWN POTENTIAL USES MAY INCLUDE THE FOLLOWING AS WELL AS USES SIMILAR IN NATURE AND INTENSITY

PRIMARY USES:

VISITORS' CENTER
MUSEUM
ADMINISTRATIVE OFFICES
PARK OFFICES

ACCESSORY USES:

CAFES
ARTS / EDUCATION FACILITIES
FOREST SERVICE INTERPRETIVE CENTER
MULTI-USE FACILITIES
MUSIC, ART, DESIGN STUDIOS
GALLERIES
ELDER HOSTEL
PERFORMANCES AREAS
CERTAIN TEMPORARY FACILITIES

APPROVED BY CC
7-11-95

MASTER PLAN

APRIL 4, 1995

SITE DATA

EXISTING ZONE	RS-70
PROPOSED ZONING	PD
GROSS SITE AREA	50 218 ACRES
BUILDING AND AMPHITHEATER LOT COVERAGE	APPROX 195 000 SQ FT (9%)
NATURAL ZONES	14 8 ACRES (29%)
PARKING	
AREA	250 000 SQ FT (11%)
SPACES	925 AUTOMOBILES 8 BUSES
DRIVES	81 700 SQ FT

SEDONA · CULTURAL · PARK

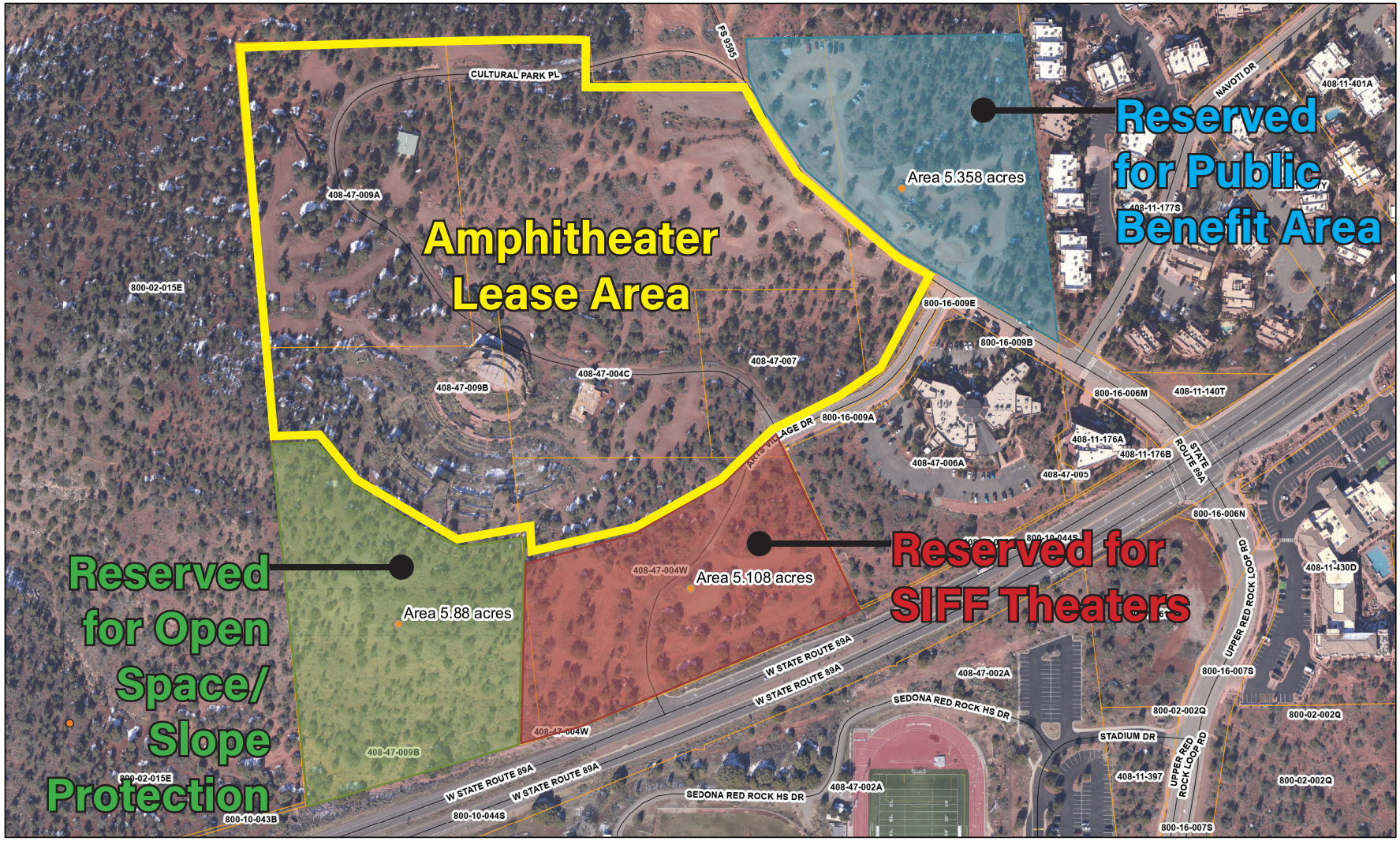
JENSVOLD/THOMPSON ARCHITECTS
ARTERRA·LANDSCAPE ARCHITECTS

0 30 60 120

LOI Exhibit C

2026 Western Gateway Site Plan

City of Sedona, Arizona



5/11/2026 10:39 AM

Scale: 1:2,708

0 0.03 0.06 0.12 0.18 0.24 mi

- OAK CREEK
- COUNTY LINE
- City Boundary
- STREET CENTERLINE
- PARCEL BOUNDARY

FOREST RD AERIAL 2025
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

CITY BOUNDARY

AERIAL 2023
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

WW AERIAL 2023
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

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CITY OF SEDONA

REQUEST FOR INFORMATION

CULTURAL PARK AMPHITHEATER

City of Sedona exclusively uses its eProcurement System (https://sedonaaz.bonfirehub.com/portal/?tab=openOpportunities) for the notification and dissemination of all solicitations. The receipt of solicitations through any other means may result in your receipt of incomplete specifications and/or addenda which could ultimately render your bid/proposal non-compliant/non-responsive. The City of Sedona accepts no responsibility for the receipt and/or notification of solicitations through any other means.

REQUEST FOR INFORMATION

TABLE OF CONTENTS

SECTION 1 - INSTRUCTIONS TO RESPONDENTS..... 3
SECTION 2 - RFI RESPONSES..... 5
SECTION 3 - TERMS AND CONDITIONS 7

SECTION 1 – GENERAL INFORMATION

1. Purpose

The City of Sedona (the "City") is issuing this Request for Information ("RFI") to provide information on and gauge interest in the restoration and operation by qualified private entities of an abandoned 5,530-seat amphitheater event venue (the "Venue") located on City-owned property known as the Western Gateway (the "Property") in West Sedona. While this RFI is an inquiry only, responses will be evaluated to determine both interest and feasibility of achieving the City's objectives and will be the basis of a decision to move ahead or not, with a formal solicitation.

2. Introduction

The Property is comprised of 41 acres of City-owned land, identified as the following eight parcels by Yavapai County tax ID numbers: 408-47-004C, 408-47-005A, 408-47-004W, 408-47-007, 408-47-008, 408-47-009A, 408-47-009B, and 408-11-176(B). The City is interested in exploring the possibility of leasing up to approximately 25 acres (the "Lease Area") of the Property to a private party to restore and operate the Venue and related amenities within the existing zoning of the Property and other potential restrictions related to I2026-01. The abandoned Venue structure and associated buildings (restrooms, storage) are located in the Lease Area. Exhibit A depicts the Property and the Lease Area. In addition to a leasing approach where the City would be hands-off in the restoration and operation of the venue, the City is also exploring various partnership structures, including potential public-private partnerships, to transform the Venue and the Lease Area into a vibrant community destination that serves residents while generating sustainable revenue. The City anticipates that such a project could generate significant economic impact through wage earnings and facilitate ancillary development opportunities.

3. Background of the Property

A non-profit corporation owned the Property and hosted concerts from approximately 2000 to 2003, with ticket sales to the public. The Venue closed in 2003 after the non-profit corporation failed to meet its debt obligations. A private party then purchased the Property but did not operate the Venue. The City purchased the Property in 2022 and has not operated the Venue.

4. Current Condition of the Venue

The Venue is currently abandoned and run-down, with graffiti and trash, as depicted in the photographs in Exhibit B. The City commissioned a Structural Condition Assessment of the Venue in 2025, with the assessment report included as Exhibit C.

5. Access to the Venue

The majority of the Property, including the Venue and the Lease Area, is closed to the public. The City can arrange for a site tour during regular business hours (Mon-Thur 7am-5pm) if requested 48 hours in advance.

6. Zoning of the Property

In 1995, the Sedona City Council rezoned the Property to Planned Development ("PD") zoning, subject to certain Conditions of Approval, Exhibit D. The Conditions of Approval zoned the property for development as the "Sedona Cultural Park", an outdoor performing arts complex allowing for an amphitheater with maximum seating capacity of 5,500, festival grounds, and an arts village. The zoning also provided for prescribed event types and concurrent-event limitations, sound monitoring and attenuation requirements, traffic and parking management plans, and landscaping, lighting, and dust control requirements.

In 2002, the Sedona City Council adopted a resolution amending the 1995 Conditions of Approval for the Property, Exhibit E. The 2002 amendments further defined the amphitheater use, limiting outdoor events to a six-month performance season (May through October), capping attendance by event type (12 Festival events per season at up to 5,530 capacity; 18 concert events at up to 2,500 capacity; 70

theater or chamber music events at up to 1,200 capacity), and establishing a permanent Standing Committee to monitor compliance.

I2026-01, a citizen's initiative regarding the Property, Exhibit F, will appear on the July 21, 2026 ballot. If approved by the voters, overnight camping, sleeping, and residential development of any kind would be prohibited at the Property. Additionally, the initiative would, among other restrictions, designate the entire Western Gateway, including the Venue and Lease Area, a public park that must remain open to the public. It also requires the City maintain the existing structures on the Property, including the existing amphitheater structures and buildings.

7. Scope of Future RFP

After evaluation of these RFI responses, the City may be interested in issuing a future Request for Proposal ("RFP") to lease the Lease Area to a private party to restore and operate the Venue and related amenities consistent with the current zoning, and in compliance with the Sedona Land Development Code and Sedona City Code. The term of the lease, size of the Lease Area (not to exceed 25 acres) and operation/structure Venue, and the construction schedule are all negotiable. The City intends to conduct an appraisal and lease the property at its fair market value.

8. QUESTIONS

All explanations desired by a respondent regarding the meaning or interpretation of this RFI, or any part thereof, must be requested in writing via the eProcurement system or directed to the project representative by email and shall be received no later than the date and time specified in eProcurement system.

CITY OF SEDONA RFI REPRESENTATIVE:

Ian Coubrough, CPPB
Procurement Officer
icoubrough@sedonaaz.gov

SECTION 2 - RFI RESPONSES

1. Instructions to Respondents

All Responses must be submitted via the City's eProcurement site at https://sedonaaz.bonfirehub.com/portal. Responses submitted through any other means may be deemed non-compliant. Each respondent is responsible for monitoring the eProcurement system for any addenda or updates issued prior to the response deadline. Responses shall be submitted in PDF format and shall include all requested information as outlined in this Section. The City reserves the right to request clarification or additional information from any respondent following the submission deadline. Submissions are due no later than September 30, 2026. Late submissions will not be accepted.

2. Organization Information & Experience

Respondents should include an introduction to their organization and provide information about previous experience developing similar projects. At a minimum, the response should include the following:

a. Legal name and form of organization (corporation, LLC, partnership, etc.), state of incorporation or formation, contact information, and principal place of business.
b. A description of organizational capacity and resources and potential project team composition.
c. A description of the respondent's experience developing, operating, or managing outdoor amphitheaters, performing arts venues, or comparable entertainment facilities, including programming, venue names, locations, seating capacities, and dates of involvement.
d. A description of any experience the respondent has with ground lease or management arrangements with public entities, public-private partnerships, or similar municipal or government-related projects.

3. Project Discussion

Respondents should discuss ideas they have towards the City's interest in revitalizing the lease area and venue. Responses should address, at a minimum, the following topics:

a. The respondent's overall vision for the restoration and operation of the Venue, including the types of events and performances that could be presented, proposed target audiences, programming mix (concerts, community events, cultural activities, etc.), year-round programming strategies, and how the Venue would complement the cultural and recreational character of Sedona.
b. Size of the Venue (not to exceed 5,530 seats or 25 acres) description of proposed ancillary structures (e.g., restrooms, concessions, management offices, parking), and possible development of festival grounds, and an arts village (included as allowable uses in the current zoning).
c. The respondent's proposed business plan for restoration of the Venue, including a general description of funding sources (e.g,. loans, fundraisers, private donations, naming rights).
d. The respondent's proposed business model for operating and maintaining the Venue throughout the term of any potential agreement, including a general description of proposed revenue sources (e.g., ticket sales, sponsorships, food and beverage, event rentals), operating cost approach, and any ancillary uses envisioned for the Lease Area.
e. A high-level description of the respondent's proposed approach to compliance with the existing Planned Development zoning and Conditions of Approval, including any thoughts on operating within the established event-type caps, attendance limits, performance season, and sound attenuation requirements.
f. The respondent's preliminary thoughts on lease terms, including proposed lease duration, rent structure, and any conditions or provisions the respondent believes would be important to address

in a ground lease agreement.

g. Any proposed community benefit components the respondent would consider incorporating into the project, such as local employment, community event programming, educational partnerships, arts outreach, or reduced-cost access for residents.
h. Risk allocation between the Respondent and the City including financing risk, construction risk, financing risk, operations risk, and maintenance risk.

4. Foreseen Challenges

Respondents are strongly encouraged to candidly discuss any challenges or concerns they foresee with the development, restoration, or operation of the Venue and the Lease Area. The City is particularly interested in understanding potential issues related to the following:

a. Physical condition and scope of restoration: The respondent's preliminary assessment, based on available information, of the likely condition of the Venue structure, utilities, infrastructure, and site improvements, and any concerns regarding the cost or complexity of bringing the Venue to operable condition.
b. Zoning and regulatory requirements: Any concerns regarding the existing Planned Development zoning, Conditions of Approval, Sedona Land Development Code, I2026-01, or other regulatory requirements that may affect the feasibility, programming, or financial viability of the project.
c. Market and programming constraints: Concerns related to the event-type caps, attendance limits, or seasonal restrictions and their potential impact on programming flexibility and financial sustainability.
d. Access and parking: Concerns regarding site access, traffic management, and the adequacy of parking to support various event types and attendance levels.
e. Financing and lease or management structure: Any concerns regarding the ability to secure financing for capital improvements given the ground lease or management structure, or the length of term required to support project economics.
f. Community and neighborhood relations: Concerns regarding noise, light (Sedona is an International Dark Sky City), traffic, or other impacts on surrounding neighborhoods or the broader Sedona community, and the respondent's general approach to community engagement and mitigation.

5. Interest In Request for Proposals

Should the City issue a Request for Proposals, respondents are asked to indicate whether they would be interested in submitting a formal proposal and to provide input that would assist the City in developing an effective RFP. Specifically, respondents should address the following:

a. Whether the respondent would intend to submit a proposal in response to a formal RFP for the restoration and operation of the Venue and the Lease Area.
b. What information, exhibits, or City-provided due diligence materials (e.g., updated structural reports, geotechnical studies, utility assessments, title information, survey, or ALTA) the respondent would want included in the RFP package.
c. Any specific lease terms, conditions, or provisions the respondent believes are necessary to make the project financially feasible or otherwise attractive to prospective operators, including views on lease duration, rent structure, percent of ticket sales and concession revenue to be paid to the City, improvement obligations, and assignment rights.
d. Any additional comments, questions, or suggestions the respondent wishes to share with the City regarding this project or the potential RFP process.

SECTION 3 - TERMS AND CONDITIONS

This RFI does not commit the City to issue a Request for Proposals, to defray any costs incurred in the preparation of a response to this request, or to procure or contract for services. The following terms and conditions apply to all responses submitted in connection with this RFI:

1. **No Obligation**
   This RFI is issued solely for information and planning purposes. Issuance of this RFI does not constitute a solicitation, a commitment by the City to issue a formal RFP or proceed with any procurement, or an offer to enter into any agreement. The City reserves the right, in its sole discretion, to cancel this RFI, modify its scope, or decline to issue a subsequent RFP at any time and for any reason without notice or liability.

2. **No Costs Reimbursed**
   The City will not reimburse any costs incurred by any respondent in connection with the preparation, submission, or presentation of a response to this RFI, regardless of whether the City proceeds with a formal solicitation.

3. **Public Records**
   All responses and supporting materials submitted in response to this RFI, as well as correspondence relating to this RFI, shall become the property of the City and become a matter of public record pursuant to Arizona State law. If a Respondent believes that a specific section of its response is confidential, the Respondent will isolate the pages marked confidential in a specific and clearly labeled section of its response. A Respondent may request specific information contained within its response be treated by the Procurement Officer as confidential provided the Respondent clearly labels the information “confidential.” Once the procurement file becomes available for public inspection, if a public records request for such information labeled “confidential” is received, the Procurement Officer will notify the Respondent in writing of the request. The Respondent will have the time set forth in the notice to obtain a court order enjoining such disclosure. If the Respondent does not provide the Procurement Officer with a court order enjoining release of the information labeled “confidential” during the designated time, the Procurement Officer will make the information requested available in response to the public records request.

4. **Use of Information**
   The City may use information submitted in response to this RFI to assist with development of the scope, terms, and evaluation criteria of a future RFP, if issued. Submission of a response to this RFI will not result in any favorable treatment in connection with any subsequent RFP that may be issued, nor will the failure to submit a response preclude any party from participating in a future RFP process. Submission of a response does not guarantee the Respondent will be invited to participate in any future procurement process or engage in exclusive discussions with the City.

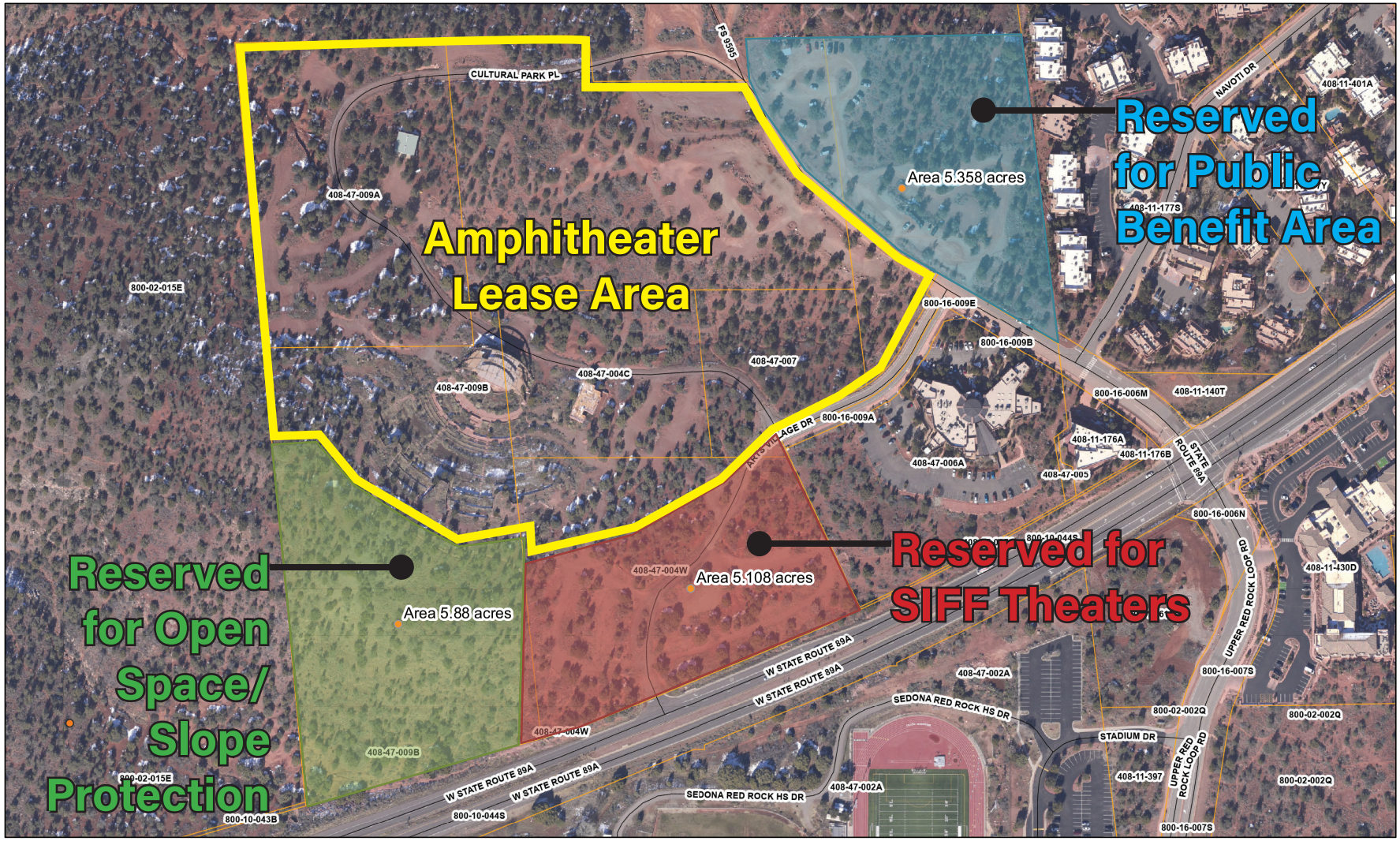
5. **Letter of Intent**
   During the RFI process to assist with outreach and to prepare its response, any respondent desiring a non-exclusive, non-binding Letter of Intent from the City, Exhibit G, shall contact the City’s designated Project Representative identified in Section 1.

6. **Communications**
   To ensure a fair and impartial process, respondents shall direct all questions and communications regarding this RFI to the City’s designated Project Representative identified in Section 1 or by using the Q&A feature on the eProcurement site. Respondents shall not contact any City elected official, City employee, or City Council member regarding this RFI outside of the formal question-and-answer process. Violation of this provision may result in disqualification from participation in any subsequent solicitation.

Exhibit A
Diagram of Property and the Lease Area

2026 Western Gateway Site Plan

City of Sedona, Arizona



5/11/2026 10:39 AM

Scale: 1:2,708

0 0.03 0.06 0.12 0.18 0.24 mi

OAK CREEK
COUNTY LINE
City Boundary
STREET CENTERLINE
PARCEL BOUNDARY

FOREST RD AERIAL 2025
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

CITY BOUNDARY

AERIAL 2023
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

WW AERIAL 2023
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

The City of Sedona makes no warranties, expressed or implied, with respect to the data or information shown on this map. It is not necessarily accurate to engineering or surveying standards. No portion of the information should be considered or used as a legal document. Copyright, 2026

Exhibit B
Venue Photographs, April 2026


SOCIALISM WORKS









Exhibit C
Structural Condition Assessment Report
March 2025

CORE STRUCTURE GROUP, LLC

216 N Humphreys St
Flagstaff, Arizona 86001

www.CoreStructureGroup.com

Phone: (928) 899-8696
Fax: (270) 203-0587

Structural Condition Assessment

CSG Project Number: 125026

Subject: **Sedona Cultural Park**
Sedona, AZ



Prepared for:

City of Sedona
Community Development
Steve Mertes, Director
102 Roadrunner Dr
Sedona, AZ 86336

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Section 2: Assessment	4-10
Section 3: Conclusion	11

March 2025

This assessment is the property of Core Structure Group, LLC (CSG). It is issued to the listed party and may not be transferred without written consent from CSG. No guarantee is expressed or implied by this professional opinion.

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Flagstaff, Arizona 86001
www.CoreStructureGroup.com
Phone: (928) 899-8696
Fax: (877) 862-9153

1.0 Introduction

1.1 Structure Data

The subject structure, described in this report, is an amphitheater stage at Sedona Cultural Park in west Sedona.



Figure 1A: View of structure from the south



Figure 1B: View of structure from the north

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Figure 1C: View of structure from the west

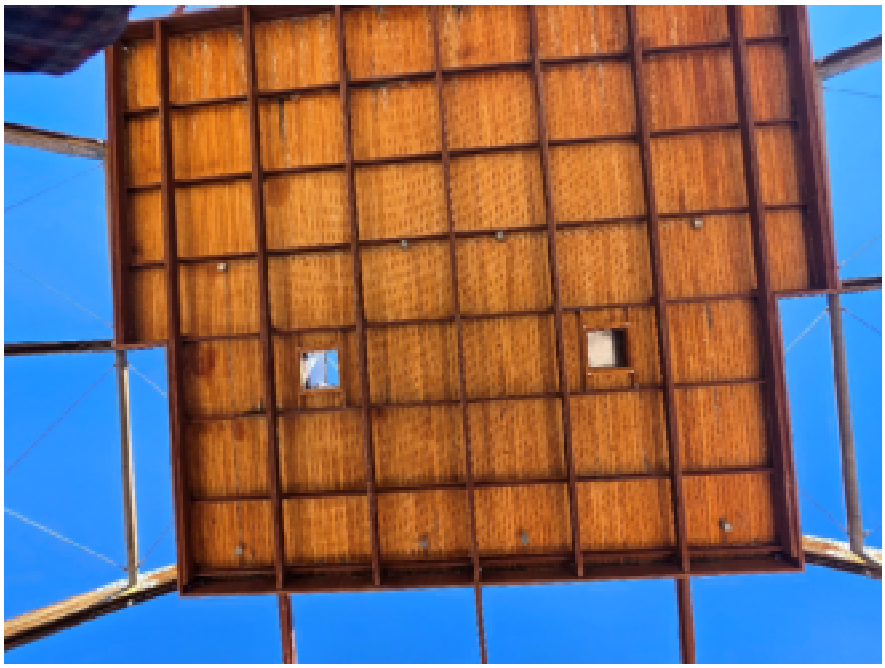


Figure 1D: View of underside of canopy

1.2 Investigation

A site visit was made on February 19, 2025 to get an overview of the structure. The investigation was limited to a visual review of the major structural components of the building. The foundation was only evaluated based on visual portions and no excavations were performed.

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2.0 Assessment

2.1 Structure

The information in this section is based on the non-invasive investigation described in Section 1.2. Our assumptions are based on our investigations and our general knowledge of the construction practices for similar structures of the same vintage.

The structure is a three hinged arched glue-laminated (glulam) timber amphitheater with three 14"x40.5" glulam beams supporting a steel framed canopy. The glulam beams are spaced approximately 26ft on center. The three glulam beams span 120 ft at the north end, 133 ft in the center, and 145 ft at the south end. The steel framed canopy is made up of 2x wood decking over 10" wide flange steel beams running east-west over 12" wide flange steel beams running north-south. Tube steel struts hang from the glulam beams with bolted connections and weld to the steel beams of the canopy. Lateral support for the structure is provided by pipe steel compression members between the glulam arches with steel rod x-bracing. The foundation for the amphitheater consists of cast concrete foundations approximately 8.5 ft by 6 ft at the base.

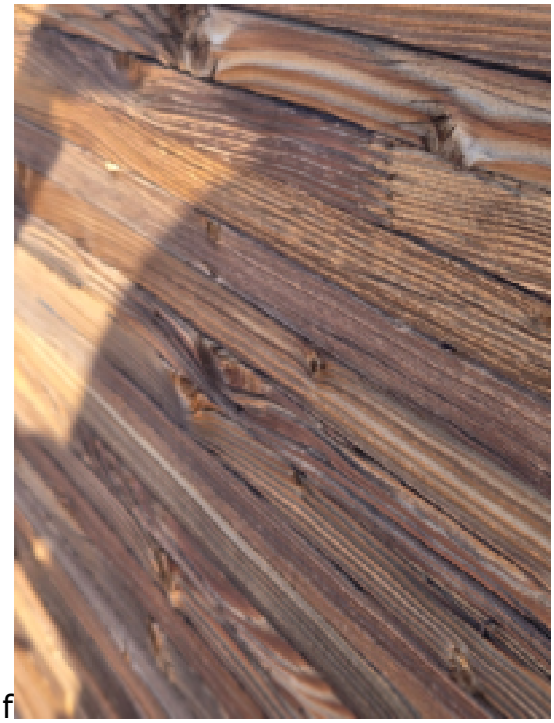
Significant deterioration and weathering were observed on the top two laminations of the glulam beams (Figure 2A). Additional weathering was observed on the perimeter of the glulam beams (Figure 2B). Some of the connections have missing bolts (Figures 2C and 2D).

The bolted splices at mid-span appear to be in good condition (Figure 2E). In addition, the bolted hinged connections at the arch apex appear to be in good condition (Figure 2F).

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Figure 2A: View of the dry rot at east end of north beam (knife is embedded approximately 2")



f

Figure 2B: View of typical weathering of glulam beams

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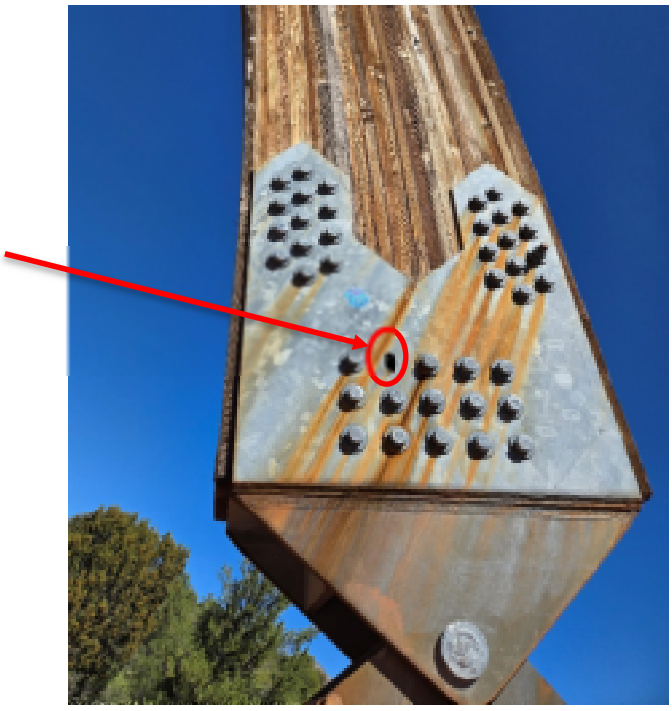


Figure 2C: View of missing bolt in base connection

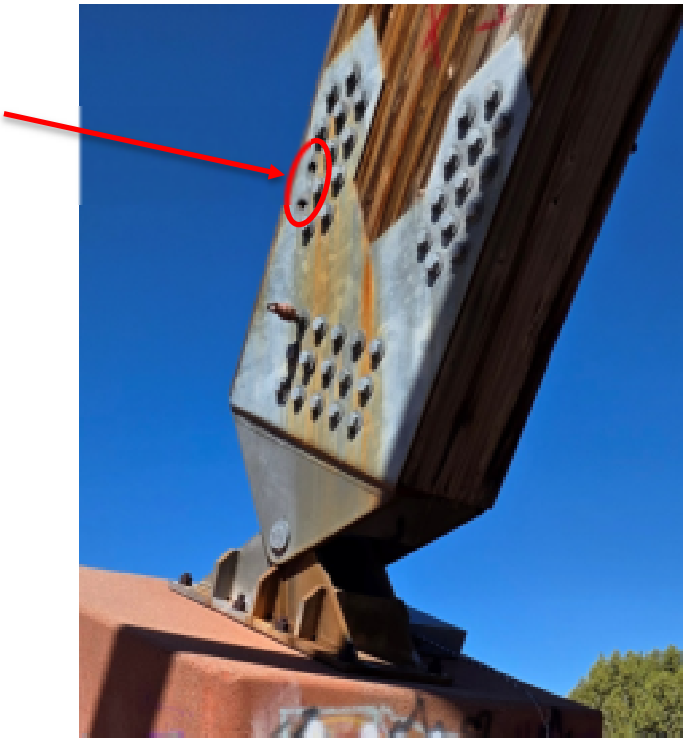


Figure 2D: View of missing bolts in base connection

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Figure 2E: View of bolted splice connection



Figure 2F: View of bolted hinged connection

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The stage is a cast concrete structure with a wood subfloor consisting of 1-1/8" plywood over 2x wood sleepers over concrete slab on grade. The wood subfloor is severely deteriorated (Figures 2G and 2H).



Figure 2G: View of deterioration of stage subfloor



Figure 2H: View of deterioration of stage subfloor

The roof of the canopy is a spray foam over wood decking. The waterproof membrane of the roof has failed in many areas which has led to rotting of the wood decking is some areas (Figures 2I and 2J).



Figure 2I: View of deterioration of membrane roof



Figure 2J: View of rotting of wood decking

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2.2 Evaluation

The observed structural issues of the amphitheater can be summarized into three categories. They are as follows:

1. Significant deterioration of wood subfloor of the stage
2. Weathering and deterioration of the glulam beams
3. Failure of the spray foam roof of the canopy.

Structural Issue #1: The American Wood Protection Association (AWPA) Use Category (UC) system specifies UC3B for "Exposed to all weather cycles including prolonged wetting". The wood members used as the subfloor for the stage do not appear to have any treatment meeting the recommendations of this standard. This and lack of maintenance led to complete deterioration of the wood subfloor.

Structural Issue #2: The weathering of the beams has affected their structural capacity. The top two laminations of each of the glulam beams are almost completely compromised.

Structural Issue #3: The failure of the spay foam roofing has led to deterioration of the wood decking.

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3.0 Conclusions

Based on our visual investigation, it is our professional opinion that the amphitheater structure is not in danger of imminent collapse, however, remediation or deconstruction is required to ensure that the structure does not become a hazard. We recommend yearly inspections on the structure to assess the potential for collapse if remediation or deconstruction does not occur within the next year.

The wood subfloor of the stage requires complete removal and replacement. It is not possible to remediate the existing deteriorated plywood.

The steel appears to be in good condition. No significant rust was observed in the canopy steel framing, the connection plates or in the bolts.

Foundations and concrete structures appear to be in good condition. Substantial cracking or deterioration were not observed. There were no signs of significant foundation movement or failure.

Due to the deterioration of the glulam beams, they will require structural remediation to restore the structural capacity lost to weathering. The deterioration noted does not appear to be extensive enough to require full replacement of the members, nor does it render them useless for re-purposing for a new structure. Further evaluation of the glulam beams is necessary before a determination can be made on the costs associated with remediation or suitability for re-purposing and compared to the costs of a new glulam.

We believe these were all the items that we needed to address; however, we reserve the right to change our opinion as more information is made available. Should you have any questions regarding the items discussed in this report, please feel free to contact us.

Exhibit D
1995 Rezoning Ordinance and Conditions of Approval

ORDINANCE NO. 95 - 13

AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF RS-70, SINGLE FAMILY RESIDENTIAL ONE DWELLING UNIT PER TWO ACRES TO THE PD-PLANNED DEVELOPMENT ZONING DISTRICT; PROVIDING FOR CONDITIONS OF SUCH REZONING; PROVIDING THAT THE CITY OF SEDONA ZONING MAP SHALL BE AMENDED TO REFLECT THE DISTRICT ONLY UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING FOR REPEAL OF CODE PROVISIONS AND OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING PENALTIES FOR THE VIOLATION HEREOF.

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

Section 1: Rezoning.

That land more fully described in Exhibit "A", attached hereto and incorporated herein, is hereby rezoned from RS-70, Single Family Residential One Dwelling Unit Per Two Acres to the PD-Planned Development Zoning District.

Section 2: Map.

The City of Sedona Zoning Map shall be amended to reflect this zone change upon completion of all zoning conditions set forth in "Exhibit B", attached hereto and incorporated herein, and at least three (3) copies of the Zoning Map shall be kept in the office of the City Clerk for public use and inspection.

Section 3: Repeal.

All code provisions, ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4: Penalties.

Any person found guilty of violating any provision of this Ordinance shall be guilty of a Class 1 misdemeanor and, upon conviction thereof, shall be punished by a fine not to exceed two thousand five hundred dollars ($2,500) or by imprisonment for a period not to exceed six (6) months, or by both such fine and imprisonment. Each day that a violation continues shall be a separate offense punishable as above described.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 11 day of July, 1995.

CITY OF SEDONA

Thron Riggs, Mayor

ATTEST:

Marie Brown, City Clerk

APPROVED AS TO FORM:

City Attorney

ASL/11-5122/06-19-95

HERITAGE

LAND SURVEYING AND MAPPING INC.

Exhibit "A"

A portion of Section 16, Township 17 North, Range 5 East of the Gila and Salt River Meridian in Yavapai County, Arizona, said portion of Section 16 being more particularly described as follows:

NW1/4 NE1/4 SE1/4 NE1/4 SE1/4 SE1/4;
N1/2 NW1/4 SE1/4 NE1/4 SE1/4 SE1/4;
SW1/4 NW1/4 SE1/4 NE1/4 SE1/4 SE1/4;
NW1/4 SE1/4 SW1/4 NE1/4 SE1/4 SE1/4;
N1/2 SW1/4 SW1/4 NE1/4 SE1/4 SE1/4;
N1/2 SW1/4 NE1/4 SE1/4 SE1/4;
N1/2 NE1/4 SE1/4 SE1/4;
NW1/4 SE1/4 SE1/4;
N1/2 NW1/4 NE1/4 SW1/4 SE1/4 SE1/4;
N1/2 NE1/4 NW1/4 SW1/4 SE1/4 SE1/4;
SW1/4 NE1/4 NW1/4 SW1/4 SE1/4 SE1/4;
NW1/4 NW1/4 SW1/4 SE1/4 SE1/4;
W1/2 NE1/4 SE1/4 SW1/4 SE1/4;
N1/2 SE1/4 NE1/4 SE1/4 SW1/4 SE1/4;
NE1/4 NE1/4 SE1/4 SW1/4 SE1/4;
E1/2 NE1/4 SW1/4 SE1/4;
E1/2 SE1/4 NW1/4 SE1/4;
S1/2 SW1/4 NE1/4 SE1/4;
NW1/4 SW1/4 NE1/4 SE1/4;
S1/2 NE1/4 SW1/4 NE1/4 SE1/4;
S1/2 NE1/4 NE1/4 SW1/4 NE1/4 SE1/4;
S1/2 NW1/4 NE1/4 SW1/4 NE1/4 SE1/4;
NW1/4 NW1/4 NE1/4 SW1/4 NE1/4 SE1/4;
S1/2 SE1/4 NE1/4 SE1/4;
NE1/4 SE1/4 NE1/4 SE1/4;
S1/2 NW1/4 SE1/4 NE1/4 SE1/4;
NE1/4 NW1/4 SE1/4 NE1/4 SE1/4;
S1/2 NW1/4 NW1/4 SE1/4 NE1/4 SE1/4;
NE1/4 NW1/4 NW1/4 SE1/4 NE1/4 SE1/4;

Subject Parcel contains 50.218 acres more or less including all easements.

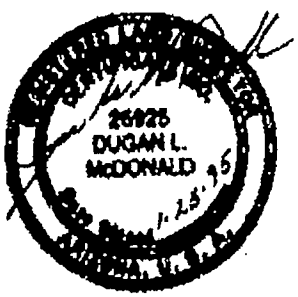


EXHIBIT B

CONDITIONS OF APPROVAL
CASE NUMBER ZC 95-3 - SEDONA CULTURAL PARK

1. Prior to the issuance of grading and building permits, the applicant shall satisfy the following conditions and provide written documentation of such compliance to staff:

   a. Review and approval of grading and drainage plans, and dust and erosion control plans by the Department of Community Development and the Yavapai County Flood Control District.

   b. All building and site plans submitted in application for a building permit must be in substantial conformance with the applicant's operational representations of the Cultural Park facility, and the plans as reviewed and approved by the Planning and Zoning Commission. Proposed changes to the approved exterior building materials determined to be substantial by the Assistant City Manager of Operations shall require reconsideration by the Planning and Zoning Commission at a public meeting.

   c. The portable toilets associated with use of phase one of the Cultural Park shall have been approved by either the Yavapai County Health Department and/or the Arizona Department of Environmental Quality.

   d. Approval from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department shall have been obtained for an on-site wastewater treatment and disposal system for facilities outside of phase one.

   e. A detailed landscape plan shall be submitted for review and shall have received approval from the Assistant City Manager of Operations. Said plan shall reflect the intent of the conceptual landscape plan as approved by the Planning and Zoning Commission.

   f. A detailed lighting plan shall be submitted, and reviewed and approved by the Assistant City Manager of Operations.

   g. Drawings showing the placement and method of screening or painting of all mechanical equipment shall be submitted and reviewed and approved by the Assistant City Manager of Operations.

h. A revised traffic impact study taking into consideration proposed major event traffic management procedures addressing all outstanding issues identified by the Arizona Department of Transportation (ADOT) and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City.

i. Plans for all road improvements required by the Arizona Department of Transportation and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

j. Master traffic, parking and security control plans addressing specific measures associated with each type of event shall be provided by the applicant and shall have been reviewed and approved by the Department of Community Development, Sedona Police Department, Sedona Fire Department and the Arizona Department of Transportation.

k. A sound level control and attenuation plan shall be provided to the satisfaction of the Department of Community Development. Said plan shall include identification of the type of electronic limiting device which shall be used to automatically control the maximum sound level which the sound system is capable of generating so as to ensure compliance with the Sound Control Ordinance. Said plan shall also include the method and type of acoustic test equipment to be used to monitor the sound levels generated by the sound amplifying equipment so as to ensure compliance with the Sound Control Ordinance.

2. Prior to the issuance of a certificate of occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meets the following conditions:

a. All on-site improvements shall substantially conform with the plans on which grading and building permits were issued.

b. The applicant shall have obtained approval to operate its wastewater treatment and disposal systems from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department.

c. Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan.

d. All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be aimed or shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct night inspections and if deemed necessary, additional shielding will be required.

e. All new utility lines shall be provided through underground installation.

f. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building.

g. All requirements of the Sedona Fire Department shall have been satisfied, including the installation of required fire hydrants, and the provision of adequate access and turnaround areas for all private driveways.

h. The applicant shall provide their fair proportionate share toward the cost of the future traffic light and associated intersection improvements at the SR 89A/Upper Red Rock Loop Road intersection. The amount shall be determined by the Department of Community Development.

i. Initially in phase one, that portion of Compactor Road from SR 89A to the Navoti Drive intersection shall be paved, with curb and gutter provided, as well.

j. The four proposed lanes near the main entrance shall be paved to a width of 12 feet each.

k. A sidewalk shall be provided along the west side of Compactor Road from its intersection with SR 89A and connecting to the Cultural Park's pathway system.

l. In order to address the 328 parking space shortfall, the applicant shall provide written agreements with other property owners for off-site parking accommodations to the satisfaction of the Department of Community.

m. All required road improvements shall have been installed in accordance with the approved plans. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

n. The portable toilets shall have temporary screening provided to the satisfaction of the Assistant City Manager of Operations.

3. Sign plans in accordance with the Sign Regulations shall be submitted by the applicant and reviewed and approved by the Department of Community Development prior to the establishment of signage on the property.

4. Temporary barriers shall be provided along SR 89A during events, as deemed necessary by the City, to preclude parking in this area to the satisfaction of the Arizona Department of Transportation, Department of Community Development, Sedona Police Department and the Sedona Fire Department.

5. Events in the festival grounds shall not be held concurrently with sold out events in the outdoor amphitheater. Sold out events in the outdoor amphitheater shall not be held concurrently with large events at the Sedona-Red Rock High School if the high school parking is needed to meet parking requirements for the amphitheater use.

6. Capacity for the outdoor amphitheater shall be limited to 5530 seats. No more than 5530 tickets shall be sold for any single event.

7. All events shall comply with the Sound Control Ordinance.

8. For each event, a sound monitoring/limiting device that cannot be bypassed or overridden shall be installed on the sound system to regulate the sound at a level that complies with the Sound Control Ordinance.

9. Every contract with a specific performer shall have a sound clause whereby the performer is mandated to comply with the City Sound Control Ordinance and use the sound system provided by the Sedona Cultural Park.

10. Utility easements and associated equipment shall be provided to the satisfaction of the Department of Community Development, in consultation with the affected utility companies.

11. Exterior surface materials for all bridge crossings shall be provided to the satisfaction of the Department of Community Development.

12. A trailhead parking area shall be provided west of the proposed performing arts center along the north property line.

13. The long term operation and use of the facilities developed in conjunction with this approval shall be as approved by the City Council upon consideration of the representations made by the Sedona Cultural Park, both in their original submittal and their formal modification of site operational characteristics, as set forth in their May 2, 1995, Resolution of the Board of Directors and as submitted for consideration at public hearings on this request. Modification of site operational characteristics and functions shall require reconsideration at public hearings before the Planning and Zoning Commission and the City Council, and final amendment of the original approval by the governing body.

14. Two years after the first event in the outdoor amphitheater at the Sedona Cultural Park, or at a time as determined necessary by the Assistant City Manager of Operations, the applicant shall submit a revised traffic impact study for review and approval by the Planning and Zoning Commission and City Council. The revised study shall identify the actual traffic impacts associated with use of the Cultural Park and the degree to which traffic control measures and construction of roadway improvements have adequately mitigated or failed to mitigate the Park's related traffic impacts. Upon review of the revised study, if determined warranted by the Planning and Zoning Commission and City Council, additional mitigation measures to more adequately address site generated traffic impacts shall be implemented by the applicant within six months of City approval of the revised study.

15. Two years after the first event in the outdoor amphitheater at the Sedona Cultural Park, the applicant shall submit a revised sound level control and attenuation plan for review and approval by the Planning and Zoning Commission and City Council. The revised plan shall identify the actual sound impacts associated with use of the Cultural Park and the degree to which implemented sound control measures have adequately mitigated or failed to mitigate the Park's sound impacts. Upon review of the revised plan, if determined warranted by the Planning and Zoning Commission and City Council, additional mitigation measures to more adequately address site generated sound impacts shall be implemented by the applicant prior to the next outdoor amphitheater event.

16. Two years after the first event in the outdoor amphitheater at the Sedona Cultural Park, the applicant shall submit a revised master traffic control plan, parking control plan and security control plan for review and approval by the Planning and Zoning Commission and City Council. The revised plans shall identify whether the initial plans have adequately mitigated or failed to mitigate the traffic control impacts, parking control impacts and security control impacts. Upon review of the revised plans, if determined warranted by the Planning and Zoning Commission and City Council, additional mitigation measures to more adequately address site generated traffic control, parking control and security control impacts shall be implemented by the applicant prior to the next outdoor amphitheater event.

17. The PD (Planned Development) zoning on the subject property becomes vested and reflected on the City of Sedona Zoning Map only upon conclusion of the land exchange and transfer of the subject property into private ownership.

18. Rezoning of the subject property to the PD zone (Planned Development) is contingent upon the Sedona Cultural Park obtaining a building permit for phase one within two years of the effective date of the final zone change approval. In the event a building permit for phase one is not obtained within the two year time period, the City shall initiate a zone change of the subject property back to its former RS-70 zone classification.

19. Interior private roads and parking areas shall be treated so as to control dust to the satisfaction of the Department of Community Development. One year after the first event, a revised dust control plan shall be submitted by the applicant to the Department of Community Development. The revised plan shall identify whether the initial plan has adequately mitigated or failed to mitigate the dust control impacts. Upon review of the revised plan, if determined warranted by the Assistant City Manager of Operations, additional mitigation measures to more adequately address site generated dust shall be implemented by the applicant prior to the next outdoor amphitheater event.

Exhibit E
2002 Resolution Amending the 1995 Conditions of Approval

RESOLUTION NO 2002-10

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA, ESTABLISHING AS PUBLIC RECORD THE 2002 AMENDMENTS TO THE SEDONA CULTURAL PARK CONDITIONS OF APPROVAL, CASE NO. ZC95-3.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA: that the terms set forth in that document attached hereto as Exhibit A, and entitled, "2002 AMENDMENTS TO THE SEDONA CULTURAL PARK, CONDITIONS OF APPROVAL, INCORPORATING ADDITIONAL CONDITIONS" constitute a public record to be incorporated by reference into Ordinance No. 2002-04.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona this 26 day of February, 2002.

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney

REVISED ORIGINAL CONDITIONS OF APPROVAL
SEDONA CULTURAL PARK

1. Prior to the issuance of grading and building, permits, the applicant shall satisfy the following conditions and provide written documentation of such compliance to staff:

   a. Review and approval of grading and drainage plans, and dust and erosion control plans by the Department of Community Development and the Yavapai County Flood Control District.

   b. All building, and site plans submitted in application for a building permit must be in substantial conformance with the applicant's operational representations of the Cultural Park facility, and the plans as reviewed and approved by the Planning and Zoning Commission. Proposed changes to the approved exterior building materials determined to be substantial by the Director of Community Development shall require reconsideration by the Planning and Zoning Commission at a public meeting.

   c. The portable toilets associated with use of phase one of the Cultural Park shall have been approved by either the Yavapai County Health Department and/or the Arizona Department of Environmental Quality.

   d. Approval from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department shall have been obtained for an on-site wastewater treatment and disposal system for facilities outside of phase one.

   e. A detailed landscape plan shall be submitted for review and shall have received approval from the Director of Community Development. Said plan shall reflect the intent of the conceptual landscape plan as approved by the Planning and Zoning Commission.

   f. A detailed lighting plan shall be submitted, and reviewed and approved by the Director of Community Development.

   g. Drawings showing the placement and method of screening or painting of all mechanical equipment shall be submitted and reviewed and approved by the Director of Community Development.

   h. A revised traffic impact study taking into consideration proposed major event traffic management procedures addressing all outstanding issues identified by the Arizona Department of Transportation (ADOT) and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City.

i. Plans for all road improvements required by the Arizona Department of Transportation and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

j. Master traffic, parking and security control plans addressing specific measures associated with each type of event shall be provided by the applicant and shall have been reviewed and approved by the Department of Community Development, Sedona Police Department, Sedona Fire Department and the Arizona Department of Transportation.

k. A sound level control arid attenuation plan shall be provided to the satisfaction of the Department of Community Development. Said plan shall include identification of the type of electronic limiting device which shall be used to automatically control the maximum sound level that the sound system is capable of generating so as to ensure compliance with the Sound Control Ordinance. Said plan shall also include the method and type of acoustic test equipment to be used to monitor the sound levels generated by the sound amplifying equipment so as to ensure compliance with the Sound Control Ordinance.

2. Prior to the issuance of a Certificate of Occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meets the following conditions:

a. All on-site improvements shall substantially conform to the plans on which grading and building permits were issued.

b. The applicant shall have obtained approval to operate its wastewater treatment and disposal systems from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department.

c. Installation of all proposed landscaping shall be complete and in accordance, with the approved landscape plan.

d. All outstanding lighting shall have been installed in accordance with the approved plans. All lighting sources shall be aimed or shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff, shall conduct night inspections and if deemed necessary, additional shielding will be required.

e. All new utility lines shall be provided through underground installation.

f. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building.

g. All requirements or the Sedona Fire Department shall have been satisfied, including the installation of required fire hydrants, and the provision of adequate access and turnaround areas for all private driveways.

h. The applicant shall provide their fair proportionate share toward the cost of the future traffic light and associated intersection improvements at the SR89a/Upper Red Rock Loop Road intersection. The amount shall be determined by the Department of Community Development.

i. Initially in phase one, that portion of Compactor Road from SR89a to the Navoti Drive intersection shall be paved, with curb and gutter provided, as well.

j. The four proposed lanes near the main entrance shall be paved to a width of 12 feet each.

k. A sidewalk shall be provided along the west side of Compactor Road from its intersection with SR89a and connecting to the Cultural Park's pathway system.

l. In order to address the 328 parking, space shortfall, the applicant shall provide written agreements with other property owners for off-site parking accommodations to the satisfaction of the Department of Community Development.

m. All required road improvements shall have been installed in accordance with the approved plans. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

n. The portable toilets shall have temporary screening provided to the satisfaction of the Director of Community Development.

3. Sign plans in accordance with the Sign Regulations shall be submitted by the applicant and reviewed and approved by the Department of Community Development prior to the establishment of signs on the property.

4. A Temporary Barrier Plan with a schedule of season events shall be provided to ADOT, the Sedona Police Department, the Sedona Community Development Department, the Arizona Department of Public Safety, the Sedona Fire District, and any other agency designated by the City of Sedona, before the commencement of operations for the season, but in no case later than April 15

each year. Temporary barriers shall be provided along SR 89a during events, as deemed necessary by the City, to preclude parking in this area to the satisfaction of the Arizona Department of Transportation, Department of Community Development, Sedona Police Department and the Sedona Fire Department.

5. Events in the festival grounds shall not be held concurrently with sold out events in the outdoor amphitheater. Sold out events in the outdoor amphitheater shall not be held concurrently with large events at the Sedona Red Rock High School if the High School parking is needed to meet parking requirements for the amphitheater use.

6. Capacity for the outdoor amphitheater shall be limited to 5530 seats. No more than 5530 tickets shall be sold for any single event.

7. All events shall comply with the Sound Control Ordinance.

8. Every contract with a specific Performer shall have a sound clause (provided in Attachment A) whereby the performer is mandated to comply with the City Sound Control Ordinance.

9. Utility easements and associated equipment shall be provided to the satisfaction of the Department of Community Development, in consultation with the affected utility companies.

10. Exterior surface materials for all bridge crossings shall be provided to the satisfaction of the Department of Community Development.

11. A trailhead parking area shall be provided west of the proposed performing arts center along the north property line.

12. The long term operation and use of the facilities developed in conjunction with this approval shall be as approved by the City Council upon consideration of the representations made by the Sedona Cultural Park, both in their original submittal and their formal modification of site operational characteristics, as set forth in their May 2, 1995, Resolution of the Board of Directors and as submitted for consideration at public hearings on this request. Modification of site operational characteristics and functions shall require reconsideration at public hearings before the Planning and Zoning Commission and the City Council, and final amendment of the original approval by the governing body.

13. The PD (Planned Development) zoning on the subject property becomes vested and reflected on the City of Sedona Zoning Map only upon conclusion of the land exchange and transfer of the subject property into private ownership.

14. Rezoning of the subject property to the PD zone (Planned Development) is contingent upon the Sedona Cultural Park obtaining a building permit for phase

one within two years of the effective date of the final zone change approval. In the event a building permit for phase one is not obtained within the two year time period, the City shall initiate a zone change of the subject property, back to its former RS-70 zone classification.

15. Interior private roads and parking areas shall be treated so as to control dust to the satisfaction of the Department of Community Development. One year after the first event, a revised dust control plan shall be submitted by the applicant to the Department of Community Development. The revised plan shall identify whether the initial plan has adequately mitigated or failed to mitigate the dust control impacts. Upon review of the revised plan, if determined warranted by the Director of Community Development, additional mitigation measures to more adequately address site generated dust shall be implemented by the applicant prior to the next outdoor amphitheater event.

16. All personnel employed to manage and direct traffic and oversee parking shall have had prior experience of these operations or have been suitably trained to the satisfaction of the Sedona Police Department, so that the mistakes of the past are not repeated.

17. The Sedona Cultural Park shall prepare a detailed inventory and plan of all existing on-site parking spaces. As part of this plan, approved parking areas that have not been constructed as yet shall be shown, as well as options for the construction of new in-fill parking spaces. This plan shall be submitted to the City Engineering Department and Director of Community Development for review and approval by no later than April 1, 2002.

18. Concert events (originally defined by the Sedona Cultural Park to be a maximum of 2,300 people) shall be limited to no more than 2,100 people unless either of the following are satisfied.

    a. A copy of the Forest Service permit authorizing parking on the old dumpsite shall be provided to the Director of Community Development. Site, grading, drainage and landscape plans shall be submitted for review and approval by the Director of Community Development and City Engineering Department prior to construction of the parking area. The new parking area shall be completed to the satisfaction of the Director of Community Development and City Engineering Department by the commencement of the 2002 performance season.

    b. A written agreement with an attached detailed site plan showing a parking area layout and number of parking spaces for either the property located on the southeast corner of the intersection of Highway 89a and Upper Red Rock Loop Road (currently owned by Miller Bros. Inc.) or the Sedona Red Rock High School shall be provided to the Director of Community

Development by April 1 of each year. A minimum of 86 parking spaces shall be provided in these parking areas.

c. In the alternative, the Sedona Cultural Park shall construct a minimum of 86 new parking spaces within the Cultural Park grounds. Construction plans for these new spaces shall be submitted to the Director of Community Development and City Engineering Department for review and approval.

d. In the event that the detailed inventory and parking plan referred to in condition of approval #21 identifies a different number of parking spaces than that as determined by Mr. Guy Grand in his letter dated December 28, 2001, then the minimum number of spaces required for concert events to be provided either off-site at the Miller Brothers property or Red Rock High School, or on site within the Sedona Cultural Park grounds, shall be increased or decreased proportionately so that parking for 2,300 people based on 2.7 persons per vehicle (i.e. 852 spaces) can be provided.

19. Parking shall be provided on one side only of Cultural Park Place, Arts Village Drive or other internal roadways within the Sedona Cultural Park provided that the minimum access requirements of the Sedona Fire District are provided to the satisfaction of the Fire Marshall. If necessary, "No Parking" signs or a fire lane shall be designated along these roadways.

20. No storage of vehicles, equipment, products or materials not directly related to the operation or management of the Sedona Cultural Park or owned by the Sedona Cultural Park shall be stored within the Park. In all cases, storage shall not interfere with the use of required parking spaces. All recreation vehicles, trailers and other materials not owned by Sedona Cultural Park shall be removed from the maintenance/storage parking area by no later than March 1, 2002. Construction trailers used as temporary office or storage facilities for specific Sedona Cultural Park construction projects are exempt from this requirement.

21. The Cultural Park shall contact City Code Enforcement staff by no later than April 1 each year in order that parking, traffic, signage, sound issues, etc. can be coordinated and pre-planned, and potential problems resolved.

2002: Additional Conditions to Rezoning

1. The Sedona Cultural Park is an Arizona non-profit corporation. The City of Sedona has no financial responsibility whatsoever for Park operations.

2. The performance season for outdoor events at the Cultural Park will be limited to the six (6) months of May through October annually, except that subject to the approval of a Temporary Use Permit in accordance with Section 407 of the Land

Development Code, community events may be authorized outside of the designated performance season. Task Force members shall be notified prior to each community event outside of the designated performance season.

3. Events in the Amphitheater will be limited to the following numbers:

   12 "Festival" events (maximum capacity 5530 per event) per season. These will include Jazz on the Rocks. Symphony and "pops" concerts, and concerts/community celebrations on the major summer holidays.

   18 musical/dance-type concert events a maximum capacity of 2500 per event annually.

   70 theater/chamber music/musical theater-type events at a maximum capacity of 1200 per event annually.

4. "Flagship" events will be limited to five (5) annually and 2500-capacity events will be limited to ten (10) annually until such time as Highway 89A is widened to at least four (4) lanes past the Park site.

5. The Cultural Park shall pay for all security, public safety, and traffic control personnel required for safe and orderly operation of events.

6. In addition to its legal commitment to observe all City of Sedona sound and noise ordinances, the Park will make every effort to protect neighbors from any excessive volume of performances in the amphitheater. Toward this end, an emergency hotline to Park management will be made available to neighbors through their homeowners associations for quick response during events.

7. A written record of the monitoring of the Park's professionally designed, installed and operated sound system, including sound levels at the Park's borders, will be kept and made available to the public.

8. The Cultural Park will not seek to use Navoti Drive as a through-route for traffic to or from event parking.

9. The existing Task Force for development and monitoring of Park traffic, parking sound, and security management plans shall become a permanent Standing Committee of the Cultural Park Board, with regular public Meetings. The membership of the Task Force will include a Park Board member, individuals appointed by the Associations of the adjacent subdivisions, and representatives of the Sedona Police Department, Sedona Fire District, ADOT, Red Rock High School, and the appropriate administrative departments of the City of Sedona and Task Force members will participate as necessary.

10. At least two (2) members of the Sedona Cultural Park Board of Directors shall be residents or property owners in the adjacent subdivisions.

11. The Sedona Cultural Park, its Board and Management, commit themselves to a policy of operations that will ensure the Park's status as an asset to the community. This includes the presentation of quality programs, the responsible operation of the Park's events and facilities, and a commitment to being a good neighbor to adjacent homeowners and the community as a whole.

Exhibit F
Initiative (appearing on Juny 21, 2026 ballot)

RECEIVED
MAY 22 2025
CITY OF SEDONA
CITY CLERK'S OFFICE

OFFICIAL TITLE

AN INITIATIVE MEASURE

AMENDING TITLE 12, DIVISION II, SEDONA CITY CODE, BY ADDING SECTION 12.30.230; RELATING TO THE PRESERVATION OF THE SEDONA CULTURAL PARK AS A PUBLIC SPACE.

TEXT OF PROPOSED AMENDMENT

Be it enacted by the People of the City of Sedona:

Sec. 1. Short title

This act shall be known as, and may be referred to as, the "Sedona Cultural Park Preservation Act".

Sec. 2. Findings and declaration of purpose

The People of the City of Sedona find and declare that the Sedona Cultural Park is one of the last great scenic open spaces in the city of Sedona. It has cultural and historical significance and should be preserved as a park and open space for the benefit and enjoyment of the residents of Sedona and those who visit this City. Residential use of the Sedona Cultural Park will worsen traffic congestion in Sedona and should be prohibited.

Sec. 3. Title 12, Division II, Sedona City Code, is amended by adding section 12.30.230, to read:

12.30.230. Sedona Cultural Park; preservation

A. THE SEDONA CULTURAL PARK IS DESIGNATED AS A CITY PARKS AND RECREATION FACILITY KNOWN AS THE "SEDONA CULTURAL PARK."

B. NOTWITHSTANDING ANY OTHER PROVISION OF THIS CODE, THE CITY SHALL:

1. MAINTAIN THE SEDONA CULTURAL PARK AS A CITY PARKS AND RECREATIONAL FACILITY, INCLUDING THE MAINTENANCE OF ITS FLORA, FAUNA, GEOLOGICAL FEATURES AND ITS STRUCTURAL IMPROVEMENTS.

2. ENSURE THE SEDONA CULTURAL PARK REMAINS OPEN TO THE PUBLIC FOR RECREATIONAL ACTIVITIES INCLUDING HIKING, PICNICKING AND BIKING AS WELL AS CULTURAL ACTIVITIES AND VENUES INCLUDING FILM FESTIVALS AND THEATERS, MUSICAL AND THEATRICAL PERFORMANCES, BUILDINGS OR STRUCTURES TO HOUSE SUCH ACTIVITIES AND RESTAURANTS AND FOOD AND DRINK CONCESSIONS TO SERVE THEM.

3. PROHIBIT RESIDENTIAL DEVELOPMENT OF ANY KIND OR OVERNIGHT CAMPING OR SLEEPING WITHIN THE SEDONA CULTURAL PARK.

C. NOTHING IN THIS SECTION REQUIRES:

1. THAT ANY CULTURAL ACTIVITIES OR VENUES BE OPERATED, BUILT OR IMPROVED IN THE SEDONA CULTURAL PARK.

2. THE CITY TO OPERATE THE CULTURAL ACTIVITIES OR BUILD OR IMPROVE THE VENUES DESCRIBED IN SUBSECTION B, PARAGRAPH 2 OF THIS SECTION.

D. THE CITY MAY OPERATE THE CULTURAL ACTIVITIES AND BUILD OR IMPROVE THE VENUES DESCRIBED IN SUBSECTION B, PARAGRAPH 2 OF THIS SECTION OR MAY ENTER INTO AGREEMENTS WITH OTHERS TO DO SO.

E. FOR PURPOSES OF THIS SECTION, "SEDONA CULTURAL PARK" MEANS THE CITY PROPERTY LOCATED AT YAVAPAI COUNTY TAX ID NUMBERS 408-47-004C, 408-47-005A, 408-47-004W, 408-47-007, 408-47-008, 408-47-009A, 408-47-009B AND 408-11-176(B).

Sec. 4. Severability

If any provision of this measure or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the measure that can be given effect without the invalid provision or application, and to this end the provisions of this measure are severable.

Sec. 5. Standing

The People of the City of Sedona desire that this measure, if approved by the voters and thereafter challenged in court, be defended by the City of Sedona. The political action committee that sponsored this measure (or its designee) shall have standing to initiate or intervene in any action or proceeding to enforce or defend this measure.

Exhibit G
Letter of Intent from City (issued upon request)

102 Roadrunner Drive
Sedona, Arizona 86336
www.SedonaAZ.gov

NON-EXCLUSIVE, NON-BINDING LETTER OF INTENT TO EXPLORE FEASIBILITY OF THE SEDONA CULTURAL PARK AMPHITHEATER

_____, 2026

Respondent:
_____
_____
_____

This Non-Exclusive, Non-Binding Letter of Intent ("LOI") is issued by the City of Sedona, an Arizona municipal corporation ("City") to the Respondent listed above. Individually, the City and Respondent are referred to as a "Party" and collectively as the "Parties."

1. Background and Purpose

Sedona is a world-renowned destination located in Arizona's Verde Valley, approximately 30 miles south of Flagstaff and 100 miles north of Phoenix. Internationally recognized for its dramatic red rock landscapes, outdoor recreation, vibrant arts community, and luxury tourism market, Sedona and the Verde Valley attract more than 3 million visitors annually from across the United States and around the world.

In 1995, the City rezoned 41 acres near Sedona's western edge, north and west of the intersection of SR 89A and Cultural Park Place, for use as an outdoor amphitheater, arts village, festival grounds, exhibition building, open space and trailhead access. The property is zoned Planned Development subject to the Conditions of Approval of Ordinance 1995-13 as amended by Resolution 2002-10, attached as **Exhibit A**. The 1995 Original Master Site Plan for the 41-acre site is attached as **Exhibit B**. The property was renamed the Cultural Park, and its central feature was the Sedona Cultural Park Amphitheater (the "Amphitheater"), a 5,500-seat venue that operated from 2000 until 2003. The venue featured an arched pavilion, natural acoustics with striking red rock views, and hosted major artists like Norah Jones, Tony Bennett, and Willie Nelson.

In 2022, the City purchased the 41-acre Cultural Park site for $20,000,000. The City desires to explore the viability and feasibility of redeveloping up to 25 acres of the Cultural Park site, **Exhibit C**, including long-term operating models, as a destination venue and year-round economic driver to support tourism, local business activity, workforce stability, and community engagement.

2. Scope of Analysis

The City of Sedona seeks to evaluate use of up to 25 acres of the Cultural Park as a potential destination Amphitheater uniquely positioned within the Southwest live entertainment market, leveraging Sedona's internationally recognized tourism brand, stunning scenery, hospitality sector and proximity to the Phoenix and Flagstaff metropolitan markets. The purpose of this LOI is to assist Respondent in conducting research, analysis, and due diligence regarding the feasibility, viability and potential development and operating models for the renovation, activation and long-term operation and lease of the former outdoor Amphitheater located within the Sedona Cultural Park. In its written response to the Request for Information ("RFI") issued by the City, Respondent will provide findings,

at Respondent's expense, regarding the Amphitheater's viability, financing feasibility, liability and risk allocation, operating structure, community access, and local benefit. The City desires for the property to be used within the following parameters:

- Use as an outdoor amphitheater and as allowed under existing Planned Development zoning.
- Use supports tourism and economic development for the City of Sedona and provides community access and local benefits.
- Lease, maintenance, and operating structure at no cost to the City and that generates fair market revenue to the City.
- Safe use of the site from a traffic, noise, and public safety perspective.

Upon reasonable notice, the City agrees to provide Respondent access to the Cultural Park during normal City operating hours. The City has designated the City Manager and the Purchasing Manager as the primary points of contact to reasonably participate in periodic meetings and discussions with Respondent regarding the Cultural Park.

3. Terms & Termination

Upon signature of the City Manager, this LOI shall be in effect until December 31, 2026, unless extended by mutual agreement or terminated earlier, with or without cause, by either Party upon written notice. This LOI is non-exclusive and the City may issue any number of additional LOIs it deems in the best interest of the City to other entities.

No section or clause of this LOI is binding. The terms outlined herein are intended solely to facilitate information gathering and sharing under a City-issued RFI which contains material terms not included in this LOI and for the purposes of exploring a potential future agreement. The Parties acknowledge that this LOI is not enforceable by any Party and that neither Party is obligated to undertake any act listed herein. However, the Parties agree that this LOI imposes no duty whatsoever on either party to continue negotiations on any basis, including any obligation to negotiate in good faith or otherwise.

This LOI does not constitute, and shall not be interpreted as, a commitment by either Party to undertake any act, including to renovate, finance, lease, or operate the Cultural Park. Any subsequent approval or commitment shall not be binding upon the Parties unless and until a final and definitive written agreement awarded through a competitive solicitation process has been fully executed and delivered by the Parties, and in the case of the City, reviewed and approved by the Sedona City Council in a public meeting and executed by the Mayor of Sedona, attested by the City Clerk, and approved as to form by the City Attorney.

The following exhibits are attached to provide further information:

Exhibit A: 1995 and 2002 Zoning Documents
Exhibit B: 1995 Original Master Site Plan
Exhibit C: 2026 Western Gateway Site Plan

Very respectfully,

CITY OF SEDONA

_____

By: Anette Spickard, City Manager

Agreed and Acknowledged:
RESPONDENT

_____

By:
Its:_____

ORDINANCE NO. 95 - 13

AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF RS-70, SINGLE FAMILY RESIDENTIAL ONE DWELLING UNIT PER TWO ACRES TO THE PD-PLANNED DEVELOPMENT ZONING DISTRICT; PROVIDING FOR CONDITIONS OF SUCH REZONING; PROVIDING THAT THE CITY OF SEDONA ZONING MAP SHALL BE AMENDED TO REFLECT THE DISTRICT ONLY UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING FOR REPEAL OF CODE PROVISIONS AND OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING PENALTIES FOR THE VIOLATION HEREOF.

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

Section 1: Rezoning.

That land more fully described in Exhibit "A", attached hereto and incorporated herein, is hereby rezoned from RS-70, Single Family Residential One Dwelling Unit Per Two Acres to the PD-Planned Development Zoning District.

Section 2: Map.

The City of Sedona Zoning Map shall be amended to reflect this zone change upon completion of all zoning conditions set forth in "Exhibit B", attached hereto and incorporated herein, and at least three (3) copies of the Zoning Map shall be kept in the office of the City Clerk for public use and inspection.

Section 3: Repeal.

All code provisions, ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4: Penalties.

Any person found guilty of violating any provision of this Ordinance shall be guilty of a Class 1 misdemeanor and, upon conviction thereof, shall be punished by a fine not to exceed two thousand five hundred dollars ($2,500) or by imprisonment for a period not to exceed six (6) months, or by both such fine and imprisonment. Each day that a violation continues shall be a separate offense punishable as above described.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 11 day of July, 1995.

CITY OF SEDONA

Thron Riggs, Mayor

ATTEST:

Marie Brown, City Clerk

APPROVED AS TO FORM:

City Attorney

ASL/11-5122/06-19-95

HERITAGE

LAND SURVEYING AND MAPPING INC.

Exhibit "A"

A portion of Section 16, Township 17 North, Range 5 East of the Gila and Salt River Meridian in Yavapai County, Arizona, said portion of Section 16 being more particularly described as follows:

NW1/4 NE1/4 SE1/4 NE1/4 SE1/4 SE1/4;
N1/2 NW1/4 SE1/4 NE1/4 SE1/4 SE1/4;
SW1/4 NW1/4 SE1/4 NE1/4 SE1/4 SE1/4;
NW1/4 SE1/4 SW1/4 NE1/4 SE1/4 SE1/4;
N1/2 SW1/4 SW1/4 NE1/4 SE1/4 SE1/4;
N1/2 SW1/4 NE1/4 SE1/4 SE1/4;
N1/2 NE1/4 SE1/4 SE1/4;
NW1/4 SE1/4 SE1/4;
N1/2 NW1/4 NE1/4 SW1/4 SE1/4 SE1/4;
N1/2 NE1/4 NW1/4 SW1/4 SE1/4 SE1/4;
SW1/4 NE1/4 NW1/4 SW1/4 SE1/4 SE1/4;
NW1/4 NW1/4 SW1/4 SE1/4 SE1/4;
W1/2 NE1/4 SE1/4 SW1/4 SE1/4;
N1/2 SE1/4 NE1/4 SE1/4 SW1/4 SE1/4;
NE1/4 NE1/4 SE1/4 SW1/4 SE1/4;
E1/2 NE1/4 SW1/4 SE1/4;
E1/2 SE1/4 NW1/4 SE1/4;
S1/2 SW1/4 NE1/4 SE1/4;
NW1/4 SW1/4 NE1/4 SE1/4;
S1/2 NE1/4 SW1/4 NE1/4 SE1/4;
S1/2 NE1/4 NE1/4 SW1/4 NE1/4 SE1/4;
S1/2 NW1/4 NE1/4 SW1/4 NE1/4 SE1/4;
NW1/4 NW1/4 NE1/4 SW1/4 NE1/4 SE1/4;
S1/2 SE1/4 NE1/4 SE1/4;
NE1/4 SE1/4 NE1/4 SE1/4;
S1/2 NW1/4 SE1/4 NE1/4 SE1/4;
NE1/4 NW1/4 SE1/4 NE1/4 SE1/4;
S1/2 NW1/4 NW1/4 SE1/4 NE1/4 SE1/4;
NE1/4 NW1/4 NW1/4 SE1/4 NE1/4 SE1/4;

Subject Parcel contains 50.218 acres more or less including all easements.



EXHIBIT B

CONDITIONS OF APPROVAL
CASE NUMBER ZC 95-3 - SEDONA CULTURAL PARK

1. Prior to the issuance of grading and building permits, the applicant shall satisfy the following conditions and provide written documentation of such compliance to staff:

   a. Review and approval of grading and drainage plans, and dust and erosion control plans by the Department of Community Development and the Yavapai County Flood Control District.

   b. All building and site plans submitted in application for a building permit must be in substantial conformance with the applicant's operational representations of the Cultural Park facility, and the plans as reviewed and approved by the Planning and Zoning Commission. Proposed changes to the approved exterior building materials determined to be substantial by the Assistant City Manager of Operations shall require reconsideration by the Planning and Zoning Commission at a public meeting.

   c. The portable toilets associated with use of phase one of the Cultural Park shall have been approved by either the Yavapai County Health Department and/or the Arizona Department of Environmental Quality.

   d. Approval from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department shall have been obtained for an on-site wastewater treatment and disposal system for facilities outside of phase one.

   e. A detailed landscape plan shall be submitted for review and shall have received approval from the Assistant City Manager of Operations. Said plan shall reflect the intent of the conceptual landscape plan as approved by the Planning and Zoning Commission.

   f. A detailed lighting plan shall be submitted, and reviewed and approved by the Assistant City Manager of Operations.

   g. Drawings showing the placement and method of screening or painting of all mechanical equipment shall be submitted and reviewed and approved by the Assistant City Manager of Operations.

h. A revised traffic impact study taking into consideration proposed major event traffic management procedures addressing all outstanding issues identified by the Arizona Department of Transportation (ADOT) and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City.

i. Plans for all road improvements required by the Arizona Department of Transportation and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

j. Master traffic, parking and security control plans addressing specific measures associated with each type of event shall be provided by the applicant and shall have been reviewed and approved by the Department of Community Development, Sedona Police Department, Sedona Fire Department and the Arizona Department of Transportation.

k. A sound level control and attenuation plan shall be provided to the satisfaction of the Department of Community Development. Said plan shall include identification of the type of electronic limiting device which shall be used to automatically control the maximum sound level which the sound system is capable of generating so as to ensure compliance with the Sound Control Ordinance. Said plan shall also include the method and type of acoustic test equipment to be used to monitor the sound levels generated by the sound amplifying equipment so as to ensure compliance with the Sound Control Ordinance.

2. Prior to the issuance of a certificate of occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meets the following conditions:

a. All on-site improvements shall substantially conform with the plans on which grading and building permits were issued.

b. The applicant shall have obtained approval to operate its wastewater treatment and disposal systems from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department.

c. Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan.

d. All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be aimed or shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct night inspections and if deemed necessary, additional shielding will be required.

e. All new utility lines shall be provided through underground installation.

f. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building.

g. All requirements of the Sedona Fire Department shall have been satisfied, including the installation of required fire hydrants, and the provision of adequate access and turnaround areas for all private driveways.

h. The applicant shall provide their fair proportionate share toward the cost of the future traffic light and associated intersection improvements at the SR 89A/Upper Red Rock Loop Road intersection. The amount shall be determined by the Department of Community Development.

i. Initially in phase one, that portion of Compactor Road from SR 89A to the Navoti Drive intersection shall be paved, with curb and gutter provided, as well.

j. The four proposed lanes near the main entrance shall be paved to a width of 12 feet each.

k. A sidewalk shall be provided along the west side of Compactor Road from its intersection with SR 89A and connecting to the Cultural Park's pathway system.

1. In order to address the 328 parking space shortfall, the applicant shall provide written agreements with other property owners for off-site parking accommodations to the satisfaction of the Department of Community.

m. All required road improvements shall have been installed in accordance with the approved plans. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

n. The portable toilets shall have temporary screening provided to the satisfaction of the Assistant City Manager of Operations.

3. Sign plans in accordance with the Sign Regulations shall be submitted by the applicant and reviewed and approved by the Department of Community Development prior to the establishment of signage on the property.

4. Temporary barriers shall be provided along SR 89A during events, as deemed necessary by the City, to preclude parking in this area to the satisfaction of the Arizona Department of Transportation, Department of Community Development, Sedona Police Department and the Sedona Fire Department.

5. Events in the festival grounds shall not be held concurrently with sold out events in the outdoor amphitheater. Sold out events in the outdoor amphitheater shall not be held concurrently with large events at the Sedona-Red Rock High School if the high school parking is needed to meet parking requirements for the amphitheater use.

6. Capacity for the outdoor amphitheater shall be limited to 5530 seats. No more than 5530 tickets shall be sold for any single event.

7. All events shall comply with the Sound Control Ordinance.

8. For each event, a sound monitoring/limiting device that cannot be bypassed or overridden shall be installed on the sound system to regulate the sound at a level that complies with the Sound Control Ordinance.

9. Every contract with a specific performer shall have a sound clause whereby the performer is mandated to comply with the City Sound Control Ordinance and use the sound system provided by the Sedona Cultural Park.

10. Utility easements and associated equipment shall be provided to the satisfaction of the Department of Community Development, in consultation with the affected utility companies.

11. Exterior surface materials for all bridge crossings shall be provided to the satisfaction of the Department of Community Development.

12. A trailhead parking area shall be provided west of the proposed performing arts center along the north property line.

13. The long term operation and use of the facilities developed in conjunction with this approval shall be as approved by the City Council upon consideration of the representations made by the Sedona Cultural Park, both in their original submittal and their formal modification of site operational characteristics, as set forth in their May 2, 1995, Resolution of the Board of Directors and as submitted for consideration at public hearings on this request. Modification of site operational characteristics and functions shall require reconsideration at public hearings before the Planning and Zoning Commission and the City Council, and final amendment of the original approval by the governing body.

14. Two years after the first event in the outdoor amphitheater at the Sedona Cultural Park, or at a time as determined necessary by the Assistant City Manager of Operations, the applicant shall submit a revised traffic impact study for review and approval by the Planning and Zoning Commission and City Council. The revised study shall identify the actual traffic impacts associated with use of the Cultural Park and the degree to which traffic control measures and construction of roadway improvements have adequately mitigated or failed to mitigate the Park's related traffic impacts. Upon review of the revised study, if determined warranted by the Planning and Zoning Commission and City Council, additional mitigation measures to more adequately address site generated traffic impacts shall be implemented by the applicant within six months of City approval of the revised study.

15. Two years after the first event in the outdoor amphitheater at the Sedona Cultural Park, the applicant shall submit a revised sound level control and attenuation plan for review and approval by the Planning and Zoning Commission and City Council. The revised plan shall identify the actual sound impacts associated with use of the Cultural Park and the degree to which implemented sound control measures have adequately mitigated or failed to mitigate the Park's sound impacts. Upon review of the revised plan, if determined warranted by the Planning and Zoning Commission and City Council, additional mitigation measures to more adequately address site generated sound impacts shall be implemented by the applicant prior to the next outdoor amphitheater event.

16. Two years after the first event in the outdoor amphitheater at the Sedona Cultural Park, the applicant shall submit a revised master traffic control plan, parking control plan and security control plan for review and approval by the Planning and Zoning Commission and City Council. The revised plans shall identify whether the initial plans have adequately mitigated or failed to mitigate the traffic control impacts, parking control impacts and security control impacts. Upon review of the revised plans, if determined warranted by the Planning and Zoning Commission and City Council, additional mitigation measures to more adequately address site generated traffic control, parking control and security control impacts shall be implemented by the applicant prior to the next outdoor amphitheater event.

17. The PD (Planned Development) zoning on the subject property becomes vested and reflected on the City of Sedona Zoning Map only upon conclusion of the land exchange and transfer of the subject property into private ownership.

18. Rezoning of the subject property to the PD zone (Planned Development) is contingent upon the Sedona Cultural Park obtaining a building permit for phase one within two years of the effective date of the final zone change approval. In the event a building permit for phase one is not obtained within the two year time period, the City shall initiate a zone change of the subject property back to its former RS-70 zone classification.

19. Interior private roads and parking areas shall be treated so as to control dust to the satisfaction of the Department of Community Development. One year after the first event, a revised dust control plan shall be submitted by the applicant to the Department of Community Development. The revised plan shall identify whether the initial plan has adequately mitigated or failed to mitigate the dust control impacts. Upon review of the revised plan, if determined warranted by the Assistant City Manager of Operations, additional mitigation measures to more adequately address site generated dust shall be implemented by the applicant prior to the next outdoor amphitheater event.

RESOLUTION NO 2002-10

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA, ESTABLISHING AS PUBLIC RECORD THE 2002 AMENDMENTS TO THE SEDONA CULTURAL PARK CONDITIONS OF APPROVAL, CASE NO. ZC95-3.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA: that the terms set forth in that document attached hereto as Exhibit A, and entitled, "2002 AMENDMENTS TO THE SEDONA CULTURAL PARK, CONDITIONS OF APPROVAL, INCORPORATING ADDITIONAL CONDITIONS" constitute a public record to be incorporated by reference into Ordinance No. 2002-04.

APPROVED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona this 26 day of February, 2002.

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney

REVISED ORIGINAL CONDITIONS OF APPROVAL
SEDONA CULTURAL PARK

1. Prior to the issuance of grading and building, permits, the applicant shall satisfy the following conditions and provide written documentation of such compliance to staff:

   a. Review and approval of grading and drainage plans, and dust and erosion control plans by the Department of Community Development and the Yavapai County Flood Control District.

   b. All building, and site plans submitted in application for a building permit must be in substantial conformance with the applicant's operational representations of the Cultural Park facility, and the plans as reviewed and approved by the Planning and Zoning Commission. Proposed changes to the approved exterior building materials determined to be substantial by the Director of Community Development shall require reconsideration by the Planning and Zoning Commission at a public meeting.

   c. The portable toilets associated with use of phase one of the Cultural Park shall have been approved by either the Yavapai County Health Department and/or the Arizona Department of Environmental Quality.

   d. Approval from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department shall have been obtained for an on-site wastewater treatment and disposal system for facilities outside of phase one.

   e. A detailed landscape plan shall be submitted for review and shall have received approval from the Director of Community Development. Said plan shall reflect the intent of the conceptual landscape plan as approved by the Planning and Zoning Commission.

   f. A detailed lighting plan shall be submitted, and reviewed and approved by the Director of Community Development.

   g. Drawings showing the placement and method of screening or painting of all mechanical equipment shall be submitted and reviewed and approved by the Director of Community Development.

   h. A revised traffic impact study taking into consideration proposed major event traffic management procedures addressing all outstanding issues identified by the Arizona Department of Transportation (ADOT) and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City.

i. Plans for all road improvements required by the Arizona Department of Transportation and the Department of Community Development shall be submitted by the applicant and shall have been reviewed and approved by ADOT and the City. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

j. Master traffic, parking and security control plans addressing specific measures associated with each type of event shall be provided by the applicant and shall have been reviewed and approved by the Department of Community Development, Sedona Police Department, Sedona Fire Department and the Arizona Department of Transportation.

k. A sound level control arid attenuation plan shall be provided to the satisfaction of the Department of Community Development. Said plan shall include identification of the type of electronic limiting device which shall be used to automatically control the maximum sound level that the sound system is capable of generating so as to ensure compliance with the Sound Control Ordinance. Said plan shall also include the method and type of acoustic test equipment to be used to monitor the sound levels generated by the sound amplifying equipment so as to ensure compliance with the Sound Control Ordinance.

2. Prior to the issuance of a Certificate of Occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meets the following conditions:

a. All on-site improvements shall substantially conform to the plans on which grading and building permits were issued.

b. The applicant shall have obtained approval to operate its wastewater treatment and disposal systems from the Arizona Department of Environmental Quality and/or the Yavapai County Health Department.

c. Installation of all proposed landscaping shall be complete and in accordance, with the approved landscape plan.

d. All outstanding lighting shall have been installed in accordance with the approved plans. All lighting sources shall be aimed or shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff, shall conduct night inspections and if deemed necessary, additional shielding will be required.

e. All new utility lines shall be provided through underground installation.

f. All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building.

g. All requirements or the Sedona Fire Department shall have been satisfied, including the installation of required fire hydrants, and the provision of adequate access and turnaround areas for all private driveways.

h. The applicant shall provide their fair proportionate share toward the cost of the future traffic light and associated intersection improvements at the SR89a/Upper Red Rock Loop Road intersection. The amount shall be determined by the Department of Community Development.

i. Initially in phase one, that portion of Compactor Road from SR89a to the Navoti Drive intersection shall be paved, with curb and gutter provided, as well.

j. The four proposed lanes near the main entrance shall be paved to a width of 12 feet each.

k. A sidewalk shall be provided along the west side of Compactor Road from its intersection with SR89a and connecting to the Cultural Park's pathway system.

l. In order to address the 328 parking, space shortfall, the applicant shall provide written agreements with other property owners for off-site parking accommodations to the satisfaction of the Department of Community Development.

m. All required road improvements shall have been installed in accordance with the approved plans. In the event of a dispute regarding required traffic mitigation measures, reconsideration by the Planning and Zoning Commission and City Council shall be required.

n. The portable toilets shall have temporary screening provided to the satisfaction of the Director of Community Development.

3. Sign plans in accordance with the Sign Regulations shall be submitted by the applicant and reviewed and approved by the Department of Community Development prior to the establishment of signs on the property.

4. A Temporary Barrier Plan with a schedule of season events shall be provided to ADOT, the Sedona Police Department, the Sedona Community Development Department, the Arizona Department of Public Safety, the Sedona Fire District, and any other agency designated by the City of Sedona, before the commencement of operations for the season, but in no case later than April 15

each year. Temporary barriers shall be provided along SR 89a during events, as deemed necessary by the City, to preclude parking in this area to the satisfaction of the Arizona Department of Transportation, Department of Community Development, Sedona Police Department and the Sedona Fire Department.

5. Events in the festival grounds shall not be held concurrently with sold out events in the outdoor amphitheater. Sold out events in the outdoor amphitheater shall not be held concurrently with large events at the Sedona Red Rock High School if the High School parking is needed to meet parking requirements for the amphitheater use.

6. Capacity for the outdoor amphitheater shall be limited to 5530 seats. No more than 5530 tickets shall be sold for any single event.

7. All events shall comply with the Sound Control Ordinance.

8. Every contract with a specific Performer shall have a sound clause (provided in Attachment A) whereby the performer is mandated to comply with the City Sound Control Ordinance.

9. Utility easements and associated equipment shall be provided to the satisfaction of the Department of Community Development, in consultation with the affected utility companies.

10. Exterior surface materials for all bridge crossings shall be provided to the satisfaction of the Department of Community Development.

11. A trailhead parking area shall be provided west of the proposed performing arts center along the north property line.

12. The long term operation and use of the facilities developed in conjunction with this approval shall be as approved by the City Council upon consideration of the representations made by the Sedona Cultural Park, both in their original submittal and their formal modification of site operational characteristics, as set forth in their May 2, 1995, Resolution of the Board of Directors and as submitted for consideration at public hearings on this request. Modification of site operational characteristics and functions shall require reconsideration at public hearings before the Planning and Zoning Commission and the City Council, and final amendment of the original approval by the governing body.

13. The PD (Planned Development) zoning on the subject property becomes vested and reflected on the City of Sedona Zoning Map only upon conclusion of the land exchange and transfer of the subject property into private ownership.

14. Rezoning of the subject property to the PD zone (Planned Development) is contingent upon the Sedona Cultural Park obtaining a building permit for phase

one within two years of the effective date of the final zone change approval. In the event a building permit for phase one is not obtained within the two year time period, the City shall initiate a zone change of the subject property, back to its former RS-70 zone classification.

15. Interior private roads and parking areas shall be treated so as to control dust to the satisfaction of the Department of Community Development. One year after the first event, a revised dust control plan shall be submitted by the applicant to the Department of Community Development. The revised plan shall identify whether the initial plan has adequately mitigated or failed to mitigate the dust control impacts. Upon review of the revised plan, if determined warranted by the Director of Community Development, additional mitigation measures to more adequately address site generated dust shall be implemented by the applicant prior to the next outdoor amphitheater event.

16. All personnel employed to manage and direct traffic and oversee parking shall have had prior experience of these operations or have been suitably trained to the satisfaction of the Sedona Police Department, so that the mistakes of the past are not repeated.

17. The Sedona Cultural Park shall prepare a detailed inventory and plan of all existing on-site parking spaces. As part of this plan, approved parking areas that have not been constructed as yet shall be shown, as well as options for the construction of new in-fill parking spaces. This plan shall be submitted to the City Engineering Department and Director of Community Development for review and approval by no later than April 1, 2002.

18. Concert events (originally defined by the Sedona Cultural Park to be a maximum of 2,300 people) shall be limited to no more than 2,100 people unless either of the following are satisfied.

    a. A copy of the Forest Service permit authorizing parking on the old dumpsite shall be provided to the Director of Community Development. Site, grading, drainage and landscape plans shall be submitted for review and approval by the Director of Community Development and City Engineering Department prior to construction of the parking area. The new parking area shall be completed to the satisfaction of the Director of Community Development and City Engineering Department by the commencement of the 2002 performance season.

    b. A written agreement with an attached detailed site plan showing a parking area layout and number of parking spaces for either the property located on the southeast corner of the intersection of Highway 89a and Upper Red Rock Loop Road (currently owned by Miller Bros. Inc.) or the Sedona Red Rock High School shall be provided to the Director of Community

Development by April 1 of each year. A minimum of 86 parking spaces shall be provided in these parking areas.

c. In the alternative, the Sedona Cultural Park shall construct a minimum of 86 new parking spaces within the Cultural Park grounds. Construction plans for these new spaces shall be submitted to the Director of Community Development and City Engineering Department for review and approval.

d. In the event that the detailed inventory and parking plan referred to in condition of approval #21 identifies a different number of parking spaces than that as determined by Mr. Guy Grand in his letter dated December 28, 2001, then the minimum number of spaces required for concert events to be provided either off-site at the Miller Brothers property or Red Rock High School, or on site within the Sedona Cultural Park grounds, shall be increased or decreased proportionately so that parking for 2,300 people based on 2.7 persons per vehicle (i.e. 852 spaces) can be provided.

19. Parking shall be provided on one side only of Cultural Park Place, Arts Village Drive or other internal roadways within the Sedona Cultural Park provided that the minimum access requirements of the Sedona Fire District are provided to the satisfaction of the Fire Marshall. If necessary, "No Parking" signs or a fire lane shall be designated along these roadways.

20. No storage of vehicles, equipment, products or materials not directly related to the operation or management of the Sedona Cultural Park or owned by the Sedona Cultural Park shall be stored within the Park. In all cases, storage shall not interfere with the use of required parking spaces. All recreation vehicles, trailers and other materials not owned by Sedona Cultural Park shall be removed from the maintenance/storage parking area by no later than March 1, 2002. Construction trailers used as temporary office or storage facilities for specific Sedona Cultural Park construction projects are exempt from this requirement.

21. The Cultural Park shall contact City Code Enforcement staff by no later than April 1 each year in order that parking, traffic, signage, sound issues, etc. can be coordinated and pre-planned, and potential problems resolved.

2002: Additional Conditions to Rezoning

1. The Sedona Cultural Park is an Arizona non-profit corporation. The City of Sedona has no financial responsibility whatsoever for Park operations.

2. The performance season for outdoor events at the Cultural Park will be limited to the six (6) months of May through October annually, except that subject to the approval of a Temporary Use Permit in accordance with Section 407 of the Land

Development Code, community events may be authorized outside of the designated performance season. Task Force members shall be notified prior to each community event outside of the designated performance season.

3. Events in the Amphitheater will be limited to the following numbers:

   12 "Festival" events (maximum capacity 5530 per event) per season. These will include Jazz on the Rocks. Symphony and "pops" concerts, and concerts/community celebrations on the major summer holidays.

   18 musical/dance-type concert events a maximum capacity of 2500 per event annually.

   70 theater/chamber music/musical theater-type events at a maximum capacity of 1200 per event annually.

4. "Flagship" events will be limited to five (5) annually and 2500-capacity events will be limited to ten (10) annually until such time as Highway 89A is widened to at least four (4) lanes past the Park site.

5. The Cultural Park shall pay for all security, public safety, and traffic control personnel required for safe and orderly operation of events.

6. In addition to its legal commitment to observe all City of Sedona sound and noise ordinances, the Park will make every effort to protect neighbors from any excessive volume of performances in the amphitheater. Toward this end, an emergency hotline to Park management will be made available to neighbors through their homeowners associations for quick response during events.

7. A written record of the monitoring of the Park's professionally designed, installed and operated sound system, including sound levels at the Park's borders, will be kept and made available to the public.

8. The Cultural Park will not seek to use Navoti Drive as a through-route for traffic to or from event parking.

9. The existing Task Force for development and monitoring of Park traffic, parking sound, and security management plans shall become a permanent Standing Committee of the Cultural Park Board, with regular public Meetings. The membership of the Task Force will include a Park Board member, individuals appointed by the Associations of the adjacent subdivisions, and representatives of the Sedona Police Department, Sedona Fire District, ADOT, Red Rock High School, and the appropriate administrative departments of the City of Sedona and Task Force members will participate as necessary.

10. At least two (2) members of the Sedona Cultural Park Board of Directors shall be residents or property owners in the adjacent subdivisions.

11. The Sedona Cultural Park, its Board and Management, commit themselves to a policy of operations that will ensure the Park's status as an asset to the community. This includes the presentation of quality programs, the responsible operation of the Park's events and facilities, and a commitment to being a good neighbor to adjacent homeowners and the community as a whole.

LOI Exhibit B

Coconino National Forest

S89°20'19"W 319.53'

S89°20'19"W 319.53'

N89°20'19"E 79.88'

N05°15'00"W 84.58'

S89°22'15"W 99.92'

S89°20'19"W 319.67'

S89°20'19"W 319.53'

S06°31'09"E 1022.35'

S06°58'02"E 1022.35'

N05°40'35"W 1682.10'

FESTIVAL GROUNDS

FUTURE EXHIBITION BUILDING

CENTRAL POINT INTERPRETIVE TERRACE

FUTURE PERFORMING ARTS CENTER

parking

path

wash

PRIVATE DRIVE

bike parking

NATURAL AREA

SMALL AMPHITHEATER

PUBLIC STREET

ENTRY

PORTABLE STAGE

AMPHITHEATER

TERRACED GRASS BOWL

ARTS VILLAGE

PLAZA

Visitors Center

TO SEDONA

NATURAL AREA

HIGHWAY 89 A

244.77'

245.08'

244.17'

162.38'

162.58'

163.59'

84.65'

84.48'

84.32'

84.21'

84.92'

85.03'

81.09'

85.14'

HIGH SCHOOL

TO COTTONWOOD

UPPER RED ROCK LOOP ROAD

SITE PLAN ELEMENTS

OUTDOOR AMPHITHEATER	120 000 SQ FT
FESTIVAL GROUNDS	105 000 SQ FT
CENTRAL POINT INTERPRETIVE TERRACE	7 800 SQ FT
SMALL AMPHITHEATER	6 300 SQ FT
ARTS VILLAGE	5 5 ACRES
BUILDING COVERAGE	61 000 SQ FT
TOTAL BUILDING AREA	100 000 SQ FT
TERRACES / LANDSCAPE / PLAZAS	41 000 SQ FT

ARTS VILLAGE

THE VILLAGE PLAN IS CONCEPTUAL, WITH BUILDINGS SHOWN TO REPRESENT REQUIRED DENSITY MASSING COMPOSITION SITE COVERAGE AND GENERAL INTEGRATION WITH THE EXISTING LANDSCAPE FOR ALL FUTURE DEVELOPMENT WITHIN THE VILLAGE AREA THE FINAL DESIGN OF THESE VILLAGE ELEMENTS MAY NOT NECESSARILY BE AS DEPICTED BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CHARACTER AS SHOWN POTENTIAL USES MAY INCLUDE THE FOLLOWING AS WELL AS USES SIMILAR IN NATURE AND INTENSITY

PRIMARY USES:

VISITORS' CENTER
MUSEUM
ADMINISTRATIVE OFFICES
PARK OFFICES

ACCESSORY USES:

CAFES
ARTS / EDUCATION FACILITIES
FOREST SERVICE INTERPRETIVE CENTER
MULTI-USE FACILITIES
MUSIC, ART, DESIGN STUDIOS
GALLERIES
ELDER HOSTEL
PERFORMANCES AREAS
CERTAIN TEMPORARY FACILITIES

APPROVED BY CC
7-11-95

MASTER PLAN

APRIL 4, 1995

SITE DATA

EXISTING ZONE	RS-70
PROPOSED ZONING	PD
GROSS SITE AREA	50 218 ACRES
BUILDING AND AMPHITHEATER LOT COVERAGE	APPROX 195 000 SQ FT (9%)
NATURAL ZONES	14 8 ACRES (29%)
PARKING	
AREA	250 000 SQ FT (11%)
SPACES	925 AUTOMOBILES 8 BUSES
DRIVES	81 700 SQ FT

SEDONA · CULTURAL · PARK

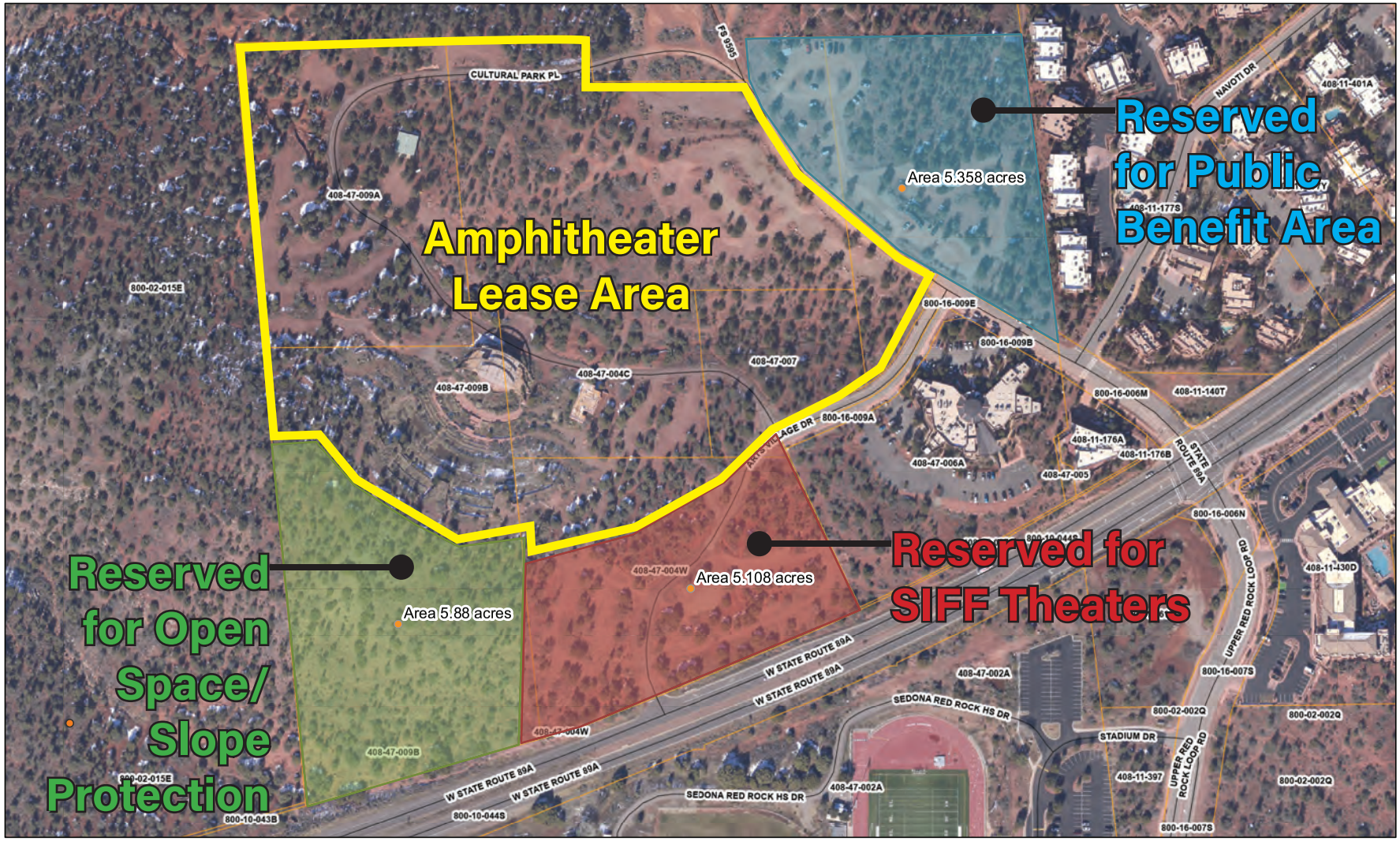
JENSVOLD/THOMPSON ARCHITECTS
ARTERRA·LANDSCAPE ARCHITECTS

0 30 60 120

LOI Exhibit C

2026 Western Gateway Site Plan

City of Sedona, Arizona



5/11/2026 10:39 AM

Scale: 1:2,708

0 0.03 0.06 0.12 0.18 0.24 mi

OAK CREEK
COUNTY LINE
City Boundary
STREET CENTERLINE
PARCEL BOUNDARY

FOREST RD AERIAL 2025
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

CITY BOUNDARY

AERIAL 2023
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

WW AERIAL 2023
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

The City of Sedona makes no warranties, expressed or implied, with respect to the data or information shown on this map. It is not necessarily accurate to engineering or surveying standards. No portion of the information should be considered or used as a legal document. Copyright, 2026

CITY COUNCIL AGENDA BILL

AB 3351
May 26, 2026
Regular Business

Agenda Item: 9d
Proposed Action & Subject: Discussion/possible action regarding ideas for possible policy proposals for consideration by the League of Arizona Cities and Towns' Policy Committees as part of the League's legislative agenda for 2027.

Department	City Manager's Office
Time to Present	5 Minutes
Total Time for Item	15 Minutes
Other Council Meetings	N/A
Exhibits	A. League Policy Committee and Resolutions Process Overview Document B. Proposal One C. Proposal Two

Finance Approval	Reviewed 5/11/26 BGW			
City Attorney Approval	Reviewed 5/12/26 KWC		**Expenditure Required**	
			$	0
City Manager's Recommendation	Provide direction on proposals ABS 5/13/26		**Amount Budgeted**	
			$	0
			Account No. (Description)	N/A

SUMMARY STATEMENT

Background: Each year, the League of Arizona Cities and Towns (League) seeks suggestions from municipalities for legislative proposals for the forthcoming legislative session. Councilors have been asked to provide ideas for items they feel the League should consider. If Council agrees with proposed proposals from City Councilors, these will be forwarded to the appropriate League Policy Committee for review and consideration.

The five (5) Policy Committees are: 1) Budget, Finance and Economic Development (BFED); 2) General Administration, Human Resources and Elections (GAHRE); 3) Neighborhoods, Sustainability and Quality of Life (NSQL); 4) Public Safety, Military Affairs and the Courts (PSMAC); and 5) Transportation, Infrastructure and Public Works (TIPW). A Policy Committee may recommend that a policy proposal become a League Resolution, refer an issue for further study, recommend a non-legislative solution, or decline to pursue further. If a Policy Committee recommends that a proposal be developed as a League Resolution, the proposal will be shared with all cities and towns before the Resolutions Committee Meeting at the League Annual Conference in August.

The purpose of this item is to discuss proposals suggested by City of Sedona Councilors to determine if they should be sent on to the League for further consideration.

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

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

Alternative(s): N/A

MOTION

I move to: approve the following resolutions……, and submit them to the League of Arizona Cities and Town for further consideration as part of the League's 2027 legislative policy agenda.

League of Arizona Cities and Towns Policy Committees and Resolutions Process Overview

2026

Overview

The Policy Committee framework was established to provide League members with the opportunity to submit policy proposals for consideration to become part of the League's Annual Municipal Policy Statement.

Each policy proposal is discussed and vetted by a Policy Committee. A Policy Committee may recommend that a policy proposal become a League Resolution, refer an issue for further study, recommend a non-legislative solution, or decline to pursue further.

Policy proposals must be submitted by the deadline(s) to provide Policy Committee members with ample time to review the proposal, study the issues, and formulate solutions.

If a Policy Committee recommends that a proposal be developed as a League Resolution, the proposal will be shared with all cities and towns before the Resolutions Committee Meeting at the League Annual Conference in August.

Policy Committees include:

- Budget, Finance & Economic Development (BFED)
- General Administration, Human Resources & Elections (GAHRE)
- Neighborhoods, Sustainability & Quality of Life (NSQL)
- Public Safety, Military Affairs & the Courts (PSMAC)
- Transportation, Infrastructure & Public Works (TIPW)

Policy Committee Membership

The Policy Committee Chairs are selected by the President of the League from members of the Executive Committee.

Committee membership is reformed each year and is limited to one elected official and one staff member per city/town. Only elected officials may vote.

Municipal elected officials and staff, with the permission of their Mayor and/or City Manager, may apply for a position on a policy committee by submitting their interest to: resolutions@azleague.org and copying their Mayor and/or City Manager to confirm their approval. Please include your name, title, contact information, and desired policy committee assignment. This year's deadline is **Friday, April 17.**

If an appointed member is unable to attend a committee meeting and plans to utilize a substitute in their stead, that must be approved by the Mayor and/or City Manager and communicated in advance to the League and the appropriate Committee Chair.

Submission of Policy Proposals

Each city/town may submit up to two (2) proposals for consideration each year by the designated deadlines. The Vice President of the League assigns policy submissions to one or more Policy Committees.

To submit a policy issue, cities and towns must use the League's official submittal form. The form must be sent by the Mayor and/or City Manager to resolutions@azleague.org.

The deadline to submit proposals for consideration for the May meetings is **Friday, May 1.**
The deadline to submit proposals for consideration at the June meetings is **Friday, May 29.**

To assist the Policy Committee's review and discussion, a policy proposal should include:

- A clear description of the issue;
- The proposed solution(s);
- Relevant statutes;
- Estimated fiscal impacts (if any);
- An explanation of why the issue is important to multiple or all cities;
- A list of cities and towns in support of the proposal (if any);
- A description of the outreach by the city or town to relevant stakeholders; and
- The city or town staff member who is the point of contact for the proposal.

Policy proposals should also identify the type of action being requested, such as:

- Legislative action;
- Appropriation request;
- General policy direction; or
- Technical or non-substantive change.

Policy Committee Actions

Policy Committees will meet in May and June. The sponsoring city or town is responsible for presenting its policy issue to the assigned committee and responding to questions about the policy issue. The presentation may be made by an elected official or appropriate staff member.

The committee may choose to:

- Advance the policy submission to the Resolutions Committee;
- Assign the submission for further study;
- Propose a non-legislative solution; or
- Decline to pursue further action.

Only proposals advanced by the Policy Committees will be considered by the Resolutions Committee.

Resolutions Committee at the Annual Conference

Each member city or town will receive a Resolutions Packet in preparation for the Annual Conference and will have a seat at the Resolutions Committee with their Mayor (or council designee) serving as the voting representative.

The Policy Committee Chairs will provide reports to the Resolutions Committee, and the Resolutions Chair shall facilitate the meeting. A sponsoring city or town will be called upon to provide additional information on their submitted proposal.

The Resolutions Committee may vote to forward a resolution to the Annual Business Meeting for formal ratification or decline the proposal.

Municipal Policy Statement

The League's Municipal Policy Statement outlines the League's state legislative priorities for the following legislative session and is used to educate legislators and stakeholders on the League's highest priorities.

The basis of the statement is formed by the resolutions adopted at the Annual Business Meeting and the League's Core Principles to (1) preserve local decision-making and (2) protect state shared revenue.

Implementation and Sponsoring Municipality's Role

Following adoption, resolutions included in the Municipal Policy Statement may be considered for introduction as state legislation or pursued through other advocacy efforts.

Sponsoring cities and towns are expected to remain engaged in advancing their proposals and to work collaboratively with League staff throughout the legislative process.

This may include:

- Assisting in identifying and securing a legislative sponsor
- Providing background information, data, and technical expertise
- Supporting outreach to legislators and stakeholders
- Participating in advocacy efforts, including testimony and engagement during the legislative session

The League will coordinate overall strategy and advocacy; however, successful advancement of policy priorities is strengthened by continued partnership with the sponsoring city or town.

Policy Issue Submittal Form

Please use this form to submit a policy issue for consideration by the League's Policy Committees to resolutions@azleague.org. Submissions will be reviewed and may result in a formal resolution, further study, or a non-legislative solution.

The resolutions process is intended for issues that impact a broad cross section of cities and towns. Issues limited to a single jurisdiction are not typically considered part of the League's policy agenda.

Section 1: Proposal Overview

Sponsoring City/Town: City of Sedona

Proposal Title: Short Term Rental Legislative Referral

Briefly summarize the proposal in 1-2 sentences:

2028 ballot referral to give local municipalities the ability to hold a local election that would allow the municipality to determine how best to regulate short term rentals that reflects community sentiment.

Mayoral Approval Confirmed: ■ Yes

Section 2: Type of Proposal *(Choose All That Apply)*

■ Legislative Action (statutory change)
☐ Appropriation / Funding Request
☐ General Policy Direction
☐ Technical / Non-Substantive Change

Section 3: Policy Issue Problem/Solution

1. Problem Statement

Describe the issue or challenge your city/town is seeking to address.

Cities and towns do not have the ability to meaningfully regulate short-term rentals. Especially in small cities and towns, the hollowing out of neighborhoods is felt more because housing supply is less than in big cities. In Sedona, for example, when you take out the neighborhoods where HOAs don't allow short-term rentals, approximately 25 percent of all parcels have a short-term rental with 86 percent of them whole home rentals. With several legislative sessions now having sponsored bills that supported small cities and towns being able to consider capping the amount of the short-term rentals in their communities, and failing each time to move, the City of Sedona would like to consider a new strategy: going for a 2028 ballot referral to ask Arizona voters if they would allow small towns (population maximum still to be determined) to vote on if they want regulations of limit short-term rentals in their cities. It seems as though legislators don't want to be the ones that make the decision on changing state law. Therefore, we're hoping they will be open to allowing residents to decide, community by community, if they would like short-term rental regulations. We believe the first step in this will be to have the League consider a resolution that supports this effort.

2. Proposed Solution

What specific action or outcome are you requesting?

Introduce and pass a HCR or SCR that refers a question to the next General Election ballot asking voters if they would give municipalities the ability to regulate short term rentals. Upon an affirmative vote of the people, municipalities could propose to their voters a question to further regulate short term rentals, such as capping new STR licenses, prospectively putting distance restrictions in place or other measures that reflect local concerns.

This would allow residents to have a pathway forward to restrict future growth of short term rentals.

The legislation language would address that this would be for populations under a certain threshold - number to be determined - and would also say that existing short-term rentals would be grandfathered in.

Section 4: Policy Details

3. Relevant Statute(s) (if applicable)

Identify Arizona statute(s) that may need to be updated or indicate if new statute is needed.

AMENDING SECTIONS 9-500.39 AND 11-269.17, ARIZONA REVISED STATUTES; RELATING TO VACATION RENTALS AND SHORT-TERM RENTALS.

New statute for the General Election ballot referral language.

4. Estimated Fiscal Impact (if known):

Consider whether this will require a state appropriation, impact the state budget, or impact municipal budgets.

No appreciable impact to state or municipal budgets. No state appropriation needed.

5. Statewide or Multi-Jurisdictional Impact

Explain how this issue affects multiple cities/towns or has broader, statewide municipal relevance.

Many rural small cities and towns have dealt with the adverse effects of their housing supply being hallowed out by short-term rentals, turning neighborhoods into hotel zones. Additionally, the social fabric in small tourism towns like Page, Sedona, Jerome, Lake Havasu and Bisbee has degraded with each short-term rental that is introduced.

Further, when you replace residents with transient visitors community services are impacted, such as reduced enrollment in local schools and reduced population that impacts state and federal funding formulas as well as apportionment of political districts. These communities are negatively impacted by less residents but the strains on their infrastructure is increased.

Section 5: Support & Stakeholder Engagement

6. Support from Other Jurisdictions

List any cities/towns that support the proposal or have expressed interest in formally pursuing it:

We haven't pursued this yet in detail, but we plan on doing so in the coming months.

7. Outreach Conducted

Have you discussed this issue with:

- Your legislative delegation? ■ Yes ☐ No
- Other cities/towns? ■ Yes ☐ No
- External stakeholders? ■ Yes ☐ No

If yes, briefly summarize their feedback, interest, and position:

Sedona has been working with and building a coalition of rural communities for the last two years to address and educate the concerns of rural communities. We have also worked with the AZ Neighborhood Alliance, an active anti STR group in the greater Phoenix area. And we have been in communication with the AZ Tourism & Lodging Association.

Section 6: Sponsoring City Commitment

Primary Contact for This Proposal:

Name: Holli Ploog
Title: Mayor of Sedona
Email: mploog@sedonaaz.gov
Phone: _____

Acknowledgement of Role

By submitting this proposal, the sponsoring city/town acknowledges that it is expected to remain engaged throughout the process and work collaboratively with League staff. This may include:

- Assisting in identifying and securing a legislative sponsor
- Providing background information, data, and technical expertise
- Supporting outreach and advocacy during the legislative session

■ Acknowledged

Section 7: Additional Information (Optional)

Supporting documents may be submitted to provide additional context (e.g., draft language, prior studies, staff reports).

Please limit attachments to materials that directly support the proposal.

Policy Issue Submittal Form

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Section 2: Type of Proposal *(Choose All That Apply)*

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What specific action or outcome are you requesting?

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This would allow residents to have a pathway forward to restrict future growth of short term rentals.

The legislation language would address that this would be for populations under a certain threshold - number to be determined - and would also say that existing short-term rentals would be grandfathered in.

Section 4: Policy Details

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Section 5: Support & Stakeholder Engagement

6. Support from Other Jurisdictions

List any cities/towns that support the proposal or have expressed interest in formally pursuing it:

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7. Outreach Conducted

Have you discussed this issue with:

- Your legislative delegation? ☒ Yes ☐ No
- Other cities/towns? ☒ Yes ☐ No
- External stakeholders? ☒ Yes ☐ No

If yes, briefly summarize their feedback, interest, and position:

Sedona has been working with and building a coalition of rural communities for the last two years to address and educate the concerns of rural communities. We have also worked with the AZ Neighborhood Alliance, an active anti STR group in the greater Phoenix area. And we have been in communication with the AZ Tourism & Lodging Association.

Section 6: Sponsoring City Commitment

Primary Contact for This Proposal:

Name: Holli Ploog
Title: Mayor of Sedona
Email: mploog@sedonaaz.gov
Phone: _____

Acknowledgement of Role

By submitting this proposal, the sponsoring city/town acknowledges that it is expected to remain engaged throughout the process and work collaboratively with League staff. This may include:

- Assisting in identifying and securing a legislative sponsor
- Providing background information, data, and technical expertise
- Supporting outreach and advocacy during the legislative session

☑ Acknowledged

Section 7: Additional Information (Optional)

Supporting documents may be submitted to provide additional context (e.g., draft language, prior studies, staff reports).

Please limit attachments to materials that directly support the proposal.

CITY COUNCIL AGENDA BILL

AB 3313
May 26, 2026
Regular Business

Agenda Item: 9e
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 Manager's Dept./Lauren Browne
Time to Present **Total Time for Item**	15 Minutes 30 Minutes
Other Council Meetings	Council Retreat, December 16, 2025; December 17, 2025; January 13, 2026; January 27, 2026; February 10, 2026; February 24, 2026; March 10, 2026; March 24, 2026; April 14, 2026; April 28, 2026; May 12, 2026.
Exhibits	A. City of Sedona Legislative Agenda B. City Council Protocols & Guidelines Legislative Affairs

Finance Approval	Reviewed 05/11/26 BGW
City Attorney Approval	Reviewed 05/11/2026 KWC
City Manager's Recommendation	Reviewed ABS 05/11/2026

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 including state budget, Short-Term Rentals, local zoning and preemption bills, voting, and off-highway vehicles. The League of Arizona Cities and Towns, the City's legislative advocate Kathy Senseman of PDG group, and City staff routinely monitor bills of interest as they progress through the legislative process. The 2026 legislative session opened on January 12, 2026, which the Mayor attended at Representative Selena Bliss' invitation.

To prepare for the 2026 session, Kathy Senseman and Deputy City Manager Lauren Browne presented a draft Legislative Agenda and Protocols & Guidelines documents for Council's review and direction. The final drafts were adopted and approved as amended on January 13, 2026.

A legislative update will be regularly scheduled on council meeting agendas during the 2026 session 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: TBD

City of Sedona

Legislative Agenda Final

1) **Defend Local Authority**: Protect and enhance local authority and decision making.
    a. Protect the City from legislation that pre-empts local authority or expands state control of local affairs.
    b. Oppose any bills that weaken the City's local zoning and land use authorities, or weaken neighboring resident and property owner participation in re-zoning decisions.
    c. Defend the City's authority to manage its personnel and operations locally.
    d. Support short-term rental legislation that gives cities that ability to determine caps or limits.
    e. Repeal SB 1487 (State Revenue Withholding).
    f. Repeal the current expenditure limitation formula or advocate to re-calculate the formula so that it better suits our unique tourism population influx.

2) **Protect City Funding**: Defend against any cuts to State-Shared Revenues, HURF, and other State funds dedicated to local governments.
    a. Protect State-Shared Revenues from any reductions or sweeps.
    b. Protect and increase Highway User Revenue Funds (HURF), and advocate to require electric vehicles (EVs) to contribute to HURF, for cities to improve transportation infrastructure and road maintenance and repair programs.
    c. Oppose any legislation that would reduce the ability for cities to receive user fees from EVs.
    d. Oppose unfunded mandates on cities.
    e. Provide cities and counties greater flexibility on local bond issuances.
    f. Provide more flexibility in the application and use of local impact fees to better address growth impacts in cities and towns.

3) **Invest in Local Economies and Infrastructure**: Support the ability of cities to utilize strong economic development tools, support local businesses, and increase infrastructure investment.
    a. Support legislation and funding to assist in the development of affordable housing.
    b. Advocate for ADOT funding for local transportation improvements.
    c. Support funding for wastewater plant upgrades.

d. Support funding for implementation of federal/state water quality standards, including Per- and Polyfluoroalkyl Substances (PFAS) regulations.
e. Support state level efforts to ensure affordable and accessible fire insurance coverage for Sedona residents.

4) **Protect the Environment**: Support strong environmental management policies and practices.
    a. Advocate for state funding in regional forest health projects while also reducing wildfire risk to the built environment.
    b. Support legislation that protects public assets, including laws to protect public safety on those public lands.
    c. Oppose expanded use, increased weights, and other public off-highway vehicle (OHV) health and safety concerns

5) **Protect election laws**: Defend against election law changes that prevent citizens from exercising their right to vote.
    a. Oppose legislation that creates any barriers for Sedona citizens to easily vote – including by mail – and/or to register to vote.

City Council Protocols and Guidelines Legislative Affairs

City Council agrees to the following in regard to all legislative affairs:

- Bill positions will be made by the Council. Staff will prepare a list of bills to be reviewed and discussed at the earliest Council meeting. Council will determine if a City position is warranted and direct staff to communicate that position appropriately.
- Due to the timing of the session and the frequency of legislative committee action it may not always be timely to take a bill before Council. In that event the following protocol will be utilized:
    - Council will approve a Legislative Priorities document that will serve as the guiding document for any staff or lobbyists actions taken outside of Council direction.
    - Staff and/or the lobbyist may sign into the Request to Speak (RTS) system with short notice on behalf of the City on specific bills that meet the criteria outlined in the legislative priorities document.
    - At the next regularly scheduled Council meeting any bill that required immediate action will be on the agenda to discuss and have Council confirm the position taken.
    - The Mayor may sign letters of support/opposition that align with the Legislative Priorities document to ensure the City's voice is timely.
    - Issues not covered by the Legislative Priorities will be first brought to Council.
- When City staff is asked for feedback on bills or comments on general issues, they may do so, with these requests to be shared with City Council either via email or at the next City Council meeting during the legislative update agenda item. Staff comments do not indicate support or opposition of the bill by the City.
- Any outside group/constituent/stakeholder will be invited to approach Council Members directly - rather than approaching staff - for their determination of whether to bring the position request before the Council for discussion.
- Staff shall maintain a rotation of Council Members to determine who attends lobbying trips to the Capitol. This is intended to ensure every Council Member is given an equal opportunity to engage in the process and represent the City.

CITY COUNCIL AGENDA BILL

AB 3350
May 26, 2026
Regular Business

Agenda Item: 9f
Proposed Action & Subject: Discussion/direction regarding debrief of Community Conversation of April 29, 2026 and selecting next topic/date for Community Conversation #2.

Department	City Manager/ Communications Kegn Hall
Time to Present	10 min
Total Time for Item	40 min
Other Council Meetings	NA
Exhibits	A. PowerPoint to be provided in advance of meeting

Finance Approval	Reviewed 5/11/26 BGW
City Attorney Approval	Reviewed 5/12/26 KWC
City Manager's Recommendation	Provide direction to staff. ABS 5/12/26

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

SUMMARY STATEMENT

Background: On April 29, 2026 City Council conducted the first in a series of Community Conversation meetings at the Community Library. The topic of the conversation was families and seniors. Approximately 60 interested individuals attended the event in addition to staff and council. Residents expressed a variety of thoughts on the topics of families and seniors ranging from opportunities for building connections to/between families and seniors (such as mentorships, art programs and a welcome wagon) to increased activities, better access to health care and the desire to age in place in Sedona (topics to be presented in greater detail in the presentation to be provided in advance of the council meeting as noted above).

Feedback from attendees was largely positive and included the following suggestions for Council to consider for the next event: to host the event at a different venue (such as OLLI – Yavapai College), a preference for fewer primer questions with additional time for each area of discussion, more specificity and less overlap in primer questions, and a request for residents to remain in place while Councilors and scribes rotate.

Options for the date of the next two Community Conversations based on the Council's direction to schedule one every fourth special work session include:

- August 26 or September 9

- November 12 or November 25

Potential topics for the next two Community Conversations discussed at the February 10 City Council meeting and gathered from evaluation forms at the April 29 Community Conversations event include:

February 10 Council Meeting Topics (from council discussion)	**April 29 Community Conversations Topics (from resident input)**
Firewise Wildfire Resilience and Emergency Planning	Child Care
Western Gateway Land Use	Food systems
Building neighborhood connections – understanding social infrastructure vs. physical infrastructure and what partnerships are available	Underserved communities
Education on how the public can make comments to the Arizona Corporation Commission regarding APS electric rate increase proposal	Better communications
Economic diversification ideas beyond tourism and the arts	Education on recycling
Climate Resilience	Road safety, bike safety, and SUPs
Needs of families and seniors in our community	Housing: needs, affordability, STRs
Transportation related needs not in the current Transportation or Transit Master Plans (kickoff the refresh of one or both of those plans)	Arts and Culture: infrastructure, investments, animation
	Recreation center
	Health care improvements
	Economic diversification

Staff requests direction from Council on scheduling the next Community Conversation, along with the third if Council desires to select that date now, and direction on a topic.

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

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

Alternative(s): N/A

MOTION

I move to: schedule a Community Conversation for _____(date)_____ on the topic of _____.

CITY COUNCIL AGENDA BILL

AB 3066
May 26, 2026
Regular Business

Agenda Item: 9g
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 05/11/26 BGW
City Attorney Approval	Reviewed 05/11/2026 KWC
City Manager's Recommendation	Reviewed 05/11/2026

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
6/9/2026	Tuesday	3:00 p.m.					
				TBD	Executive Session	Christianson	
6/9/2026	Tuesday	3:30 p.m.		P&Z Commission Interview Daniel Wiencek	Special	Cook/Garner	45 min
6/9/2026	Tuesday	4:30 p.m.					
					Consent		
				AB 3352 Discussion/possible action regarding Coconino County's proposal to conduct drainage improvements in the Doodle Bug drainage basin, and other Coconino County Flood Control Business.	Regular	Ebers/Holland	60 min
				AB 3348 Presentation/possible action regarding Sedona Police department strategic plan.	Regular	Spickard	60 min
				AB 3313 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.	Regular	Browne	30 min
				AB 3066 Discussion/possible action on future meeting and agenda items.	Regular	Spickard	10 min
6/10/2026	Wednesday	4:30 p.m.					
				AB 3336 Discussion/possible direction on sustainability code recommendations for energy, mobility, waste, water, and climate resiliency.	Special	Beck	2 hours
6/23/2026	Tuesday	2:30 p.m.					
6/23/2026	Tuesday	3:45 p.m.					

				Discussion/possible action regarding approval of minutes from May 27, 2025.	Sedona Summit II CFD & Fairfield CCFD Board of Directors		
				Public hearing/discussion/possible action regarding adoption of a Resolution approving the Final budget for fiscal year 2026-27 for the Sedona Summit II CFD.			
				Public hearing/discussion/possible action regarding adoption of a Resolution approving the Final budget for fiscal year 2026-27 for the Fairfield Community CFD.			
6/23/2026	Tuesday	4:00 p.m.					
				AB 3290 Public Hearing/discussion/possible action regarding approval of a Resolution adopting the City of Sedona's Budget for Fiscal Year 2026-27.	Special	Whitehorn	30 min
6/23/2026	Tuesday	4:30 p.m.					
					Consent		
				AB 3331 Discussion/presentation regarding an update on the Coconino National Forest/Red Rock Ranger District by District Ranger Alex Schlueter.	Regular	Spickard	60 min
6/24/2026	Wednesday	2:00 p.m.					
				AB 3324 Discussion/presentation of a version of the G-402: Incident Command System Overview for Senior Officials course. The purpose of this course is to familiarize Elected Officials with their role in supporting incident management within the National Incident Management System (NIMS), in alignment with Sedona Resolution 2005-34.	Special	Foley/Wnuck	4.5 hours
7/14/2026	Tuesday	3:00 p.m.					
				TBD	Executive Session	Christianson	
7/14/2026	Tuesday	4:30 p.m.					
					Consent		

				AB 3328 Discussion possible action regarding Small Grant and Arts & Culture Grant award recommendations.	Regular	Turck	45 min
				AB 3349 Discussion/possible action for approval of a city Ordinance regarding amending city code with the proposed building code updates as part of SCC Article 15 (2024 I-Codes and the 2023 National Electrical Code).	Regular	Mertes	45 min
7/15/2026	Wednesday	4:30					
				AB 3339 Discussion/possible action regarding an operational update on the Magistrate's Court from Magistrate Richard Speer.	Special	Speer	90 min
7/28/2026	Tuesday	4:30		CITY COUNCIL RECESS NO MEETING			
7/29/2026	Wednesday	4:30		CITY COUNCIL RECESS NO MEETING			
8/11/2026	Tuesday	3:30					
				Discussion and consultation regarding personnel matters, specifically to discuss City Attorney Kurt Christianson's annual evaluation.	Executive Session	Christianson	45 min
8/11/2026	Tuesday	4:30					
					Consent Items		
					Proclamations		
					Regular Business		
8/12/2026	Wednesday	3:30					
				AB 2378 Discussion/possible action/direction regarding a general update on the Sedona In Motion (SIM) transportation program.	Special Business	Holland	3 hours