

MEMORANDUM

To: Sedona Summit II and Fairfield Community Facility Districts' (CFD) Governing Boards

From: Sterling West, Budget & Investment Manager, City of Sedona

Re: Joint meeting of the Sedona Summit II and Fairfield Community Facility Districts' Governing Boards¹

Date: June 23, 2026

Exhibits:

Sedona Summit II Community Facility District

- A. Draft Feasibility Report
- B. Resolution No. 2026-3
- C. Resolution No. 2026-4
- D. General Plan

Fairfield Community Facility District

- A. Draft Feasibility Report
- B. Resolution No. 2026-3
- C. Resolution No. 2026-4
- D. General Plan

This memo is intended to provide guidance to the Governing Boards of the Sedona Summit II and Fairfield Community Facility Districts concerning the necessary procedures to adopt a budget for the Community Facility Districts. A Community Facility District (CFD) is a special taxing district formed to pay for major infrastructure improvements intended to benefit a certain geographical area.

The City has two CFDs. The Fairfield CFD was created in 2000 and the Sedona Summit II was created in 1999. The CFDs were formed as a method to collect a special assessment from timeshare owners who do not pay bed and sales taxes on the units but use citywide facilities and infrastructure while visiting Sedona. The special assessments or taxes mitigate the impact to the City and fund City capital projects described in the "general plans" of each CFD. The "general plans", which were adopted when the CFDs were formed, describe future infrastructure improvements including parks.

¹ Sunterra was later acquired by Diamond Resorts and subsequently acquired by Hilton Vacation Club. Fairfield was acquired by Wyndham Resorts. The obligations of the original development agreements and amendments transferred to the new entities.

The City Council, sitting as the Governing Board of each CFD, will review and take possible action on the Feasibility Reports and Tentative Budgets (detailed later in the memo). Likewise, the City Clerk, City Manager, City Attorney, Director of Financial Services, and City Engineer perform parallel duties for the CFDs. As a procedural note, City Council members serve as Directors for the CFDs and the Mayor serves as Chairman. Please use these references during the meetings.

In order to appropriate the CFD funds that have accumulated since the inception of the CFDs and the 2026-27 estimated revenues, the Boards must meet several statutory requirements. First, the Boards must review the Feasibility Reports for each District and approve a notice of public hearing on those reports. The previous 3-year Feasibility Reports for fiscal years 2024-2026 have expired, and drafts of the fiscal years 2027-2029 Feasibility Reports have been provided. The Feasibility Reports set forth the projects which qualify for use of CFD funds, in whole or in part. To determine whether a project is appropriate, staff looked to the General Plans for future infrastructure improvements, which were adopted when each CFD was originally formed. Not only must the projects fit within the General Plans but also benefit the Districts.

After consulting with outside legal counsel, Michael Cafiso, staff concluded that infrastructure projects, which are beneficial to the City as a whole and in particular visitors to the City of Sedona, might best fit within the CFDs' General Plans. As such, staff and the Directors identified citywide park projects to include in the CFD Feasibility Reports.

The Boards must adopt the Final Budgets for the 2026-27 fiscal year on or before October 1st. Notices of public hearings have been printed in the Red Rock News and notices have been sent via certified mail to the developments, as required by A.R.S. §48-716.

The matters requesting possible action before the CFD Governing Board are as follows:

As the Sedona Summit II Community Facility District Board:

1. **Agenda Item 3a:** Approval of minutes from May 26, 2026.
Motion: I move to approve the minutes from May 26, 2026.
2. **Agenda Item 3b:** Open Public Hearing regarding a resolution approving the fiscal years 2027-2029 feasibility report detailing the proposed projects to be funded with Sedona Summit II Community Facility District funds.
Motion: I move to approve Resolution No. 2026-3, of the Sedona Summit II Community Facility District approving the feasibility report.
3. **Agenda Item 3c:** Open Public Hearing regarding adoption of a resolution approving the Final Budget for fiscal year 2026-27.
Motion: I move to approve Resolution No. 2026-4, of the Sedona Summit II Community Facility District approving the Final Budget for fiscal year 2026-27.

As the Fairfield Community Facility District Board:

1. **Agenda Item 4a:** Approval of minutes from May 26, 2026.
Motion: I move to approve the minutes from May 26, 2026.
2. **Agenda Item 4b:** Open Public Hearing regarding a resolution approving the fiscal years 2027-2029 feasibility report detailing the proposed projects to be funded with Fairfield Community Facility District funds.
Motion: I move to approve Resolution No. 2026-3, of the Fairfield Community Facility District approving the feasibility report.
3. **Agenda Item 4c:** Open Public Hearing regarding adoption of a resolution approving the Final Budget for fiscal year 2026-27.
Motion: I move to approve Resolution No. 2026-4, of the Fairfield Community Facility District approving the Final Budget for fiscal year 2026-27.

**Notice of Joint Meeting of
Sedona Summit II Community Facility District Board of Directors
&
Fairfield Community Facility District Board of Directors
Sedona City Hall, City Council Chambers, 102 Roadrunner Drive, Sedona, AZ 86336
Tuesday, June 23, 2026, 3:45 p.m.**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Boards of Directors of the Sedona Summit II Community Facility District & Fairfield Community Facility District and to the public that the Boards will hold a joint meeting on Tuesday, June 23, 2026, at 3:45 p.m. During this meeting, the respective governing boards of each of these community facility districts will discuss and act on business specific to each district as outlined below.

- 1. Call to order**
- 2. Roll call**
- 3. Matters before the Sedona Summit II Community Facility District Governing Board:**
 - a. Discussion/possible action** regarding approval of minutes from May 26, 2026.
 - b. Public hearing/discussion/possible action** regarding adoption of a resolution approving the fiscal years 2027-2029 feasibility report detailing the proposed projects to be funded with Sedona Summit II Community Facility District funds.
 - c. Public hearing/discussion/possible action** regarding adoption of a resolution approving the Final Budget for fiscal year 2026-27.
- 4. Matters before the Fairfield Community Facility District Governing Board:**
 - a. Discussion/possible action** regarding approval of minutes from May 26, 2026.
 - b. Public hearing/discussion/possible action** regarding adoption of a resolution approving the fiscal years 2027-2029 feasibility report detailing the proposed projects to be funded with Fairfield Community Facility District.
 - c. Public hearing/discussion/possible action** regarding adoption of a resolution approving the Final Budget for fiscal year 2026-27.
- 5. Adjournment**

Posted: 06/17/2026

By: DJ

JoAnne Cook, District Clerk

Those with needs for special typeface print may request these at the City Clerk's Office (928) 282-3113. All requests should be made forty-eight hours prior to the meeting.

The boards reserve the right to adjourn into executive session when needed, A.R.S. § 38-431.03(a)(3) for legal consultation on the above agenda.

Fairfield Community Facility District
General Plan
Excerpt from Development Agreement

EXHIBIT C

DESCRIPTION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS

- A.
1. Operation and maintenance of new parks, bike paths, trails, parkways or open space, and new museums or other cultural facilities.
 2. New recreation programs.
 3. Improved transportation systems and/or infrastructure serving the Fairfield Community Facility District.
 4. Purchase, construction, expansion or rehabilitation of local parks, recreation, parkway, open space and child care facilities.
- B.
1. Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.
 2. Drainage and flood control systems, including collection, transport, diversion storage, detention, retention dispersal, use and discharge.
 3. Water systems for domestic, industrial, irrigation, municipal or fire protection purposes including production, collection, storage, treatment transport, delivery, connection and dispersal, but not including facilities for agricultural irrigation purposes unless for the repair or replacement of existing facilities when required by other improvements permitted by this article.
 4. Highways, streets, roadways and parking facilities including all areas for vehicular use for travel, ingress, egress and parking.
 5. Areas for pedestrian, equestrian, bicycle or other non-motor vehicle use for travel, ingress, egress and parking.
 6. Pedestrian malls, parks, recreational facilities other than stadiums, and

12. Equipment and other personalty related to any of the foregoing.

Sedona Summit II Community Facility District
General Plan
Excerpt from Development Agreement

EXHIBIT C

DESCRIPTION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS

- A.
 - 1. Operation and maintenance of new parks, bike paths, trails, parkways or open space, and new museums or other cultural facilities.
 - 2. New recreation programs.
 - 3. Improved transportation systems and/or infrastructure serving the Summit II Project.
 - 4. Purchase, construction, expansion, or rehabilitation of local parks, recreation, parkway, open space and child care facilities.
- B.
 - 1. Sanitary sewage systems, including collection, transport, storage, treatment, dispersal, effluent use and discharge.
 - 2. Drainage and flood control systems, including collection, transport, diversion storage, detention, retention dispersal, use and discharge.
 - 3. Water systems for domestic, industrial, irrigation, municipal or fire protection purposes including production, collection, storage, treatment transport, delivery, connection and dispersal, but not including facilities for agricultural irrigation purposes unless for the repair or replacement of existing facilities when required by other improvements permitted by this article.
 - 4. Highways, streets, roadways and parking facilities including all areas for vehicular use for travel, ingress, egress and parking.
 - 5. Areas for pedestrian, equestrian, bicycle or other non-motor vehicle use for travel, ingress, egress and parking.
 - 6. Pedestrian malls, parks, recreational facilities other than stadiums, and open space areas for the use of members of the public for entertainment, assembly and recreation.
 - 7. Landscaping including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems.

8. Public buildings, public safety facilities and fire protection facilities.
9. Lighting systems.
10. Traffic control systems and devices including signals, controls, markings and signage.
11. School sites and facilities with the consent of the governing board of the school district for which the site or facility is to be acquired, constructed or renovated.
12. Equipment and other personalty related to any of the foregoing.

Action Minutes
Sedona Summit II Community Facility District Board of Directors
Sedona City Hall, 102 Roadrunner Drive, Sedona, AZ 86336
Tuesday, May 26, 2026, 4:00 p.m.

1. **Call to order:** Board Chair Holli Ploog called the meeting to order at 4:00 p.m.

2. **Roll call**

Board Members present: Board Chair Holli Ploog, Director Brian Fultz, Director Melissa Dunn, Director Pete Furman, Director Charlotte Hosseini, and Director Kathy Kinsella. Director Derek Pfaff was absent and excused.

Sedona City Staff present: City Manager Anette Spickard, Deputy City Manager Andy Dickey, Assistant City Attorney Monique Coady, Deputy City Manager Lauren Browne, Budget & Investment Manager Sterling West, Deputy City Clerk Marcy Garner, and District Clerk JoAnne Cook.

Presentation Sterling West.

3. **Matters before the Sedona Summit II Community Facility District Governing Board:**

a. **Discussion/possible action regarding approval of minutes from June 24, 2025.**

Motion: Director Kinsella moved to approve the minutes from June 24, 2025. **Seconded by Director Fultz. Vote:** Motion carried unanimously with six (6) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, and Kinsella) and zero (0) opposed.

b. **Public hearing/discussion/possible action regarding adoption of a resolution approving the fiscal years 2027-2029 feasibility report detailing the proposed projects to be funded with Sedona Summit II Community Facility District funds and authorize Notice of Public hearing on said report.**

Presentation by Sterling West.

Opened Public Hearing at 4:05 p.m.

No public comments heard.

Brought back to Board at 4:05 p.m.

Motion: Director Fultz moved to approve Resolution No. 2026-1, of the Sedona Summit II Community Facility District approving the feasibility report and authorizing publication of the notice of public hearing on report. **Seconded by Kinsella. Vote:** Motion carried unanimously with six (6) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, and Kinsella) and zero (0) opposed.

c. **Public hearing/discussion/possible action regarding adoption of a resolution approving the Tentative Budget for fiscal year 2026-07.**

Presentation by Sterling West.

Sedona Summit II Community Facility District Board of Directors
Special Meeting
Tuesday, May 26, 2026
4:00 p.m.

Opened Public Hearing at 4:05 p.m.

No public comments heard.

Brought back to Board at 4:05 p.m.

Motion: Director Fultz moved approve Resolution No. 2026-2, of the Sedona Summit II Community Facility District approving the Tentative Budget for fiscal year 2026-27 and authorizing publication of the notice of public hearing on the budget. Seconded by Kinsella. Vote: Motion carried unanimously with six (6) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, and Kinsella) and zero (0) opposed.

4. Matters before the Fairfield Community Facility District Governing Board:

- a. Discussion/possible action regarding approval of minutes from June 24, 2025.**
- b. Public hearing/discussion/possible action regarding adoption of a resolution approving the fiscal years 2027-2029 feasibility report detailing the proposed projects to be funded with Fairfield Community Facility District and authorize the publication of a Notice of Public Hearing for said budget.**
- c. Public hearing/discussion/possible action regarding adoption of a resolution approving the Tentative Budget for fiscal year 2026-27.**

Items addressed in separate minutes for the Fairfield Community Facility District Governing Board.

5. Adjournment: Board Chair Ploog adjourned the meeting without objection at 4:09 p.m.

Respectfully submitted,

JoAnne Cook, District Clerk

RESOLUTION NO. 2026-3

Sedona Summit II Community Facilities District

A RESOLUTION OF THE DISTRICT BOARD OF THE SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING THE FISCAL YEARS 2027-2029 FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH FEASIBILITY REPORT AND RESOLVING THE INTENT THEREFOR.

BE IT RESOLVED BY THE DISTRICT BOARD OF THE SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT AS FOLLOWS:

1. Findings. Pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (hereinafter referred to as the "Act".) the District Board caused to be prepared a study of the feasibility and benefits of the projects relating to certain public infrastructure provided for in the General Plan of the District heretofore approved by the Municipality and the District and to be financed with special homeowners assessments that have been collected. The fiscal years 2027-2029 feasibility study having included a description of certain public infrastructure to be constructed and all other information useful to understand the projects, a map showing in general, the location of the projects, an estimate of the cost to construct, acquire, operate and maintain the projects, an estimated schedule for completion of the projects, a map or description of the area to be benefitted by the projects, and a plan for financing the projects (hereinafter referred to as the "Report"). A public hearing on the Report was held on the date of, but prior to, the adoption of this Resolution (hereinafter referred to as the "Report Hearing"), after provision for publication and mailing to the governing board of the Municipality of notice thereof as provided by law.
2. Authorization and Ratification of Notice of Hearing on Report. Notice of the public hearing on the Report provided by the District Manager and attached hereto and marked as the Exhibit (hereinafter referred to as the "Notice") is hereby authorized and ratified in all respects as well as the mailing of the Report and the Notice to the governing body of the Municipality. The providing of the Notice as provided by law and as caused by the District Manager is hereby authorized and ratified.
3. A. Preparation of Report. The preparation of the Report is hereby ratified and confirmed. (Upon completion of a draft of the Report, the Report, marked in conspicuous fashion "DRAFT," was submitted to the District Board for their review and comment.)
B. Approval of Report. After review of the Report and based on the Report Hearing and the mailing of the Report to the governing body of the Municipality, the Report is hereby approved in the form submitted to the District Board.
C. Resolving Intent. The District Board hereby declares (1) its intent as required by Section 48-715, Arizona Revised Statutes and, for purposes of Section 48-721(A), Arizona Revised Statutes, to take such reasonable actions as may be necessary to cause the results contemplated by and set forth in the Report, including particularly the acquisition of public infrastructure projects for the benefit of the areas described in the Report and the consummation of the expected method of financing and an appropriate

system of providing revenues to maintain such projects, all as provided in the Report, and (2) that said projects shall result in proportionate, beneficial use to the residents of the surrounding area which will include the land and those residents and visitors within the geographical limits of the Assessment Area.

4. Severability; Amendment; Ratification. (1) If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. (2) All prior acts of the District Board, of the District Manager and of the District Treasurer with respect to all matters concerning application and accounting of funds and this Resolution are hereby ratified and confirmed.
5. Effective Date. This Resolution shall be effective immediately.

PASSED by the District Board of the Sedona Summit II Community Facilities District this 23rd day of June, 2026.

Holli Ploog, Board Chair
Sedona Summit II Community Facilities District

ATTEST:

JoAnne Cook, District Secretary
Sedona Summit II Community Facilities District

APPROVED AS TO FORM:

Kurt W. Christianson, District Counsel
Sedona Summit II Community Facilities District

**RESOLUTION NO. 2026-4
SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT**

A RESOLUTION OF THE DISTRICT BOARD OF THE SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A FINAL BUDGET FOR FISCAL YEAR 2026-2027 PURSUANT TO A.R.S. § 48716, AS AMENDED; FOR THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES ALL OF WHICH SHALL BE PROVIDED FOR FROM THE COLLECTION OF AN ANNUAL SPECIAL TAX; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, on October 26, 1999, the Mayor and Council of the City of Sedona, Arizona (the "City"), adopted Resolution No. 99-51 forming the Sedona Summit II Community Facilities District ("SSCFD"), a community facilities district in accordance with A.R.S. § 48-701 et seq., as amended; and

WHEREAS, SSCFD is a special purpose district for purposes of Article IX, § 19, Constitution of Arizona, a tax-levying public improvement district for the purposes of Article XIII, § 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1., 3.2, 4 and 5, A.R.S., as amended, and [except as otherwise provided in A.R.S. § 48-708(B), as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the City; and

WHEREAS, a primary purpose for creating SSCFD was to finance public improvements through assessment of a "Annual Special Tax," which tax was implemented through a development agreement between Sunterra Corporation, the primary property owner within the District and the City of Sedona; and

WHEREAS, in accordance with A.R.S. § 48716, as amended, the District Treasurer of SSCFD has submitted to the District Board of SSCFD a proposed budget for Fiscal Year 2026-2027 which includes the costs of capital improvements to be financed by the Annual Special Tax, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax; and

WHEREAS, the District Board of SSCFD desires now to approve said tentative budget for Fiscal Year 2026-2027, and to set a date (and publish a notice thereof) for a public hearing to receive comment on the tentative budget; and

WHEREAS, after said public hearing (and on or before October 1st), the District Board of SSCFD expects to adopt a final budget by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

1. That certain proposed budget prepared by the District Treasurer of SSCFD for Fiscal Year 2026-2027, attached hereto and expressly made a part hereof as Exhibit "A" is hereby tentatively approved.

2. That, the costs of capital improvements to be financed by the Annual Special Tax, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy are set forth in Exhibit "A" attached hereto.

3. That a public hearing date of June 23, 2026, beginning at or after 3:45 p.m. at 106 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Vultee Conference Room, is hereby set to consider said tentative budget (SSCFD), and said notice (attached hereto and expressly made a part hereof as Exhibit "B") shall be published once in the Sedona Red Rock News no later than ten (10) days prior to said hearing date.

4. That if any provision in this Resolution is held invalid by a court of competent jurisdiction, the remaining provisions shall not be affected but shall continue in full force and effect.

5. That this Resolution shall be effective after its passage and approval according to law.

RESOLVED by the District Board of the Sedona Summit II Community Facilities District this 23rd day of June, 2026.

Holli Ploog, Board Chair
Sedona Summit II Community Facilities District

ATTEST:

JoAnne Cook, District Secretary
Sedona Summit II Community Facilities District

APPROVED AS TO FORM:

Kurt W. Christianson, District Counsel
Sedona Summit II Community Facilities District

EXHIBIT "B"

Form of SSCFD Published Notice

SEDONA SUMMIT II COMMUNITY FACILITIES DISTRICT NOTICE OF PUBLIC HEARING

NOTICE OF, THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE ANNUAL SPECIAL TAXES HERETOFORE COLLECTED; AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2026-2027 BUDGET OF THE DISTRICT. Notice is hereby given that statements have been filed in the Office of the District Clerk of the Sedona Summit II District setting forth the amount of all proposed expenditures for public infrastructure and enhanced municipal services proposed to be paid from the Special Homeowners Assessments heretofore collected. Notice is further given of a public hearing on the proposed Fiscal Year 2026-2027 budget of the District, all pursuant to Arizona Revised Statutes § 48716. Such hearing will be held by the District Board on June 23, 2026, beginning at or after 3:45 p.m. at the Sedona City Hall Council Chambers located at 102 Roadrunner Drive, Sedona, Arizona. Copies of the budget are available from the Office of the District Manager, 102 Roadrunner Drive, Sedona, Arizona 86336, telephone number: (928) 204-7127.

Dated this 26th day of May, 2026.

/s/ Anette Spickard

District Manager, Sedona Summit II Community Facilities District

Published: June 12 & 19, 2026

Sedona Summit II Community Facilities District
Fiscal Year 2026-2027 Final Budget
Exhibit "A"

	Estimated Special Tax Revenue	Estimated Other Misc. Revenue	FY 2026-2027 Estimated Total Collections	Estimated Fund Balance as of July 1, 2026	2026-2027 Expenditures	Total 2026-2027 Budget	Estimated Fund Balance as of June 30, 2027
Capital Projects	\$ 49,600	\$ -	\$ 49,600	\$ 350,640	\$ 220,000	\$ 220,000	\$ 130,640
					\$ -	\$ -	
						\$ -	
Totals	\$ 49,600	\$ -	\$ 49,600	\$ 350,640	\$ 220,000	\$ 220,000	\$ 130,640

Sedona Summit II

Community Facilities District
Feasibility Report
Fiscal Years 2027-2029

DRAFT

This Feasibility Report ("Report") has been prepared by engineers and other qualified persons for presentation to the District Board (the "Board") of the Sedona Summit II Community Facilities District (the "District") with respect to certain public infrastructure to be financed with proceeds of the special homeowners assessment tax revenues (The "Assessment Revenues") pursuant to the Community Facilities Act of 1989, Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes, as amended (the "Act").

PURPOSE OF FEASIBILITY REPORT

Pursuant to A.R.S. §48-715, this Report includes (i) a description of the Projects which are to be constructed; (ii) a map showing, in general, the location of the Projects; (iii) an estimate of the cost to operate and maintain the Projects; (iv) an estimated schedule for completion of the Projects; (v) a map or description of the area to be benefited by the Projects; and (vi) a plan for financing the Projects.

PROJECTS

The projects to be constructed by the District are as follows: (I) Improvements at Ranger Station Park, located at 250 Brewer Road, Sedona AZ; (II) Renovations of the concession stand and restroom remodel and renovation at Posse Grounds Park, located at 525 Posse Ground Road, Sedona AZ; and (III) Jordan Road Shared Use Path, located in uptown Sedona, Sedona AZ.

These projects fit within the District's General Plan for infrastructure improvements and benefit the District by providing new and improved citywide recreation amenities. Each of these projects increases the value of Sedona as a desirable tourist destination and enhances the quality of experience for the owners at the Sedona Summit Resort.

Construction contracts for the Projects will be bid and awarded pursuant to the public bid process of Title 34 of the Arizona Revised Statutes and applicable City requirements and administered in conformance to applicable law and such requirements. The District shall use up to \$412,500 of collected Assessment Revenues to finance the Projects over the course of the three-year period covered by this feasibility report. Remaining funds to finance current phases of construction will be contributed by the Fairfield Community Facilities District, Development Impact Fees, and the City of Sedona.

(I) Improvements at Ranger Station – Interior house/barn renovations and restroom facilities

In Fiscal Years 2016 and 2017, CFD funds contributed to the development of a Master Plan to guide future development and operations at the Brewer Road historic property. The development of the master plan for the site included a significant public participation component, soliciting the input of the community and future users on what would be the most desirable amenities to include in the future park development.

Projects completed under the master plan to date include development of the Ranger Station Park which consist of historic restorations to the exterior of the house and barn, a multi-purpose plaza, grass recreation area, and a children's playground. Planned projects include historic interior renovation of the house and barn, and the addition of a restroom facility.

Shown below is a summary of the estimated costs of the Project. These amounts are estimated and are subject to the results of public bidding, and if such amounts are approved by the Board, cannot be exceeded. Upon completion of the Project, the District will dedicate the Project to the City of Sedona. Accordingly, it is not anticipated that there will be any operating or maintenance expenses borne by the District unless they are proposed and budgeted for in future years. Instead, the City will assume all future operating and maintenance expenses.

Category or Phase	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Design	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,036,000	\$ 300,000	\$ -	\$ 1,336,000	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Arts Transfer	\$ 3,660	\$ -	\$ -	\$ 3,660	\$ -
Total Project Budget	\$ 1,039,660	\$ 300,000	\$ -	\$ 1,339,660	\$ -
Estimated Operating Expenses	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Personnel Costs	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Materials & Supplies	\$ 2,000	\$ 2,000	\$ 2,000	\$ 6,000	\$ 12,000
Contractual Services	\$ 6,000	\$ 3,000	\$ -	\$ 9,000	\$ 18,000
Utilities	\$ 40,000	\$ 40,000	\$ 40,000	\$ 120,000	\$ 240,000
Estimated Total Operating	\$ 48,000	\$ 45,000	\$ 45,000	\$ 138,000	\$ 276,000
Source of Funding	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Fairfield Community Facilities District	\$ 65,000	\$ -	\$ -	\$ 65,000	\$ -
Sedona Summit II Community Facilities District	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -
Development Impact Fees	\$ 96,210	\$ -	\$ -	\$ 96,210	\$ -
City of Sedona	\$ 818,450	\$ 300,000	\$ -	\$ 1,118,450	\$ -
Total Funding Sources	\$ 1,039,660	\$ 300,000	\$ -	\$ 1,339,660	\$ -

(II) New Concession Stand – Posse Grounds Park

The Concession Stand has been in need of repair and remodel for many years; however, the demand for the building was not large enough to justify the budget. With the increase of special events at this facility as well as the development of the new bike skills park and Pavilion, the demand on this building has increased and will continue to do so. This is the main public restroom facility for the skate park, basketball court, ball fields, special events, rentals, and bike park. The restroom also supports the Pavilion rentals during the fall/winter seasons when the Pavilion restrooms are closed and as a back-up for the Hub when plumbing fails. This building also serves as storage space for parks and recreation.

Shown below is a summary of the estimated construction costs of the Project. These amounts are estimated and are subject to the results of public bidding, and if such amounts are approved by the Board, cannot be exceeded. Upon completion of the Project, the District will dedicate the Project to the City of Sedona. Accordingly, it is not anticipated that there will be any operating or maintenance expenses borne by the District unless they are proposed and budgeted for in future years. Instead, the City will assume all future operating and maintenance expenses. The dollar figure provided below for construction is an

estimate and will need to be further refined in future budget years once it is determined which elements will be pursued in each phase of the project.

					Estimated Future
Category or Phase	FY 2027	FY 2028	FY 2029	3-Year Total	Project Costs
Design	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -
Construction	\$ 125,000	\$ -	\$ -	\$ 125,000	\$ -
Total Project Budget	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -
					Estimated Future
Estimated Operating Expenses	FY 2027	FY 2028	FY 2029	3-Year Total	Project Costs
Personnel Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Materials & Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ 2,400	\$ 2,400	\$ 2,400	\$ 7,200	\$ 14,400
Estimated Total Operating	\$ 2,400	\$ 2,400	\$ 2,400	\$ 7,200	\$ 14,400
					Estimated Future
Source of Funding	FY 2027	FY 2028	FY 2029	3-Year Total	Project Costs
Fairfield Community Facilities District	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -
Sedona Summit II Community Facilities District	\$ 125,000	\$ -	\$ -	\$ 125,000	\$ -
Development Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -
City of Sedona	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -

(II) Jordan Road Shared Use Path

This shared-use pathway project would extend the existing “History Walk” from Uptown and provide a direct connection to the Jordan Historical Museum. The museum is truly a community asset, yet many visitors—and even some residents—are unaware of its location and the range of events and programs hosted there throughout the year. Improving multimodal access would increase visibility and connectivity to this important cultural destination.

While a five-foot-wide sidewalk currently exists along portions of the route, an eight- to ten-foot-wide shared-use pathway would better accommodate multimodal users, including pedestrians, bicyclists, and those using mobility devices. The additional width improves safety, accessibility, and user comfort while reducing conflicts between modes.

With the development of the Jordan Townhomes on the east side of Jordan Road, there is also an opportunity to evaluate placement of additional shared-use pathway segments along this route. Incorporating the pathway on this side of the roadway, along with corridor beautification elements, would enhance connectivity, improve aesthetics, and create a more cohesive and welcoming public realm.

Shown below is a summary of the estimated construction costs of the Project. These amounts are estimated and are subject to the results of public bidding, and if such amounts are approved by the Board, cannot be exceeded. Upon completion of the Project, the District will dedicate the Project to the City of Sedona. Accordingly, it is not anticipated that there will be any operating or maintenance expenses borne

by the District unless they are proposed and budgeted for in future years. Instead, the City will assume all future operating and maintenance expenses.

Category or Phase	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Design	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
Construction	\$ -	\$ -	\$ 900,000	\$ 900,000	\$ -
Acquire Easements	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
Arts Transfer	\$ -	\$ -	\$ 9,100	\$ 9,100	\$ -
Total Project Budget	\$ -	\$ 150,000	\$ 919,100	\$ 1,069,100	\$ -
Estimated Operating Expenses	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Personnel Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Materials & Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Total Operating	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funding	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Fairfield Community Facilities District	\$ -	\$ 97,500	\$ 175,000	\$ 272,500	\$ -
Sedona Summit II Community Facilities District	\$ -	\$ 52,500	\$ 175,000	\$ 227,500	\$ -
Development Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -
City of Sedona	\$ -	\$ -	\$ 619,100	\$ 619,100	\$ -
Total Funding Sources	\$ -	\$ 150,000	\$ 969,100	\$ 1,119,100	\$ -

Action Minutes
Fairfield Community Facility District Board of Directors
102 Roadrunner Drive, City Council Chambers, Sedona, AZ 86336
Tuesday, May 26, 2026 4:00 p.m.

1. **Call to order:** Board Chair Holli Ploog called the meeting to order at 4:00 p.m.

2. **Roll call**

Board Members present: Board Chair Holli Ploog, Director Brian Fultz, Director Melissa Dunn, Director Pete Furman, Director Charlotte Hosseini, and Director Kathy Kinsella. Director Derek Pfaff was absent and excused.

Sedona City Staff present: City Manager Anette Spickard, Deputy City Manager Andy Dickey, Assistant City Attorney Monique Coady, Deputy City Manager Lauren Browne, Budget & Investment Manager Sterling West, Deputy City Clerk Marcy Garner, and District Clerk JoAnne Cook.

3. **Matters before the Sedona Summit II Community Facility District Governing Board:**

- a. **Discussion/possible action regarding approval of minutes from June 24, 2025.**
- b. **Public hearing/discussion/possible action regarding adoption of a resolution approving the fiscal years 2027-2029 feasibility report detailing the proposed projects to be funded with Sedona Summit II Community Facility District funds and authorize Notice of Public hearing on said report.**
- c. **Public hearing/discussion/possible action regarding adoption of a resolution approving the Tentative Budget for fiscal year 2026-27.**

Items addressed in separate minutes for the Sedona Summit II Community Facility District Governing Board.

4. **Matters before the Fairfield Community Facility District Governing Board:**

- a. **Discussion/possible action regarding approval of minutes from June 24, 2025.**

Motion: Director Kinsella moved to approve the minutes from June 24, 2025. **Seconded by Director Dunn. Vote:** Motion carried unanimously with six (6) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, and Kinsella) and zero (0) opposed.

- b. **Public hearing/discussion/possible action regarding adoption of a resolution approving the fiscal years 2027-2029 feasibility report detailing the proposed projects to be funded with Fairfield Community Facility District and authorize the publication of a Notice of Public Hearing for said budget.**

Opened the Public Hearing at 4:07 p.m.

No comments were heard.

Fairfield Community Facility District Board of Directors
Special Meeting
Tuesday, May 26, 2026
4:00 p.m.

Closed the Public Hearing and brought back to the Board at 4:07 p.m.

Motion: Director Fultz moved to approve Resolution No. 2026-1, of the Fairfield Community Facility District approving the feasibility report and authorizing publication of the notice of public hearing on report. Seconded by Director Kinsella. Vote: Motion carried unanimously with six (6) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, and Kinsella) and zero (0) opposed.

c. Public hearing/discussion/possible action regarding adoption of a resolution approving the Tentative Budget for fiscal year 2026-07.

Opened the Public Hearing at 4:08 p.m.

No comments were heard.

Closed the Public Hearing and brought back to the Board at 4:08 p.m.

Motion: Director Fultz moved to approve Resolution No. 2026-2, of the Fairfield Community Facility District approving the Tentative Budget for fiscal year 2026-27 and authorizing publication of the notice of public hearing on the budget. Seconded by Director Kinsella. Vote: Motion carried unanimously with six (6) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, and Kinsella) and zero (0) opposed.

5. Adjournment: Board Chair Ploog adjourned the meeting without objection at 4:09 p.m.

Respectfully submitted,

JoAnne Cook, District Clerk

RESOLUTION NO. 2026-3

Fairfield Community Facilities District

A RESOLUTION OF THE DISTRICT BOARD OF THE FAIRFIELD COMMUNITY FACILITIES DISTRICT AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING THE FISCAL YEARS 2027-2029 FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH FEASIBILITY REPORT AND RESOLVING THE INTENT THEREFOR.

BE IT RESOLVED BY THE DISTRICT BOARD OF THE FAIRFIELD COMMUNITY FACILITIES DISTRICT AS FOLLOWS:

1. Findings. Pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (hereinafter referred to as the "Act".) the District Board caused to be prepared a study of the feasibility and benefits of the projects relating to certain public infrastructure provided for in the General Plan of the District heretofore approved by the Municipality and the District and to be financed with special homeowners assessments that have been collected. The fiscal years 2027-2029 feasibility study having included a description of certain public infrastructure to be constructed and all other information useful to understand the projects, a map showing in general, the location of the projects, an estimate of the cost to construct, acquire, operate and maintain the projects, an estimated schedule for completion of the projects, a map or description of the area to be benefitted by the projects and a plan for financing the projects (hereinafter referred to as the "Report"). A public hearing on the Report was held on the date of, but prior to, the adoption of this Resolution (hereinafter referred to as the "Report Hearing"), after provision for publication and mailing to the governing board of the Municipality of notice thereof as provided by law.
2. Authorization and Ratification of Notice of Hearing on Report. Notice of the public hearing on the Report provided by the District Manager and attached hereto and marked as the Exhibit (hereinafter referred to as the "Notice") is hereby authorized and ratified in all respects as well as the mailing of the Report and the Notice to the governing body of the Municipality. The providing of the Notice as provided by law and as caused by the District Manager is hereby authorized and ratified.
3. A. Preparation of Report. The preparation of the Report is hereby ratified and confirmed. (Upon completion of a draft of the Report, the Report, marked in conspicuous fashion "DRAFT," was submitted to the District Board for their review and comment.)
B. Approval of Report. After review of the Report and based on the Report Hearing and the mailing of the Report to the governing body of the Municipality, the Report is hereby approved in the form submitted to the District Board.
C. Resolving Intent. The District Board hereby declares (1) its intent as required by Section 48-715, Arizona Revised Statutes and, for purposes of Section 48-721(A), Arizona Revised Statutes, to take such reasonable actions as may be necessary to cause the results contemplated by and set forth in the Report, including particularly the acquisition of public infrastructure projects for the benefit of the areas described in the Report and the consummation of the expected method of financing and an appropriate system of providing revenues to maintain such projects, all as provided in the Report, and

(2) that said projects shall result in proportionate, beneficial use to the residents of the surrounding area which will include the land and those residents and visitors within the geographical limits of the Assessment Area.

4. Severability; Amendment; Ratification. (1) If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. (2) All prior acts of the District Board, of the District Manager and of the District Treasurer with respect to all matters concerning application and accounting of funds and this Resolution are hereby ratified and confirmed.
5. Effective Date. This Resolution shall be effective immediately.

PASSED by the District Board of the Fairfield Community Facilities District this 23rd of June, 2026.

Holli Ploog, Board Chair
Fairfield Community Facilities District

ATTEST:

JoAnne Cook, District Secretary
Fairfield Community Facilities District

APPROVED AS TO FORM:

Kurt W. Christianson, District Counsel
Fairfield Community Facilities District

RESOLUTION NO. 2026-4

FAIRFIELD COMMUNITY FACILITIES DISTRICT

A RESOLUTION OF THE DISTRICT BOARD OF THE FAIRFIELD COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT OF ARIZONA, APPROVING A FINAL BUDGET FOR FISCAL YEAR 2026-2027 PURSUANT TO A.R.S. § 48716, AS AMENDED; FOR THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES ALL OF WHICH SHALL BE PROVIDED FOR FROM THE COLLECTION OF AN ANNUAL SPECIAL TAX; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, on May 24, 2000, the Mayor and Council of the City of Sedona, Arizona (the "City"), adopted Resolution No. 2000-20 forming the Fairfield Community Facilities District ("Fairfield"), a community facilities district in accordance with A.R.S. § 48-701 et seq., as amended; and

WHEREAS, Fairfield is a special purpose district for purposes of Article IX, § 19, Constitution of Arizona, a tax-levying public improvement district for the purposes of Article XIII, § 7, Constitution of Arizona, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1., 3.2, 4 and 5, A.R.S., as amended, and [except as otherwise provided in A.R.S. § 48-708(B), as amended] is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the City; and

WHEREAS, a primary purpose for creating Fairfield was to finance public improvements through assessment of a "Annual Special Tax," which tax was implemented through a development agreement between Fairfield Communities Inc., the primary property owner within the District and the City of Sedona; and

WHEREAS, in accordance with A.R.S. § 48716, as amended, the District Treasurer of Fairfield has submitted to the District Board of Fairfield a proposed budget for Fiscal Year 2026-2027 which includes the costs of capital improvements to be financed by the Annual Special Tax, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax; and

WHEREAS, the District Board of Fairfield desires now to approve said tentative budget for Fiscal Year 2026-2027, and to set a date (and publish a notice thereof) for a public hearing to receive comment on the tentative budget; and

WHEREAS, after said public hearing (and on or before October 1st), the District Board of Fairfield expects to adopt a final budget by resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE FAIRFIELD COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

1. That certain proposed budget prepared by the District Treasurer of Fairfield for Fiscal Year 2026-2027, attached hereto and expressly made a part hereof as Exhibit "A" is hereby tentatively approved.

2. That, the costs of capital improvements to be financed by the Annual Special Tax, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy are set forth in Exhibit "A" attached hereto.

3. That a public hearing date of June 23, 2026, beginning at or after 3:45 p.m. at 106 Roadrunner Drive, Sedona, Arizona 86336 in the Sedona City Vultee Conference Room, is hereby set to consider said tentative budget (Fairfield), and said notice (attached hereto and expressly made a part hereof as Exhibit "B") shall be published once in the Sedona Red Rock News no later than ten (10) days prior to said hearing date.

4. That if any provision in this Resolution is held invalid by a court of competent jurisdiction, the remaining provisions shall not be affected but shall continue in full force and effect.

5. That this Resolution shall be effective after its passage and approval according to law.

RESOLVED by the District Board of the Fairfield Community Facilities District this 23rd day of June, 2026.

Holli Ploog, Board Chair
Fairfield Community Facilities District

ATTEST:

JoAnne Cook, District Secretary
Fairfield Community Facilities District

APPROVED AS TO FORM:

Kurt W. Christianson, District Counsel
Fairfield Community Facilities District

EXHIBIT "B"

Form of Fairfield Published Notice

**FAIRFIELD COMMUNITY FACILITIES DISTRICT
NOTICE OF PUBLIC HEARING**

NOTICE OF, THE AMOUNT OF ALL EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE ANNUAL SPECIAL TAXES HERETOFORE COLLECTED ; AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2026-2027 BUDGET OF THE DISTRICT, Notice is hereby given that statements have been filed in the Office of the District Clerk of the Fairfield Community Facilities District setting forth the amount of all proposed expenditures for public infrastructure and enhanced municipal services proposed to be paid from the Special Homeowners Assessments heretofore collected, Notice is further given of a public hearing on the proposed Fiscal Year 2026-2027 budget of the District, all pursuant to Arizona Revised Statutes § 48716. Such hearing will be held by the District Board on June 23, 2026, beginning at or after 3:45 p.m. at the Sedona City Hall Council Chambers located at 102 Roadrunner Drive, Sedona, Arizona. Copies of the budget are available from the Office of the District Manager, 102 Roadrunner Drive, Sedona, Arizona 86336, telephone number: (928) 204-7127.

Dated this 26th day of May, 2026.

/s/ Anette Spickard

District Manager, Fairfield Community Facilities District

Published: _____, 2026

Fairfield Community Facilities District
 Fiscal Year 2026-202 Final Budget
 Exhibit "A"

	Estimated Special Tax Revenue	Estimated Other Misc. Revenue	FY 2026-2027 Estimated Total Collections	Estimated Fund Balance as of July 1, 2026	2026-2027 Expenditures	Total 2026-2027 Budget	Estimated Fund Balance as of June 30, 2027
Capital Projects	\$ 119,070	\$ -	\$ 119,070	\$ 244,086	\$ 170,000	\$ 170,000 \$ - \$ -	\$ 74,086
Totals	\$ 119,070	\$ -	\$ 119,070	\$ 244,086	\$ 170,000	\$ 170,000	\$ 74,086

Fairfield

Community Facilities District
Feasibility Report
Fiscal Years 2027-2029

DRAFT

This Feasibility Report ("Report") has been prepared by engineers and other qualified persons for presentation to the District Board (the "Board") of the Fairfield Community Facilities District (the "District") with respect to certain public infrastructure to be financed with proceeds of the special homeowners assessment tax revenues (The "Assessment Revenues") pursuant to the Community Facilities Act of 1989, Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes, as amended (the "Act").

PURPOSE OF FEASIBILITY REPORT

Pursuant to A.R.S. §48-715, this Report includes (i) a description of the Projects which are to be constructed; (ii) a map showing, in general, the location of the Projects; (iii) an estimate of the cost to operate and maintain the Projects; (iv) an estimated schedule for completion of the Projects; (v) a map or description of the area to be benefited by the Projects; and (vi) a plan for financing the Projects.

PROJECTS

The projects to be constructed by the District are as follows: (I) Improvements at Ranger Station Park, located at 250 Brewer Road, Sedona AZ; (II) Renovations of the concession stand and restroom remodel and renovation at Posse Grounds Park, located at 525 Posse Ground Road, Sedona AZ; and (III) Jordan Road Shared Use Path, located in uptown Sedona, Sedona AZ.

These projects fit within the District's General Plan for infrastructure improvements and benefit the District by providing new and improved citywide recreation amenities. Each of these projects increases the value of Sedona as a desirable tourist destination and enhances the quality of experience for the owners at the Fairfield Sedona Resort.

Construction contracts for the Projects will be bid and awarded pursuant to the public bid process of Title 34 of the Arizona Revised Statutes and applicable City requirements and administered in conformance to applicable law and such requirements. The District shall use up to \$412,500 of collected Assessment Revenues to finance the Projects over the course of the three-year period covered by this feasibility report. Remaining funds to finance current phases of construction will be contributed by the Summit Community Facilities District, Development Impact Fees, and the City of Sedona.

(I) Improvements at Ranger Station – Interior house/barn renovations and restroom facilities

In Fiscal Years 2016 and 2017, CFD funds contributed to the development of a Master Plan to guide future development and operations at the Brewer Road historic property. The development of the master plan for the site included a significant public participation component, soliciting the input of the community and future users on what would be the most desirable amenities to include in the future park development.

Projects completed under the master plan to date include development of the Ranger Station Park which consist of historic restorations to the exterior of the house and barn, a multi-purpose plaza, grass recreation area, and a children's playground. Planned projects include historic interior renovation of the house and barn, and the addition of a restroom facility.

Shown below is a summary of the estimated costs of the Project. These amounts are estimated and are subject to the results of public bidding, and if such amounts are approved by the Board, cannot be exceeded. Upon completion of the Project, the District will dedicate the Project to the City of Sedona. Accordingly, it is not anticipated that there will be any operating or maintenance expenses borne by the District unless they are proposed and budgeted for in future years. Instead, the City will assume all future operating and maintenance expenses.

Category or Phase	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Design	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,036,000	\$ 300,000	\$ -	\$ 1,336,000	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Arts Transfer	\$ 3,660	\$ -	\$ -	\$ 3,660	\$ -
Total Project Budget	\$ 1,039,660	\$ 300,000	\$ -	\$ 1,339,660	\$ -
Estimated Operating Expenses	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Personnel Costs	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Materials & Supplies	\$ 2,000	\$ 2,000	\$ 2,000	\$ 6,000	\$ 12,000
Contractual Services	\$ 6,000	\$ 3,000	\$ -	\$ 9,000	\$ 18,000
Utilities	\$ 40,000	\$ 40,000	\$ 40,000	\$ 120,000	\$ 240,000
Estimated Total Operating	\$ 48,000	\$ 45,000	\$ 45,000	\$ 138,000	\$ 276,000
Source of Funding	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Fairfield Community Facilities District	\$ 65,000	\$ -	\$ -	\$ 65,000	\$ -
Sedona Summit II Community Facilities District	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -
Development Impact Fees	\$ 96,210	\$ -	\$ -	\$ 96,210	\$ -
City of Sedona	\$ 818,450	\$ 300,000	\$ -	\$ 1,118,450	\$ -
Total Funding Sources	\$ 1,039,660	\$ 300,000	\$ -	\$ 1,339,660	\$ -

(II) New Concession Stand – Posse Grounds Park

The Concession Stand has been in need of repair and remodel for many years; however, the demand for the building was not large enough to justify the budget. With the increase of special events at this facility as well as the development of the new bike skills park and Pavilion, the demand on this building has increased and will continue to do so. This is the main public restroom facility for the skate park, basketball court, ball fields, special events, rentals, and bike park. The restroom also supports the Pavilion rentals during the fall/winter seasons when the Pavilion restrooms are closed and as a back-up for the Hub when plumbing fails. This building also serves as storage space for parks and recreation.

Shown below is a summary of the estimated construction costs of the Project. These amounts are estimated and are subject to the results of public bidding, and if such amounts are approved by the Board, cannot be exceeded. Upon completion of the Project, the District will dedicate the Project to the City of Sedona. Accordingly, it is not anticipated that there will be any operating or maintenance expenses borne by the District unless they are proposed and budgeted for in future years. Instead, the City will assume all future operating and maintenance expenses. The dollar figure provided below for construction is an

estimate and will need to be further refined in future budget years once it is determined which elements will be pursued in each phase of the project.

					Estimated Future
Category or Phase	FY 2027	FY 2028	FY 2029	3-Year Total	Project Costs
Design	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -
Construction	\$ 125,000	\$ -	\$ -	\$ 125,000	\$ -
Total Project Budget	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -
					Estimated Future
Estimated Operating Expenses	FY 2027	FY 2028	FY 2029	3-Year Total	Project Costs
Personnel Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Materials & Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ 2,400	\$ 2,400	\$ 2,400	\$ 7,200	\$ 14,400
Estimated Total Operating	\$ 2,400	\$ 2,400	\$ 2,400	\$ 7,200	\$ 14,400
					Estimated Future
Source of Funding	FY 2027	FY 2028	FY 2029	3-Year Total	Project Costs
Fairfield Community Facilities District	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -
Sedona Summit II Community Facilities District	\$ 125,000	\$ -	\$ -	\$ 125,000	\$ -
Development Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -
City of Sedona	\$ -	\$ -	\$ -	\$ -	\$ -
Total Funding Sources	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -

(II) Jordan Road Shared Use Path

This shared-use pathway project would extend the existing “History Walk” from Uptown and provide a direct connection to the Jordan Historical Museum. The museum is truly a community asset, yet many visitors—and even some residents—are unaware of its location and the range of events and programs hosted there throughout the year. Improving multimodal access would increase visibility and connectivity to this important cultural destination.

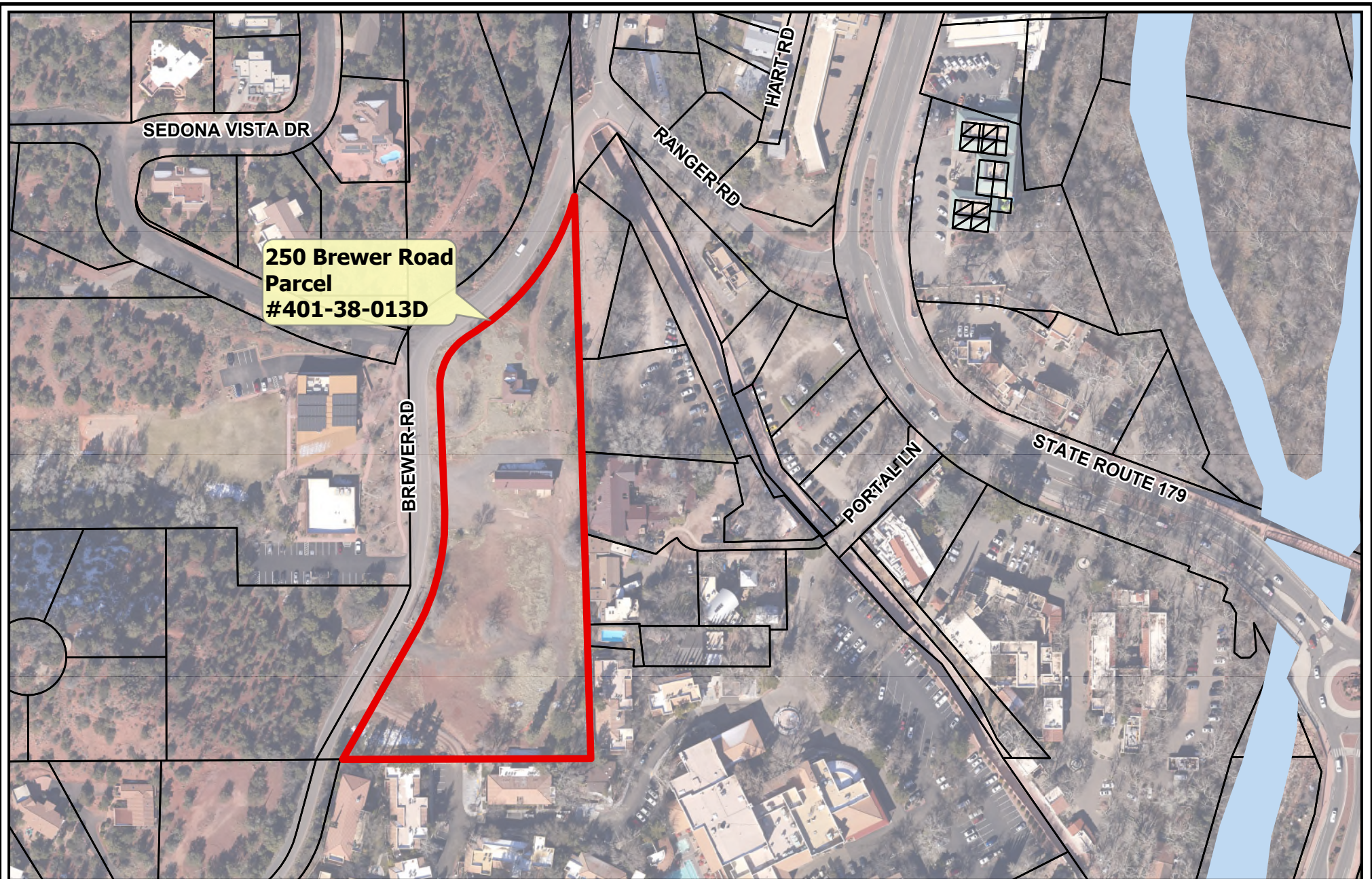
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With the development of the Jordan Townhomes on the east side of Jordan Road, there is also an opportunity to evaluate placement of additional shared-use pathway segments along this route. Incorporating the pathway on this side of the roadway, along with corridor beautification elements, would enhance connectivity, improve aesthetics, and create a more cohesive and welcoming public realm.

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by the District unless they are proposed and budgeted for in future years. Instead, the City will assume all future operating and maintenance expenses.

Category or Phase	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Design	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
Construction	\$ -	\$ -	\$ 900,000	\$ 900,000	\$ -
Acquire Easements	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -
Arts Transfer	\$ -	\$ -	\$ 9,100	\$ 9,100	\$ -
Total Project Budget	\$ -	\$ 150,000	\$ 919,100	\$ 1,069,100	\$ -
Estimated Operating Expenses	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
Personnel Costs	\$ -	\$ -	\$ -	\$ -	\$ -
Materials & Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Contractual Services	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Total Operating	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funding	FY 2027	FY 2028	FY 2029	3-Year Total	Estimated Future Project Costs
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Development Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -
City of Sedona	\$ -	\$ -	\$ 619,100	\$ 619,100	\$ -
Total Funding Sources	\$ -	\$ 150,000	\$ 969,100	\$ 1,119,100	\$ -



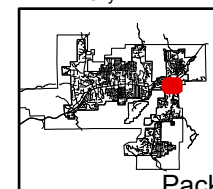
Improvements at Ranger Station Park



0 60 120 Feet

- 250 Brewer Road Parcel #401-38-13D
- Parcel Boundary
- Oak Creek

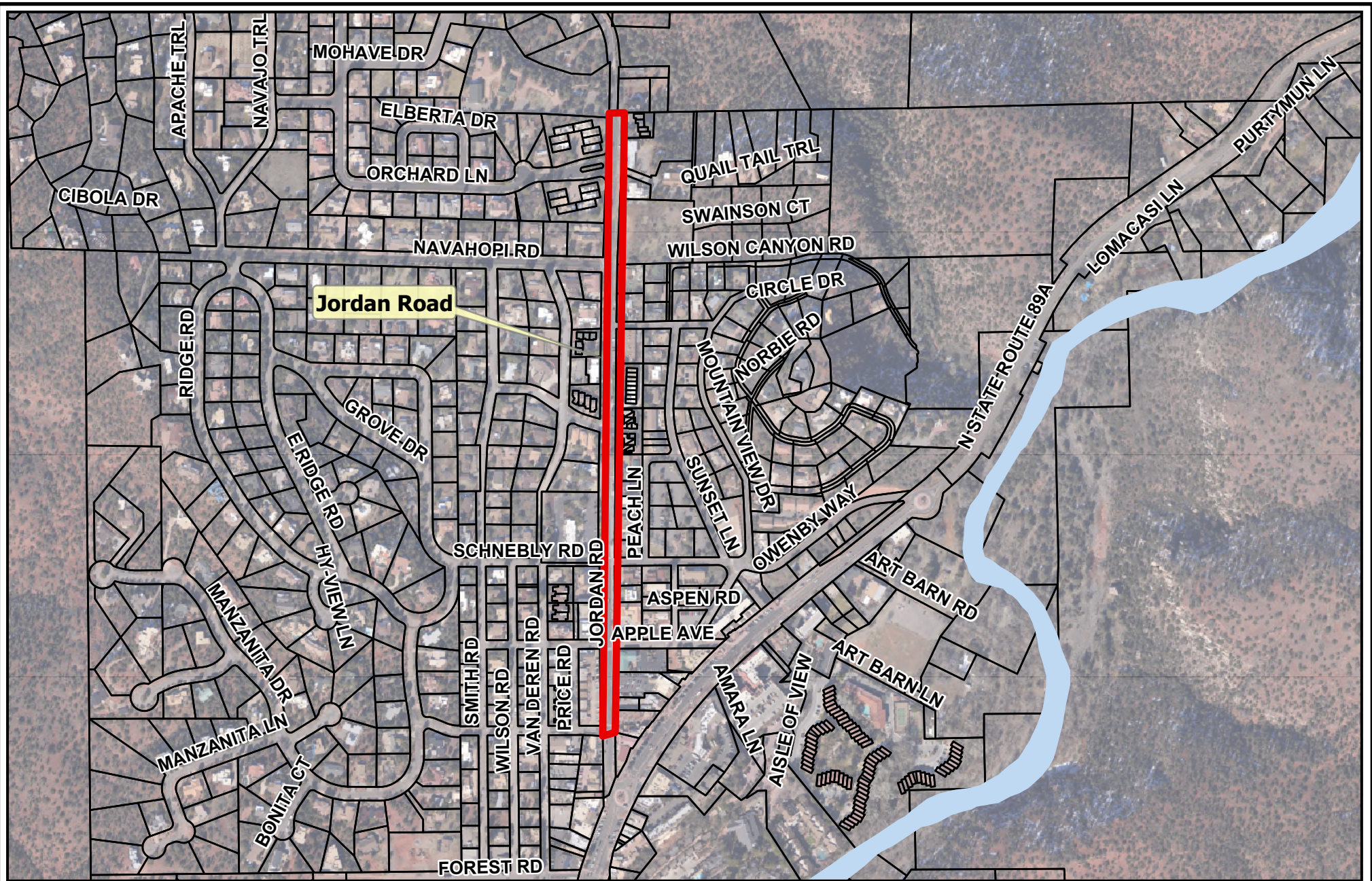
City Index



GIS - City of Sedona
5/7/2026
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SedonaSummitFeasibility.aprx



This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty of fitness is implied. This map is provided on an "as-is" basis. The City of Sedona and its employees shall not be liable for any loss or damages in connection with or arising from the information contained on this map.



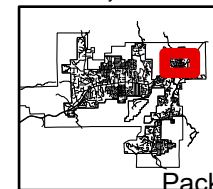
Jordan Road Shared Use Plath



0 175 350 Feet

- Jordan Road
- Parcel Boundary
- Oak Creek

City Index



GIS - City of Sedona
5/7/2026
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Posse Grounds Park

79 Acres
Elevation 4,500 ft.

BIKE PARK

- START ONE-WAY, DOWNHILL ONLY
- STOP ONE-WAY, USE RETURN TRAIL
- ▼ ONE WAY
- 🚲 EASY
- 🚲 INTERMEDIATE
- 🚲 ADVANCED
- 🔧 BIKE REPAIR STATION
- RETURN TRAIL

ADDITIONAL PARK FEATURES

- 🚏 SEDONA SHUTTLE STOP
- 🚲 BIKE RACK
- 🔌 EV CHARGING STATION
- ♻️ COMPOST & RECYCLING
- 🏃 FITNESS STATIONS
- 🎡 PLAYGROUND
- 🏠 RAMADA
- 🏐 SAND VOLLEYBALL COURT
- 🅅 PARKING
- 🚻 RESTROOMS
- 🐕 DOG AREA NO DOGS ON ATHLETIC FIELDS/COURTS
- SIDEWALK
- SHARED USE PATH
- TRAIL

