

**Action Minutes
Regular City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Tuesday, March 26, 2024, 4:30 p.m.**

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

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

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

Staff Present: City Manager Karen Osburn, City Attorney Kurt Christianson, Police Chief Stephanie Foley, Deputy Police Chief Ryan Kwitkin, Director of Public Works/City Engineer Kurt Harris, Engineering Supervisor John Hall, Planning Manager Cari Meyer, Community Development Director Steve Mertes, Housing Manager Shannon Boone, Housing Coordinator Jeanne Frieder, Assistant Engineer Hanako Ueda, Principal Planner Cynthia Lovely, Deputy City Clerk Marcy Garner, and City Clerk JoAnne Cook.

2. Roll Call

3. Consent Items

- a. **Minutes - March 12, 2024 City Council Special Meeting - Executive Session.**
- b. **Minutes - March 12 & 13, 2024 City Council Regular Meeting.**
- c. **3040 Approval of 5-Year Lease Agreement with Xerox for the lease of 14 multifunction copiers.**
- d. **3041 Approval of the addition of nine (9) “timed pay parking” spaces along Jordan Road pursuant to Sedona City Code Section 10-20-030.G.**

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

**Item 3d was pulled from the consent item by Councilor Kinsella.
Presentation by John Hall.**

Comments and questions from Council.

Opened to public at 4:41 p.m.

Mark TenBroek, Sedona, spoke regarding this item.

Brought back to Council at 4:42 p.m.

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

4. Appointments - None.

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

Councilor.

6. Public Forum

Opened to the public at 4:44 p.m.

Alexis Parker, Sedona, spoke regarding vandalism in abandoned homes, Mark TenBroek, Sedona, spoke regarding Citizens Unite's petition against the Oak Creek Heritage Hotel project that will be going forward to the Planning and Zoning Commission.

Brought back to Council at 4:48 p.m.

7. Proclamations, Recognitions & Awards - None.

Mayor Jablow pulled item 8c AB 2952 first.

Mayor Jablow pulled item 8d AB 3042 second.

8. Regular Business

- a. **AB 3035 Public Hearing/discussion/possible action regarding a request for approval of a Zone Change (ZC) to allow for development of a 110-room hotel and 40-unit multifamily housing project (Village at Saddlerock Crossing) at 1259 & 1335 W State Route 89A; 82 & 86 Saddlerock Circle; and 105 Elk Road. The property is within the Soldiers Pass Community Focus Area, is ±6.3 acres, and is located south of the intersection of W State Route 89A and Soldiers Pass Road between Saddlerock Circle and Elk Road. APN: 408-26-004B, 408-26-004C, 408-26-009C, 408-26-009C, 408-26-010, 408-26-011, 408-26-012, 408-26-013, 408-26-014, 408-26-086A, 408-26-088. The requested Zone Change is from CO (Commercial) and RM-2 (Medium-High Density Multifamily) to L (Lodging). Case Number: PZ19-00005 (ZC, DEV) Owner/Applicant: The Baney Corporation (Curt Baney) Authorized Representative: Withey Morris Baugh, PLC (Jason Morris and Benjamin Tate).**

Presentation by Cari Meyer.

Ben Tate of Withey Morris Baugh presented on behalf of the applicants, the Baney family. Abby Michael, Client and Community Relations Director for Arizona Municipal Strategies and Rana Lashgari, President of Arizona Municipal Strategies, spoke regarding the project and community outreach in the neighborhood. Curt Baney, Hayden Baney, and Robin Baney were available to answer questions from Council.

Comments and questions from Council.

Opened the public hearing at 7:19 p.m.

The following spoke against the item:

Allan Sirotkin, Sedona, Kristen Brock, Sedona, Jackie Cruickshanks, Sedona, Katherine Todd, Sedona, Nick Parsons, Sedona, Michael Vitek, Sedona, Susan Rutter, Sedona, Sheryll Straight, Sedona, Sylvia Thorpson, Sedona, Ken Diller, Sedona, Karen Yoder, Sedona, Susan Long, Sedona, Cheryl Bailey, Sedona, Sean Smith, Sedona, Brigitte

Laurica, Sedona, Mark TenBroek, Sedona, Ann Kelley, Sedona, Julie Fress, Sedona, Alexis Parker, Sedona.

The following spoke in favor of the item:

Larry Jackson, Sedona, Bobby Woods, Cottonwood, Curt Baney, Oregon, Kathy Howe, Sedona, Doreen Slevins, Sedona, Roger Eastman, Sedona, Carol Rizzi, Sedona, Leslie Lundberg, Village of Oak Creek, Ernie Straugh, Sedona, Art Beckwith, Sedona, Sarah Wiehl, Sedona.

Ellyn McLeod, Sedona, Daniel Todd, Sedona, Mitch Laurica, Sedona, and Brigitte Laurica, Sedona, completed cards in opposition to the zone change but did not speak.

John Griffin, Sedona, Daniel Slevins, Sedona, Donal Segall, Sedona, Tina Allegrezza, Sedona, and John Griffin, Sedona, filled out a card in support of the zone change but did not speak.

Closed the public hearing at 8:37 p.m.

Break at 8:37 p.m. Brought back to Council at 9:01 p.m.

Comments and questions from Councilors.

Motion: Councilor Ploog moved to defer case number PZ19-00005 (ZC), Village at Saddlerock Crossing for up to six months. Seconded by Councilor Fultz. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Williamson) and zero (0) opposed.

b. AB 2719 Discussion/possible action for the approval of a Resolution approving the Final Draft 2024 Sedona Community Plan.

Presentation by Cynthia Lovely.

Comments and questions from Council.

Opened to the public at 11:09 p.m.

Ernie Strauch, Sedona, spoke regarding this item.

Brought back to Council at 11:10 p.m.

Comments and questions from Council.

Motion: Councilor Williamson moved to approve Resolution No. 2024-04 adopting the 2024 Sedona Community Plan. Seconded by Councilor Vice Mayor Ploog. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Williamson) and zero (0) opposed.

c. AB 2952 Discussion/possible action regarding the approval of a contract for services with the Sedona Chamber of Commerce in the amount of \$347,093 for the operations of the Visitor Center for fiscal year 2025, subject to approval of a written contract by the City Attorney.

Mayor Jablow requested this item be deferred to the April 9, 2024 Council meeting.

Motion: Councilor Kinsella moved to table item 8c AB 2952 until April 9, 2024. Seconded by Vice Mayor Ploog. Vote: Motion passed with seven (7) in favor

(Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Williamson) and zero (0) opposed.

- d. **AB 3042 Discussion/possible action regarding approval of a 25-year Franchise Agreement with Arizona Water Company to be referred to the voters at the July 30, 2024 Primary Election.**

Presentation by Kurt Christianson. John Snickers, Division Manager for Arizona Water Company was available for questions.

Comments and questions from Council.

By majority consensus, Council directed staff to pursue a standardized agreement for data sharing, similar to agreements AZ Water Co. has with other municipalities.

Motion: Councilor Fultz moved to the Franchise Agreement with the Arizona Water Company to be submitted to the voters at the July 30, 2024 Primary Election. Seconded by Councilor Furman. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Williamson) and zero (0) opposed.

- e. **AB 3027 Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation and State budget and their potential impact on the City of Sedona.**

Presentation by Kurt Christianson.

Comments and questions from Council.

- f. **Discussion/possible action regarding future meeting/agenda items - None.**

9. Executive Session

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


- a. **To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**
- b. **Return to open session. Discussion/possible action on executive session items.**

No Executive Session was held.

10. Adjournment

Mayor Jablow adjourned the meeting at 11:15 p.m. without objection.

I certify that the above are the true and correct actions of the Regular City Council Meeting held on March 26, 2024.


JoAnne Cook, CMC, City Clerk

4/09/2024
Date