

**Action Minutes  
Regular City Council Meeting  
City Council Chambers, Sedona City Hall,  
102 Roadrunner Drive, Sedona, Arizona  
Tuesday, May 28, 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 Anette Spickard, Deputy City Manager Andy Dickey, City Attorney Kurt Christianson, Assistant City Attorney Monique Cody, Director of Community Development Steve Mertes, Director of Public Works/City Engineer Kurt Harris, Short Term Rental Specialist Teresah Arthur, Senior Code Enforcement Officer Tony Schiaveto, Community Development Director Steve Mertes, Police Chief Stephanie Foley, Accounting Manager Renee Stanley, Budget and Financial Analyst Sterling West, Engineering Supervisor John Hall, Housing Manager Shannon Boone, Housing Coordinator Jeanne Frieder, Jean McGann Interim Director of Financial Services, Deputy City Clerk Marcy Garner, and City Clerk JoAnne Cook.

**2. Roll Call**

**3. Consent Items**

- a. **Minutes - May 14 , 2024 City Council Regular Meeting.**
- b. **AB 3058 Approval of Resolution authorizing an Intergovernmental Agreement for the provision of services by the Coconino County Elections Department.**
- c. **AB 3059 Approval of a Resolution adopting the City's Public Safety Personnel Retirement System Pension Funding Policy for fiscal year 2024-2025.**
- d. **AB 3064 Approval of a purchase agreement for the acquisition of Parcel 401-38- 013F, at 195 Brewer Road, Sedona.**

Item 3c was from Consent Items for discussion by Councilor Furman.

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

**Questions and comments from Council.**

**Motion: Councilor Kinsella moved to table item 3c and to have it brought back to Council at the June 11, 2024 meeting under regular business. Seconded by Councilor Furman. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Kinsella, Williamson) and zero (0) opposed.**

**4. Appointments - None.**

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

**6. Public Forum**

Opened to the public at 4:41 p.m.

Rob Smith, Sedona, spoke regarding traffic congestion in his neighborhood by the Chapel of the Holy Cross.

Brought back to Council at 4:44 p.m.

**7. Proclamations, Recognitions & Awards - None.**

**8. Regular Business**

**a. AB 3050 Public hearing/discussion/possible action regarding approval of the Tentative City Budget for Fiscal Year 2024-2025.**

Presentation by Jean McGann, Sterling West, and Renee Stanley.

Comments and questions from Council.

Opened the public hearing at 5:16 p.m.

No public comments were heard.

Closed the public hearing at 5:16 p.m.

Comments and questions from Council.

**Motion: Councilor Kinsella moved to approve the Tentative Budget for FY 2024-25 and thereby set the expenditure limit for the budget at \$106,155,786. Seconded by Councilor Williamson. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Kinsella, Williamson) and zero (0) opposed.**

**b. AB 3062 Discussion/possible action regarding approval of a Resolution approving a Development Agreement with the Villas on Shelby, LLC allowing exemptions from the LDC for the provision of 30 units of affordable housing.**

Presentation by Shannon Boone.

Comments and questions from Council.

Councilor Kinsella expressed her concern that Council did not have the design review and the cost of the parking and rendering available prior to this item coming forward to Council.

**Motion: Councilor Fultz moved to approve Resolution 2024-11, approving the Development Agreement with the Villas on Shelby, LLC, with the exception of removing Section 2.1.3 of the agreement. Seconded by Councilor Dunn. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Kinsella, Williamson) and zero (0) opposed.**

Break at 6:53 p.m. Reconvened at 7:16 p.m.

**c. AB 3049 Presentation/discussion/possible direction regarding update on the Short-Term Rental Monitoring Program.**

Presentation by Teresah Arthur and Tony Schiaveto.

Questions and comments from Council.

Opened to the public at 9:33 p.m.

Cameron Wylde, Sedona, spoke regarding STR property management.

Brought back to Council at 9:37 p.m.

Questions and comments from Council.

- d. 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.**

Questions and comments from Council

Opened to the public at 10:00 p.m.

Cameron Wylde, Sedona, spoke against sex offender screening requirement and noise.

Brought back to Council at 10:02 p.m.

Discussion only, no direction given.

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

Councilor Williamson requested a presentation from the Yavapai College, Councilor Kinsella supported her request. Councilor Ploog requested a presentation from Northern AZ Healthcare. Councilor Williamson supported her request.

## **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 10:12 p.m. without objection.

**I certify that the above are the true and correct actions of the Regular City Council Meeting held on May 28, 2024.**

  
JoAnne Cook, CMC, City Clerk

6/11/2024  
Date