

Action Minutes
Regular City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Tuesday, July 9, 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. Councilor Jessica Williamson attended via Teams.

Staff Present: City Manager Anette Spickard, Deputy City Manager Andy Dickey, City Attorney Kurt Christianson, Planning Manager Cari Meyer, Director of Community Development Steve Mertes, Assistant Director of Public Works Sandy Phillips, Director of Public Works/City Engineer Kurt Harris, Housing Coordinator Jeanne Frieder, Associate Engineer Bob Welch, Police Chief Stephanie Foley, Police Lieutenant/Manager Erin Loeffler, Assistant Engineer Hanako Ueda, Assistant Project Manager Gillian Arnold, Principal Planner Cynthia Lovely, Contract Administrator Ian Coubrough, Deputy City Clerk Marcy Garner, and City Clerk JoAnne Cook.

2. Roll Call/Moment of Art

Nancy Lattanzi introduced Recording Artist, "Celtic Indian", Arvel Bird. She said Arvel will be performing his "Titanic Memorial Concert" at the Mary Fisher Theatre on Saturday, July 20th at 7:00 p.m. Arvel played "Search for Discovery and Distant Shore".

3. Consent Items

- a. **Minutes - June 25, 2024 City Council Special Meeting - Executive Session.**
- b. **Minutes - June 25, 2024 City Council Special Meeting.**
- c. **Minutes - June 25, 2024 City Council Regular Meeting.**
- d. **AB 3078 Approval of a Resolution designating the City Manager as chief fiscal officer to officially submit the fiscal year 2025 expenditure limitation report to the Arizona Auditor General.**
- e. **AB 3082 Approval of a Resolution approving a Settlement Agreement with the Forest Road Condominium Association, Inc. to settle claims arising out of the Forest Road Connection Project and to resolve ongoing litigation in the eminent domain matter of City of Sedona vs. Forest Road Condominium Association, et al., Coconino County Superior Court Case No. CV202200175.**
- f. **AB 3083 Approval of the renewal of a Memorandum of Agreement (MOA) between Yavapai County and City of Sedona for 9-1-1 Bill Payment Procedures.**
- g. **AB 3084 Approval of a three-year departmental services contract for City-Wide Landscaping Services in an amount not-to-exceed \$679,457.16.**

Motion: Councilor Furman moved to approve consent items 3a - 3g. Seconded by

Councilor Dunn. 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 - None.

6. Public Forum

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

Ed Kettler, Sedona, spoke regarding leadership and City Hall culture.

Brought back to Council at 4:46 p.m.

7. Proclamations, Recognitions & Awards - None.

8. Regular Business

- a. **AB 3088 Discussion/possible action regarding conditionally approving a Development Agreement with BCT Sedona Multifamily, LLC requesting exceptions under the DIGAH allowances for the provision of 54 units of housing including 27 affordable units at 60 Goodrow Lane, Sedona and subject to recommendations from Planning & Zoning Commission and final Council approval of the rezone request.**

Presentation by Jeanne Frieder. Attorney Whitney Cunningham, Aspey, Watkins & Diesel PLLC and Basil Maher, BCT Sedona Multifamily, LLC.

Questions and comments from Council.

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

The following spoke in favor of the item: Sean Smith, Sedona and Chasidy Allen, Camp Verde.

Brought back to Council at 6:18 p.m.

Comments from Council.

Motion: Councilor Kinsella moved that council direct the BCT proposal for development at 60 Goodrow Lane be reviewed by the Community Development Department and the Planning and Zoning Commission for design and zoning recommendations, with the understanding that exceptions to height and setback requirements will be requested. Seconded by Furman. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Williamson) and zero (0) opposed.

Break at 6:45 pm. Reconvened at 7:08 p.m.

- b. **AB 3085 Discussion/possible action regarding the approval of the Western Gateway Master Plan Contract to Dig Studio, LLC in an amount not to exceed \$254,242.00.**

Presentation from Steve Mertes, Cynthia Lovely, and Ian Coubrough.

Questions and comments from Council.

Motion: Councilor Furman moved to approve the professional services contract with Dig Studio, Inc. for the implementation of the Master Plan process, culminating in a final Master plan for the Western Gateway property in an amount not-to-exceed \$254,242.00, subject to approval of a written contract by the City Attorney's Office, and to approve the transfer of funds in the amount of \$149,242.00 to support the contract amount. Seconded by Councilor Kinsella. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Williamson) and zero (0) opposed.

- c. AB 3063 Discussion/possible action regarding the award of a Construction Contract for the Dry Creek Road Realignment to the contractor HT4, in an amount not to exceed \$397,114.**

Presentation by Sandy Phillips.

Comments and questions from Council.

Motion: Vice Mayor Ploog moved to approve award of the construction contract with HT4 for the Dry Creek Road Realignment Project in an amount not-to-exceed \$397,114, subject to approval of the written contract by the City Attorney's Office. Seconded by Councilor Fultz. Vote: Motion passed with seven (7) in favor and zero (0) opposed.

- d. AB 3090 Discussion/possible action regarding approval of a Contract Change Order #9 with Fann Contracting, Inc. for the Forest Road Connection and Uptown Parking Garage Projects in an amount not-to-exceed \$3,777,950.**

Presentation by Bob Welch, Kurt Harris, and Andy Dickey.

Questions and comments from Council.

Motion: Vice Mayor Ploog moved to approve Contract Change Order #9 with Fann Contracting, Inc. in an amount not-to-exceed \$3,777,950. Seconded by Councilor Williamson. Vote: Motion passed with seven (7) in favor and zero (0) opposed.

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

Vice Mayor Ploog requested a discussion regarding the Historic Preservation Commission and it's future be added to a future meeting agenda. Council unanimously supported her request. Anette Spickard advised the Fire District has invited Council to a joint meeting, in September, with the Fire District Board regarding Fire Station 4 and it's relocation in Uptown. Council confirmed their ability to meet on Wednesday, September 25, 2024.

9. Executive Session


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

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

10. Adjournment

Mayor Jablow adjourned the meeting at 8:02 p.m. without objection.

I certify that the above are the true and correct actions of the Regular City Council Meeting held on July 9, 2024.


JoAnne Cook, CMC, City Clerk

8/13/2024
Date