

AGENDA



1:00 P.M.

CITY COUNCIL MEETING

Revised Packet

WEDNESDAY, SEPTEMBER 25, 2024

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations 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

NO PUBLIC COMMENT WILL BE HEARD. PUBLIC COMMENT WILL BE TAKEN AT THE RESPECTIVE REGULAR CITY COUNCIL MEETING.

1. CALL TO ORDER

2. ROLL CALL

3. SPECIAL BUSINESS

LINK TO DOCUMENT =

- a. AB 3077 **Discussion/possible direction** regarding location of future Fire Station 4.
- b. **Discussion/possible action** regarding ideas for future meetings/agenda items.

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 regarding executive session items.

5. ADJOURNMENT

Posted: 09/13/2024

By: DJ

JoAnne Cook, CMC

City Clerk

Note: Pursuant to A.R.S. § 38-431.02(B) 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 four or more members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with material 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.

**VULTEE CONFERENCE ROOM
106 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.



**CITY COUNCIL
AGENDA BILL**

**AB 3077
September 25, 2024
Special Business**

Agenda Item: 3a
Proposed Action & Subject: Discussion/possible direction regarding location of future Fire Station 4

Department	City Manager, Anette Spickard Community Development, Cynthia Lovely Sedona Fire District, Chief Ed Mezulis
Time to Present	60 Minutes
Total Time for Item	120 Minutes
Other Council Meetings	N/A
Exhibits	A. Sedona Fire District presentation B. Uptown Fire Station Siting Assessment

Finance Approval	Reviewed 09/10/24 JDM	
City Attorney Approval	Reviewed 09/09/24 KWC	Expenditure Required
		\$ N/A
City Manager's Recommendation	For discussion and direction. ABS 9/10/24	Amount Budgeted
		\$ N/A
		Account No. N/A (Description)

SUMMARY STATEMENT

Background:

The Sedona Fire District (District) has identified the need to replace the current Uptown fire station, fire station 4. Currently the District owns property at 391 and 431 Forest Rd. which houses the fire station and communications infrastructure. The District has a shared land use agreement with the City for parking lot 8. The station is outdated and requires costly repairs. After consultation with engineering and construction firms it has been determined that the current site is not appropriate to accommodate modern fire station design needs.

The District has reached out to the city to discuss relocation of the fire station infrastructure which will allow the District to meet the requirements of modern fire station design, improve ingress and egress, and will not have a measurable impact on response times.

Fire Chief Mezulis will present an overview of the need for the new station, the service area, and opportunities for collaboration with the city.

Cynthia Lovely will present a siting assessment that identifies several city-owned parcels that could be utilized for the relocation of Uptown fire station 4. (The siting assessment will be available in the online packet the week prior to the joint meeting.)

Staff requests that the council and fire board members discuss the potential parcels, the partnership opportunities that could benefit the community overall, and identify preferred parcels for the fire station.

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

Board/Commission Recommendation: Applicable - Not Applicable

Alternative(s):

Decline to identify any city-owned parcels for fire station purposes. The District will have to identify other sites and other partners for the new station.

MOTION

I move to: Direction to staff to further refine the research and evaluation, including value determinations, of preferred potential locations for a future Fire Station 4 to bring back for future action by the council and fire board.

Sedona Fire uptown station 4

A strategic land use analysis conducted by the Sedona Fire District
and the City of Sedona

SFD uptown facility needs-Fire Station 4



- Built in 1972, with a series of additions and uses over the years

Current limitations and concerns

- Garage bay size limits options for apparatus placement
- Ingress/Egress issues with Forest road
- Identified structural issues limit options for a remodel at the current site
- Delayed response times due to station layout



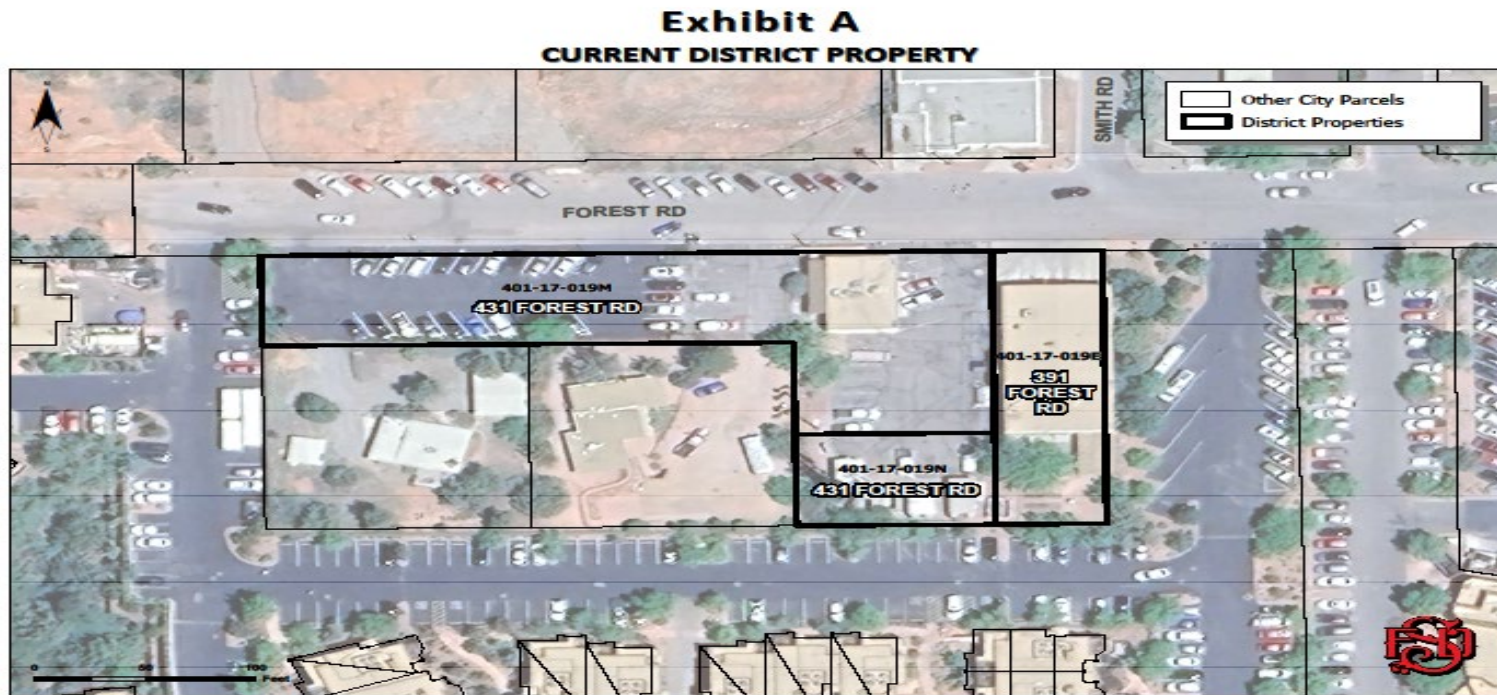
Station design goals

building a 50 year station

- Drive through bays to reduce accident exposure
- Zoned layout separating work areas from living areas
- Direct access to apparatus bay from the living quarters
- Diesel exhaust systems
- Sustainable architecture incorporating energy efficiency and water conservation practices
- Allowance for community spaces

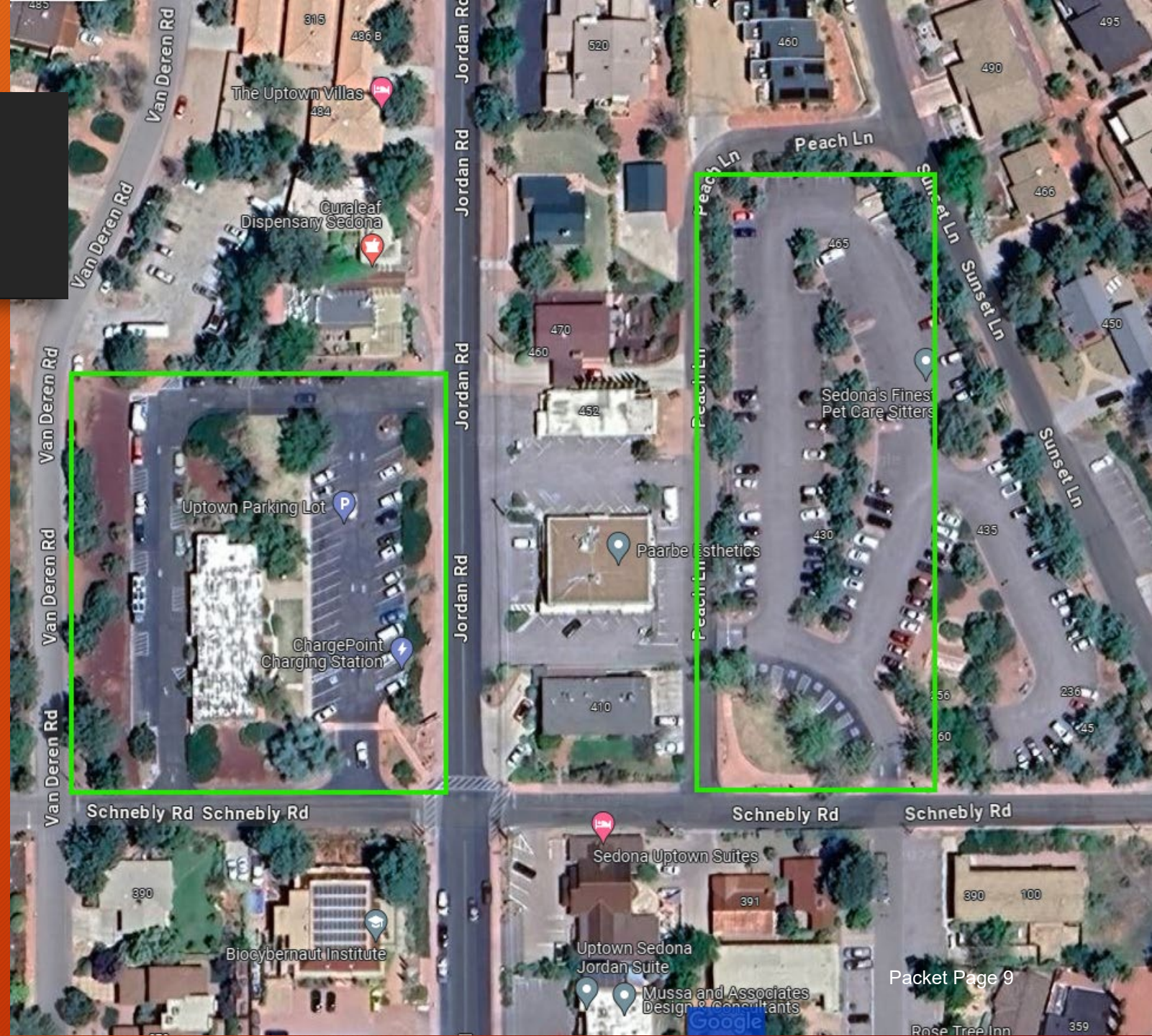


Existing facility-Fire Station 4 491 Forest Rd

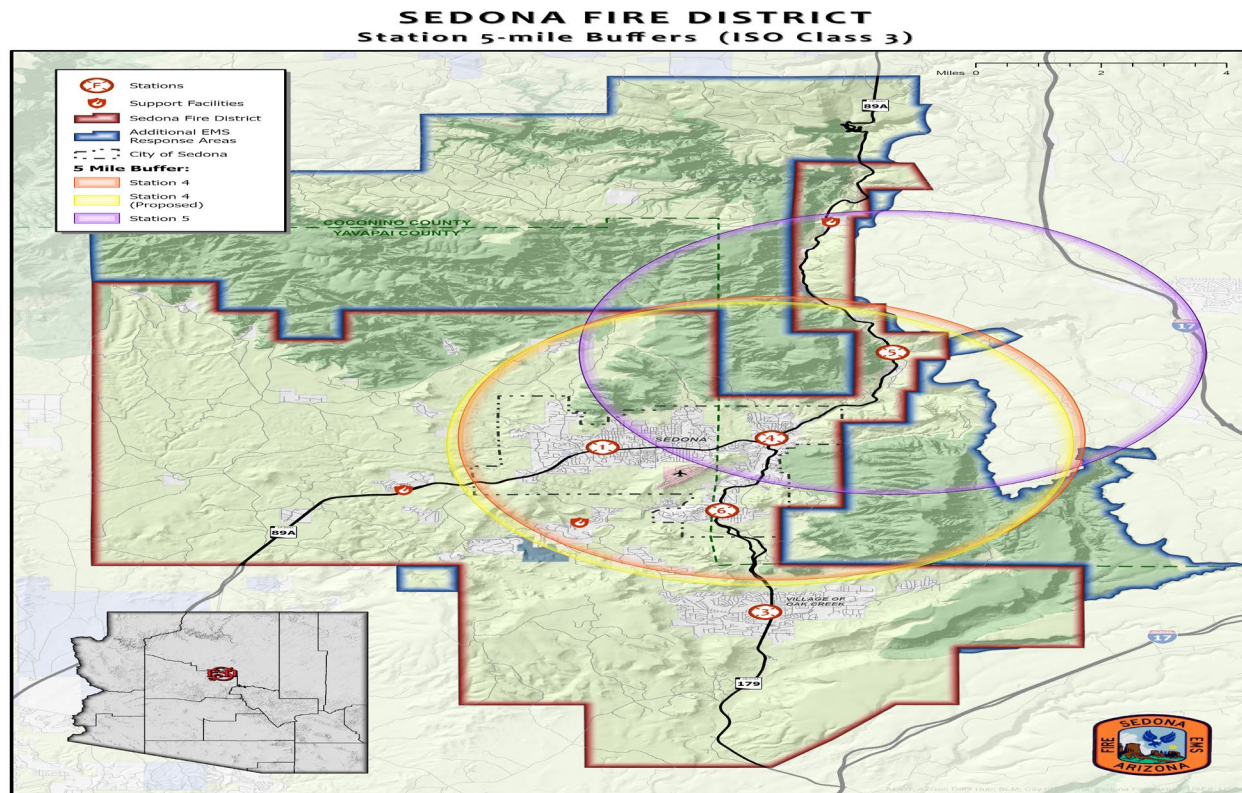


Proposed build sites

- 401 Jordan Rd
- City of Sedona parking lot 5
- Other possible partnerships or locations



Current Station 4 response area



Purpose

Sedona Fire District is proposing to build a new Uptown Fire Station to replace the aging station at 391 and 431 Forest Road. SFD has proposed an exchange to relocate the Fire Station to 260 Schnebly Rd, the “Municipal Public Parking Lot” owned by the City or the public parking lot at 401 Jordan.

Considerations of this Assessment:

- Community benefits and concerns, both neighborhoods, residents, and agencies
- Sedona Fire District (SFD) needs, including site suitability, access, potential costs
- City of Sedona (City) potential costs and benefits, as well as past investments and planned projects.

This is a preliminary land use analysis prepared by the City of Sedona Community Development Department. Next level analyses would ideally incorporate industry standards for the siting and design of fire stations. There are consulting firms that specialize in this and a plethora of existing resources and references (see examples listed at the end of this report).

Sites Addressed in this Assessment:

See Table 1 below for the Site Suitability Matrix that compares the following 4 sites.

1. 260 Schnebly Rd, public parking lot owned by the City
 - Partial or full conversion to SFD
2. 401 Jordan Rd, public parking lot owned by the City
3. Brewer and W 89A Infrastructure
 - Multiple city-owned properties
 - Exact location to be determined
4. 391/431 Forest Rd, Current Fire Station, owned by SFD.
 - Exchange for City property
 - or exchange with neighboring property owners

Question 1. What are potential community benefits of building a new Fire Station?

A partnership between the City and SFD to exchange property and construct a new Uptown Fire Station is an opportunity for an expanded partnership to build shared facilities and thus shared costs. Examples of needs in Uptown that could be collocated, regardless of location. Most of these items were identified during the Uptown CFA planning process, such as:

- Public restrooms
- Visitor information (indoor and/or outdoor)
- Transit stop
- Community meeting rooms
- PD substation, etc.

Question 2. What are potential consequences of less (or no) public parking at 260 Schnebly?

Assumption: The majority of the 143 parking spaces will be removed to build the station.

Between 2000 and 2019, significant investments went into what was intended to be the primary public parking lot in Uptown (also the only* City-owned lot).

- Initial purchase of the land
- Design and construction of parking lot
- Establishing ADA access through the Wayside Chapel with construction of an elevator
- Owenby Road and roundabout acquisition and construction. The new road was intended to lead visitors from N 89A directly to the parking lot.

*Until the City acquired the 401 Jordan parcel.

Question 3. What property will be exchanged?

Assumption: SFD Station to be built at 260 Schnebly

Land exchanges involving these two locations could happen in any combination of the following options:

260 Schnebly Rd, City Property

a) Split ownership (ratio TBD) or b) SFD to own all 1.95 acres

391 and 431 Forest Rd, SFD Property

c) City to own 431 parking lot only (.35 acres) or d) City to own all .97 acres*

**SFD keeps or sells remainder (.62 acres)?*

Question 4. How will the exchange of property occur?

Assumption: SFD acquires part or all of 260 Schnebly (or 410 Jordan)

1) Will exchange be based on appraised fair market value?

- Will need an appraisal of all properties
- One party to pay difference in value

2) Or will exchange be an agreed upon land swap - not based on value or acreage?

- In part or all of properties?

Question 5. What if Forest Rd is the most advantageous location for the fire station?

Assumption: SFD and neighboring property owner(s) can negotiate a land exchange.

The goal of this approach is to secure a consolidated, and thus more buildable lot, i.e. more of a square or rectangular shaped lot. There are various approaches to make this happen:

- Currently there are 4 property owners (see Table 2 below) and a land exchange could be mutually beneficial to all
 - Commercial lots could have Forest Rd frontage

- Redevelopment of these properties could revitalize this area
- Work with surrounding property owners to modify lot lines and ownership boundaries.
 - Exchange the SFD parking lot with the Hyatt parking lot east of the station, or
 - Exchange Forest Rd frontage for one or both commercial lots
 - The access from Forest Rd through SFD property to these 2 lots currently limits the amount of buildable land
- Investigate the possibility of creating a subdivision in partnership with the other property owners, or a planned development (PD)
 - Further consultation with the City’s Planning Manager and Attorney are recommended as a next step

Summary of Preliminary Findings

- Based on this assessment, Community Development staff find that it is not advantageous to relinquish all or part of the 260 Schnebly parking area.
- SFD’s Forest Rd location appears to be the best situated for direct access to all 3 highways upon completion of City projects such as the Forest Rd extension.
 - Next step would be further exploration of a partnership among SFD, the City, and adjacent private property owners that could result in a mutually beneficial solution.
- There are transportation and transit improvements planned for the City-owned Brewer and W 89A lots. An overall development plan is recommended to determine how and where a fire station could be integrated with the City projects planned for this area.

Table 1. Site Suitability Matrix

The following provides a comparison of the 4 locations.

<u>Considerations</u>	260 Schnebly Rd City Public Parking Lot	401 Jordan Rd City Public Parking Lot	Brewer & W 89A City Infrastructure	391/431 Forest Rd SFD Fire Station
Property Size	1.95	1.75	TBD of 10.68	0.97
Zoning	Community Facility	Commercial	Commercial and Community Facility	Commercial
Factors Relevant to Property Values	CF zoning, surrounding residential (single and multi-family), and relatively quiet offices and lodging	C zoning, busy street with commercial on 3 sides, residential on west and southwest side	Zoning, Soldiers Wash flood zones; and access to the site location including future changes to Brewer and W 89A, including new roundabouts;	C zoning, location (busier street, pedestrian traffic, high visibility), and surrounding commercial and lodging land uses
General estimate of values	Lower value	Moderate value	Unknown	Likely highest value of 4. If trade is based on appraised value, City may need to pay difference.
Neighborhood Concerns	Introducing a new land use to an existing area of quiet residential (single-family and multi-family) and smaller lodging, unaccustomed to sirens, etc.	Introducing new land use to an area surrounded by a mix of commercial, single-family residential and lodging unaccustomed to sirens, etc.	Sedona Vista Estates residential subdivision to southwest, although at a higher elevation and separate access. Commercial to east and northeast	Surrounding is commercial/lodging. As current SFD site, area is accustomed to SFD (sirens etc)
Existing Structures	No structures.	1 structure, currently uninhabitable	Exact site to be determined. 1 building at 65 Brewer Rd.	2 or 3 (?) buildings and outbuildings to demo
Demo and mitigation	Asphalt pavement and concrete curbs to remove.	Cost to demo/mitigate buildings	TBD	Cost to demo/mitigate buildings
Grade change	Sloping 4356' - 4336'	Sloping 4356' - 4373'	TBD, within range of 4216' - 4244'	Sloping 4338' – 4360'
Grading costs	More complex topography, costlier to grade. For most efficient use of lot, complete redesign needed.	Simple northwest to southeast slope	TBD	Simple west to east slope
Access to/from highways	East or Northbound (1146'): stop at Mt View (5-way intersection), Owenby (now 1-way) to roundabout at Owenby/N89A	Eastbound: same as Schnebly with addition of crossing Jordan (depends on location of exit) and Schnebly intersection	The following are based on completion of future road improvements. North: New roundabout at Forest Rd extension Northeast: N SR 89A from new roundabout	Eastbound (464'): signal at Forest/89A

	Owenby now one-way - change to permanent 2-way? or add controls for SFD-only 2-way access? Who pays cost of changes? Also, Apple is now 1-way	West (1130') and southbound: same as Schnebly minus an intersection	Westbound: new W 89A/Forest roundabout	Westbound (2064'): will be new Forest Rd extension with stop (?) at W 89A (future roundabout)
	West or Southbound (1297'): stop/left turn at Jordan to roundabout at Jordan/N89A	Southbound (1107'): Jordan to roundabout at Jordan/N89A	Southbound: New Ranger/Brewer roundabout to 179	Southbound: will be 2 options a) via Forest Rd extension and new Ranger roundabout, or b) Forest Rd east, then south via N 179
Pedestrian and vehicle traffic and safety concerns	Less traffic on Schnebly, high traffic on all other streets along an SFD route	Moderate vehicle traffic on Jordan. Beyond Jordan, same routes for SFD and thus same traffic as other sites.	Low pedestrian traffic, high vehicle traffic.	High traffic now and expected to increase with new connection and new garage*
	No sidewalks on southside of Schnebly, Owenby, or side streets (Cedar, Mt View, Sunset, or Peach) If site is shared public parking and SFD, there may be on-site pedestrian/vehicle traffic			Forest Rd changes expected to improve vehicle and pedestrian safety and better manage traffic
	Pedestrian/vehicle safety concerns, and increases with SFD. Needs: sidewalks, improve 5-way intersection (realignment?) Who pays cost of changes? When do changes occur (before, during or after SFD construction)?			

Table 2. Brewer & W 89A City-owned Parcels						
	Site Address	Size (acres)	APN	Owner	Current Land Use	Notes
1c	215 W 89A	1.19	401-38-001L	City	Vacant	<i>Planned Transit Hub</i>
1d	65 Brewer	0.83	401-38-002B	City	Historic House, Leased for commercial use	<i>Planned Transit Hub</i>
1g	195 Brewer	1.48	401-39-013G	City	Vacant	<i>Hillside with powerline</i>
<i>Not addressed in Table 1 above:</i>						
1h	221 Brewer	5.7	401-38-010	City*	City Court and offices	<i>Potential for a building behind the existing courts building *Sedona OC School District lease</i>

Table 3. Forest Rd Properties						
	Site Address	Size	APN	Owner	Current Land Use	Notes
1a	431 Forest Road	.62	401-17-019M	Fire District	Fire Station	<i>Office building built in 1972</i>
1b	431 Forest Road	.13	401-17-019N	Fire District	Fire Station	<i>Utility building built in 2002</i>
1c	391 Forest Road	.22	401-17-019E	Fire District	Fire Station	<i>Fire Station built in 1982</i>
1d	1 N 89A (north portion)	.38	900-90-090	Hyatt	Bus Parking Lot	<i>Exchange two parking lots for expansion to the east</i>
1e	461 Forest Rd	.36	401-17-013	Sal DiGiovanni	Commercial Units (3?)	<i>Option 1: Exchange for Fire Station lot (391 Forest) Option 2: Exchange for Fire's parking area? Owner benefit: commercial frontage on Forest Rd</i>
1f	441 Forest Rd	.36	401-17-012	Chai Spot LLC, __	STR (house/shed?)	<i>In combo with above to create contiguous rectangular lot Exchange for portion of 431 Owner enefit: commercial frontage on Forest Rd</i>

REFERENCES

U.S. Fire Administration

<https://www.usfa.fema.gov/>

U.S. Federal Emergency Management Agency (FEMA)

https://www.usfa.fema.gov/downloads/pdf/publications/design_of_fire_ems_stations.pdf

There are numerous other references on the internet and the following are just two examples.

Firehouse Website Magazine

<https://www.firehouse.com/stations/architects/news/21011092/station-design-integrating-nfpa-standards-into-your-fire-station>

RRM Design Group: Industry Standards for Fire Station Design

<https://www.rrmdesign.com/industry-standards-for-fire-station-design/>