

Wm. T. Garland Family Limited Partnership  
3953 N. State Route 89A  
Sedona, AZ 86336

Kris Kazian  
Fire Chief  
Sedona Fire District  
2860 Southwest Drive  
Sedona, AZ 86336

April 12, 2017

Dear Chief Kazian,

On behalf of the William T. Garland Family Limited Partnership, I am writing in support of the relocation of Station 5 in Oak Creek Canyon. For over 30 years, we have enjoyed a relationship with the Sedona Fire Department through a lease on our property for the Sedona-Oak Creek Canyon Volunteer Fire Department, which eventually became Station 5, after the creation of the Sedona Fire District. It has been a pleasure working with SFD all these years, but with the current discussions regarding a general obligation bond for the rebuilding of Stations 4 & 5, we believe it is time for SFD to relocate Station 5 to the proposed site of Slide Rock State Park.

As long-time residents and business owners in Oak Creek Canyon, we truly believe that building a new station at Slide Rock State Park is the right thing for the entire canyon community for the following reasons:

- The relocation will immediately resolve the problems that property owners have had attaining affordable homeowner's insurance by placing the station within a five-mile radius of all private property in the canyon. Currently, many residents north of Junipine pay higher insurance rates due to their distance from Station 5.
- Slide Rock provides an ideal central location for the most efficient emergency response throughout the entire canyon.
- The construction of a new, larger facility at Slide Rock may allow for additional space to house Forest Service or Hot Shot Crews during wildfire season.
- Station 5, originally built for a volunteer fire department, is no longer sufficient for current equipment and crewmember needs. A new, upgraded facility is long overdue.

We have read and heard arguments against the relocation of Station 5; some arguing it would be better to improve the existing station on our property, citing the current below-market-rate lease as justification. In addition to the above reasoning, we believe this would be a short-sighted and insufficient response to the need for station improvements due to several factors:

- Station 5 shares our well with two other businesses on our property, both of which are growing each year. We have had occasional issues with our ability to meet the water

demands of the entire property, and a new station would likely have a significant impact on our water supply.

- Station 5 currently utilizes a “vault & haul” for their wastewater, as there is not sufficient space for an additional treatment facility on our property. While we don’t have the details on volume of water produced, we can only assume a larger vault would need to be constructed, the pumping of which is neither affordable nor practical.
- Just as the Sedona Fire Department has been doing long-term planning, so has our family partnership with regards to our Indian Gardens property. While not imminent, with the growth of our family and businesses, we foresee having a need to use the Station 5 building in the future to maintain our own operations on this property.
- Should Station 5 be relocated, our family would be willing to purchase the remaining land and structure that is not on our property. Funds generated by the sale could then be used toward the construction of the new station at Slide Rock.
- Lastly, our historic property is beginning show signs of age and we are starting to plan for major infrastructure upgrades that will be necessary in the coming years. To facilitate these capital investments, we will likely need to increase rent from our tenants to current market rates, which will be considerably higher than the current lease.

In summary, we believe that the proposed relocation of Station 5 to Slide Rock State Park is the appropriate solution to meet the long-term needs of the Sedona Fire Department and the best possible outcome for all residents and business owners of Oak Creek Canyon. We truly appreciate all that SFD does for our community and we look forward to continuing to support you in any way we can.

Sincerely,

Daniel Garland, Jr.