AGENDA 4:30 P.M.

CITY COUNCIL MEETING TUESDAY, DECEMBER 9, 2025

NOTES:

- Public Forum:
  Comments are generally limited to **3 minutes**.
- Consent Items:
  Items listed under Consent Items have been distributed to Council Members in advance for study and will be enacted by one motion. Any member of the Council, staff or the public may remove an item from the Consent Items for discussion. For additional information on pulling a Consent Item, please contact the City Clerk's Office staff, preferably in advance of the Call to Order. Items removed from the Consent Items may be acted upon before proceeding to the next agenda item.
- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations and translation services 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

THE MEETING CAN BE VIEWED LIVE ON THE CITY'S WEBSITE AT WWW.SEDONAAZ.GOV OR ON CABLE CHANNEL 4.

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.
- No disruptive behavior or profane language will be allowed.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the City Clerk.
- When recognized, use the podium/ microphone.
- State your:
  1. Name and
  2. City of Residence
- Limit comments to **3 MINUTES.**
- Submit written comments to

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
2. ROLL CALL/MOMENT OF ART
3. CONSENT ITEMS - APPROVE LINK TO DOCUMENT =
   a. Minutes - November 25, 2025 City Council Special Meeting - Executive Session.
   b. AB 3298 Approval of an Ordinance amending Sedona City Code Title 15 (Buildings and Construction) by adopting a new Chapter 15.60 (At Risk Grading and Infrastructure Permits). (Second Public Meeting)
   c. AB 3279 Approval of the Arts and Culture Grant Review Committee recommendations for the fiscal year 2026 Arts and Culture Grant Program in the amount of $200,000.
4. APPOINTMENTS
   a. AB 3306 **Discussion/possible action** regarding candidate selection process and interview dates for Planning & Zoning and Historic Preservation Commissions and Tourism Advisory Board.
5. SUMMARY OF CURRENT EVENTS BY MAYOR/COUNCILORS/CITY MANAGER & COUNCIL ASSIGNMENTS
6. EXECUTIVE SESSION REPORT
7. PUBLIC FORUM

   (This is the time for the public to comment on any issue within the jurisdiction of City Council not listed on the agenda. The City Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)
8. PROCLAMATIONS, RECOGNITIONS & AWARDS - NONE
9. REGULAR BUSINESS
   a. AB 3281 **Public Hearing/discussion/possible action** regarding a request for approval of a Zone Change (ZC) from RMH (Single Family and Manufactured Home, 4 dwelling units per acre) to RM-3 (High-Density Multifamily, 20 dwelling units per acre) to allow for future development of the property with multifamily housing (no development proposed at this time). The subject properties are located at 50 Tranquil Avenue and 80 Rigby Road, north of the Windsong Mobile Home Park and west of the Safeway Shopping Center. APN: 408-24-087 & -89.Case Number: PZ24-00018 (ZC) Property Owner: Kim Soo Young & James Spindelman Applicant: Sefton Engineering (David Nicolella).
   b. AB 3283 **Discussion/possible action** for approval of on-site locations for the emergency siren system.

CITY COUNCIL CHAMBERS
102 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.

Note: Pursuant to A.R.S. § 38-431.02 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 a quorum of members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with materials 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.

Page 2, City Council Meeting Agenda Continued

c. AB 3296 **Discussion/possible action** for approval of a Resolution authorizing the execution of an Intergovernmental Agreement (IGA) between the City of Sedona and the Yavapai County Flood Control District (YCFCD) contributing an amount not-to-exceed $520,400 in YCFCD funds to be used for the design and construction of general drainage improvement projects including projects located at Andante Dr, Kachina Dr, El Camino Grande and Rodeo Rd & Sanborn Dr.

d. AB 3300 **Discussion/possible action** for the approval of a three-year Linking Agreement with Precision Concrete Cutting, Inc. in the amount of $200,000.

e. AB 3297 **Discussion/possible action** for the approval of a three-year Linking Agreement with Waste Management of Arizona, Inc., not-to-exceed $500,000.

f. AB 3301 **Discussion/possible action** regarding approval of the Professional Services Agreement with Alternative Energy Systems Consulting, Inc. (AESC) to provide planning and design services for decarbonization projects for an amount not-to-exceed $249,759.50.

g. AB 3305 **Discussion/possible action** to approve the purchase of 13 new Police Department vehicles through Arizona State contracts in the amount of $1,246,000.

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

10. 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:

b. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

a. Return to open session. **Discussion/possible action** on executive session items.

11. ADJOURNMENT

Posted: 12/04/2025

By: DJ

_____

JoAnne Cook, CMC,City Clerk

CITY COUNCIL CHAMBERS
102 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.

Action Minutes
Special City Council Meeting
Sedona City Hall, Council Chambers
102 Roadrunner Drive, Sedona, Arizona
Tuesday, November 25, 2025, 3:00 p.m.

1. Call to Order

Vice Mayor Fultz called the meeting to order at 3:01 p.m.

2. Roll Call

Council Present: Mayor Holli Ploog (attended via Teams), Vice Mayor Brian Fultz, Councilor Melissa Dunn, Councilor Pete Furman, Councilor Charlotte Hosseini, Councilor Kathy Kinsella, and Councilor Derek Pfaff.

Staff Present: City Attorney Kurt Christianson, City Manager Anette Spickard, Community Development Director Tony Allender, and City Clerk JoAnne Cook.

3. Executive Session

Motion: Councilor Kinsella moved to go into Executive Session at 3:32 p.m. Seconded by Councilor Dunn. Motion carried with seven (7) in favor (Ploog, Dunn, Hosseini, Kinsella, Furman, Fultz and Pfaff) and zero (0) opposed.

Kurt Christianson gave the admonition.

a. Discussion and consultation with the City Attorney for legal advice regarding a legislator request for investigation under A.R.S. §41-194.01. This matter is brought in executive session pursuant to A.R.S. § 38-431.03(A)(3).

b. Discussion and consultation for legal advice with the City Attorney, to consider the City's position, and instruct its attorneys regarding pending or contemplated litigation or settlement discussions in order to avoid or resolve litigation in the matter of Airport 89A, LLC's A.R.S. 12-1134 notice of claim regarding Yavapai County APNs: 408-26-001B; 408-26-001D and 25 Schnebly Hill LLC's A.R.S. 12-1134 notice of claim regarding Coconino County APN: 401-18-066B. This matter is brought in executive session pursuant to A.R.S. § 38-431.03(A)(3) and (A)(7).

c. Return to open session. Discussion/possible action regarding executive session items.

Reconvened in open session at 3:37 p.m.

Motion: Councilor Kinsella moved to continue "item 3b" regarding discussion of Airport 89A and 25 Schnebly Road to a future meeting. Seconded by Councilor Pfaff. Motion passed with seven (7) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, Kinsella, Pfaff) and zero (0) opposed.

4. Adjournment

Mayor Ploog adjourned the meeting at 3:39 p.m. with no objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on November 25, 2025.

_____ _____

JoAnne Cook, CMC, City Clerk Date

CITY COUNCIL AGENDA BILL

AB 3298
December 9, 2025
Consent Items

Agenda Item: 3b
Proposed Action & Subject: Approval of an Ordinance amending Sedona City Code Title 15 (Buildings and Construction) by adopting a new Chapter 15.60 (At-Risk Grading Permits). (Second Public Meeting)

Department	City Attorney's Office/ Community Development/Public Works
Time to Present	NA
Total Time for Item	NA
Other Council Meetings	November 25, 2025
Exhibits:	A. 2025 Amendments to Sedona City Code Title 15 Buildings and Construction B. Ordinance

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 12/01/25 KWC
City Manager's Recommendation	Recommend approval ABS 11/25/25

Expenditure Required
$ 0
Amount Budgeted
$
Account No. (Description)

SUMMARY STATEMENT

Background:

During the last legislative session, the Arizona State Legislature adopted HB 2447, amending A.R.S. § 9-500.49. These amendments will go into effect on December 31, 2025, and require cities to "Allow at-risk submittals for certain on-site preliminary grading and drainage work or infrastructure."

To comply with HB2447, Staff is seeking Council's approval of an Ordinance amending Sedona City Code Title 15 (Buildings and Construction) by adopting a new Chapter 15.60 (At-Risk Grading Permits).

The proposed at-risk permit only applies to certain on-site preliminary grading work prior to final approval of the grading plan. It is called an "at-risk" permit because any work done is at permittee's risk since any changes required by the City for final plan approval must be completed at permittee's sole expense. The benefit is that obtaining an at-risk permit and completing preliminary grading can help shorten the overall time it takes to complete a project.

Per SCC Section 2.25.040, two public meetings are required prior to the adoption of a new ordinance. This is the second public meeting.

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

Board/Commission Recommendation: ☐Applicable - ☒Not Applicable

Alternative(s): Council could not adopt the proposed ordinance, but the result would not comply with the legislative mandate of HB2447.

MOTION

I move to: adopt Ordinance 2025-__, amending Sedona City Code Title 15 (Buildings and Construction) by adopting a new Chapter 15.60 (At-Risk Grading Permits).

Chapter 15.60
AT-RISK GRADING PERMITS

Sections:

15.60.010 **Purpose and intent.**
15.60.020 **Definitions.**
15.60.030 **At-Risk Grading Program; Fees.**
15.60.040 **At-Risk Permits; Eligibility; Application; Fees.**
15.60.050 **At-Risk Permit Revocation.**
15.60.060 **Penalties.**

15.60.010 Purpose and intent.

The purpose and intent of this chapter is to enact reasonable requirements regarding at-risk permits for certain on-site preliminary grading work prior to final approval of the grading plan. These regulations are in addition to other applicable provisions of the Sedona City Code and Sedona Land Development Code.

15.60.020 Definitions.

In this chapter, the following words and terms shall be deemed to mean and be construed as follows:

“Applicant” means the person or entity applying for an at-risk permit under this chapter.

“At-risk permit” means a permit issued by the City of Sedona prior to final grading plan approval to commence certain on-site preliminary grading and drainage work on the property identified in the permit pursuant to the requirements of this chapter.

“Permitee” means the person or entity that has received an at-risk permit.

“Person” means an individual, public entity, firm, corporation, partnership, limited liability company, trust, association, or any other business entity or juridical person, whether operating on a for-profit or nonprofit basis.

15.60.030 At-Risk Grading Program; Fees.

A. Scope. An at-risk permit granted under this chapter shall only authorize a permittee to begin moving dirt and begin preliminary onsite grading and drainage work on the property identified in the at-risk permit. No preliminary grading or drainage work is permitted without a valid at-risk permit.

B. At Risk. Early grading work that occurs prior to final grading plan approval is done entirely at the permittee’s risk and expense. If changes are required to obtain final approval, the permittee shall make such changes in accordance with the approved final plans at the permittee’s sole expense. Failure to complete the project will require restoration of the property.

C. Fees. Fees for the at-risk permit are the same as the Grading Fees as identified in the City’s Consolidated Fee Schedule current at the time of application.

D. Authority. The City Engineer is authorized to issue at-risk grading permits under this chapter. The City Engineer may promulgate procedures and documents for the implementation of this chapter.

15.60.040 At-Risk Permits; Eligibility; Application; Fees.

A. An at-risk permit may be issued by the City Engineer once the project has design plans that meet at least one of the following thresholds:

(i) City has provided first review comments on a grading plan and the project has an approved preliminary plat or development plan; or

(ii) The Development Review application has been deemed complete and first review comments have been completed.

B. The following criteria apply to an at-risk permit:

(i) the work does not include paving, utilities, trenching, or any structures;

(ii) the work is limited to private onsite work with no work in public or private rights-of-way and in easements only with the permission of the easement owner;

(iii) the work does not impact any floodways or 100-year floodplains; and

(iv) the work has no adverse impact on neighboring properties.

C. The applicant must submit an application to the city requesting the at-risk permit that includes the following information:

(i) a detailed estimate of the earthwork quantities;

(ii) an acknowledgement that the city will not be responsible for subsequent changes to the project;

(iii) a commitment to bring the project into compliance with the final approved plans;

(iv) proposed dust control measures;

(v) a tree survey and protection and removal plan, and landscaping plans;

(vi) relevant easement documents, if any;

(vii) a description of the type of work (e.g., rough grading, clearing and grubbing, stockpile);

(viii) information about the engineering contractor's name and license classification;

(ix) proposed special inspections pursuant to Ch. 17, International Building Code; and

(x) a proposed Storm Water Pollution Prevention Plan including detention/retention plans;

(xi) an approved Haul Route Permit, if applicable;

(xii) a copy of the AZPDES Notice of Intent (NOI) or City NOI, if applicable;

(xiii) a completed Section 404 Certification form and a copy of the permit from the US Army Corps of Engineers, if applicable; and

(xiv) any other project specific requirements necessary for the city to evaluate the request for an at-risk permit.

D. Prior to the issuance of an at-risk permit:

(i) all grading and drainage related issues associated with the project must be resolved and all requirements in subsection C above approved to the satisfaction of the City Engineer;

(ii) the applicant shall deposit with the City Engineer in cash or financial assurance or other legal instrument in a form acceptable to the City Attorney the estimated amount to re-grade, reseed, replant, and stabilize the site to its

original condition (the "at-risk bond") which shall guarantee complete compliance by applicant with the terms and conditions of the at-risk permit and the faithful performance of all required obligations, including restoration of the property; at-risk bonds will be retained for 60 days after issuance of construction permits for the property; and

(iii) all applicable grading permit fees must be paid.

15.60.050 At-Risk Permit Revocation.

A. The City Engineer may revoke the at-risk permit for any of the following reasons:

(i) failure to comply with the terms and conditions of the permit or this Chapter;
(ii) failure to safeguard existing drainages and infrastructure;
(iii) failure to disclose a material fact required by the application form, of which the applicant had or should have had knowledge at the time the application was submitted;
(iv) failure to make timely progress toward or obtain a final grading plan approval;
(v) Failure to obtain approval for the final project;
(vi) there is reasonable cause to believe the at-risk permit was obtained by fraud or misrepresentation;
(vii) conditions at the site vary from those shown and stated in the application or development plans; or
(viii) the permittee does not comply with reasonable requirements to safeguard workers, the public, or others during grading or construction operations.

B. At-risk permit revocation will require the permittee to return the property identified in the at-risk permit to its original, stabilized, seeded, and planted condition within 30 days of the revocation with the exception of the creation of a suitable stormwater detention basin. Failure to restore the property within the timeframe will result in permittee's loss of the at-risk bond to the City.

15.60.060 Penalties.

Any person found guilty of violating any provision of this chapter, including conducting on-site preliminary grading work without an at-risk permit, shall be guilty of a Class 1 misdemeanor or at the discretion of the citing authority a civil violation subject to a fine not to exceed $2,500 per day per violation, and be subject to the provisions of Sedona City Code Section 1.15.010.

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, DECLARING THE DOCUMENT TITLED "2025 AMENDMENTS TO SEDONA CITY CODE TITLE 15 BUILDINGS AND CONSTRUCTION" AS A PUBLIC RECORD, ADOPTING THE SAME BY REFERENCE, AND AMENDING THE SEDONA CITY CODE AS SET FORTH THEREIN; PROVIDING FOR PENALTIES, SEVERABILITY, AND REPEAL OF CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, House Bill 2447, amending A.R.S. § 9-500.49, requires cities to allow at-risk submittals for certain on-site preliminary grading and drainage work or infrastructure; and

WHEREAS, at-risk permits for on-site preliminary grading work can help shorten the overall time it takes to complete a project; and

WHEREAS, the City deems it necessary to adopt certain amendments to Sedona City Code Title 15 Buildings and Construction by adopting a new Chapter 15.60 (At-Risk Grading Permits) to comply with House Bill 2447 and which are in the best interest of the residents of Sedona.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA, as follows:

Section 1. Adoption. That certain document titled the 2025 Amendments to Sedona City Code Title 15 Buildings and Construction ("SCC Title 15 Buildings and Construction Amendment"), of which one paper copy and one electronic copy are maintained, in compliance with A.R.S. § 44-7041, on file in the office of the City Clerk as required by A.R.S. § 9-802, and available for public use and inspection during normal business hours, is hereby declared to be a public record and said copies thereof are hereby ordered to remain on file with the City Clerk. SCC Title 15 Buildings and Construction Amendment is hereby amended as set forth in Exhibit A, which is hereby referred to, adopted, and made a part hereof as if fully set forth herein.

Section 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the SCC Title 15 Buildings and Construction Amendment adopted herein is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 3. Repeal. All other Code provisions, ordinances, parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict as of the effective date hereof.

Section 4. Penalties. Any violation of or failure or refusal to do or perform any act required by the provisions of this ordinance or of the Sedona City Code as amended herein shall constitute a Class 1 misdemeanor or at the discretion of the citing authority a civil violation subject to a fine not to exceed $2,500 per day per violation, and be subject to the provisions of Sedona City Code Section 1.15.010.

Section 5. Effective Date. The effective date of this Ordinance shall be 30 days following adoption by the City Council.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 9th day of December, 2025.

Holly Ploog, Mayor

ATTEST:

JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:

Kurt W. Christianson, City Attorney

CITY COUNCIL AGENDA BILL

AB 3279
December 9, 2025
Consent Items

Agenda Item: 3c
Proposed Action & Subject: Approval of the Arts and Culture Grant Review Committee recommendations for the fiscal year 2026 Arts and Culture Grant Program in the amount of $200,000.

Department	City Manager's Office
Time to Present	N/A
Total Time for Item	N/A
Other Council Meetings	4/9/2024, 4/30/25, 5/1/2025, 6/4/25, 9/9/2025
Exhibits	A. Award recommendations based on applications received.

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 12/01/25 KWC
City Manager's Recommendation	Recommend approval 11/25/25

Expenditure Required	
$	200,000
Amount Budgeted	
$	200,000
Account No. (Description)	10-5245-01-6720 ACOG Program

SUMMARY STATEMENT

Background: On April 9, 2024 Council received an economic impact report commissioned by the Sedona Arts Center that demonstrated a $500,000 positive economic impact to the city from tourism derived from arts programming in Sedona. During the same meeting, Council received public comment from arts organizations recommending that Council create a mechanism to support arts organizations that are contributing to the local economy and the City's tax revenues. At that time, it was too late in the city budget process for Council to add the program to the FY25 budget. During the Council's December retreat and later priority-setting process for the FY26 budget, the Council identified the creation of an Arts & Culture Organizations Grants ("ACOG") program to support arts and culture organizations as a priority. At the subsequent FY26 budget work sessions on April 30 and May 1, 2025, Council approved setting aside $200,000 to establish the ACOG.

Staff and the Chair of the Small Grants Program presented a draft ACOG program for Council's consideration on June 24, 2025.

On September 9, 2025, Council approved the formation and revised eligibility criteria for the Arts and Culture Grant Program and directed staff to implement the program for FY26. Following the approval, staff conducted the following process.

A citizen work group made up of members of the Small Grants Committee came together as the Arts and Culture Grant Committee to review and make recommendations regarding funding of the FY2026 grant applications.

The citizen participants were as follows:

- Stephanie Giesbrecht – Chair and Program Facilitator
- Dean Gain, Resident
- Patty Reski, Resident
- Ed Southwell, Resident
- James Carpenter, Resident
- Executive Assistant to the City Manager Kristie Turck served as City staff liaison to the group.

FY2026 Arts and Culture Grant Application & Review Timeline:

- November 1, 2025 - Grant applications available
- November 14, 2025 - Grant applications were due by 12 PM
- November 17, 2025 – Arts and Culture Grant Committee reviewed applications and made funding recommendations to submit to City Council
- December 9, 2025 – Arts and Culture Grant Committee award recommendations are presented to Council

The city received two grant applications totaling $200,000.00 for FY2026. The applications are available at the Clerk's office for review along with the FY26 Small Grant applications.

Committee Chair and Program Facilitator Stephanie Giesbrecht, together with the work group, vetted each grant application for completeness and program compliance. Exhibit A was prepared by Committee Chair and Program Facilitator Stephanie Giesbrecht and serves as the scoring matrix used by the Committee to determine funding.

The Committee recommends the following awards:

FY2026 City of Sedona Arts and Culture Committee Recommendations		
Organization	**Requested Amount**	**Recommended Award**
Sedona Arts Center (SAC)	$100,000	$100,000
Sedona International Film Festival (SIFF)	$100,000	$100,000

If Council approves the awards, the recipients will no longer be eligible for the Small Grant award provided for FY26. Those funds will be reallocated to the other Small Grant Award recipients as previously approved by Council on September 9, 2025.

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

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s):

Council can choose not to award the grants and direct the committee to solicit new applications.

MOTION

I move to: approve the Arts and Culture Grant Review Committee Fiscal Year 2026 recommendations in the total amount of $200,000 subject to approval of the written grant agreement by the City Attorney's Office.

2026 Arts and Culture Grant Scoring Matrix										
Organization	Public Benefit	City Priority	Community Impact	Program Scope	Admin Capacity	Financial Strength	Financial Need	Performance Metrics	Total	Total Award Amount
Sedona Arts Cen	4	5	3	5	3	2	5	5	32	$100,000
Sedona Internat	4	5	4	5	5	5	4	5	37	$100,000

Regarding financial need, Sedona Arts Center's need was based on the organization's survival, and Sedona International Film Festival's need was based on value added and community benefit.

CITY COUNCIL AGENDA BILL

AB 3306
December 9, 2025
Appointments

Agenda Item: 4a
Proposed Action & Subject: Discussion/possible action regarding candidate selection process and interview dates for Planning & Zoning and Historic Preservation Commissions and Tourism Advisory Board.

Department	City Clerk/JoAnne Cook & Marcy Garner
Time to Present	2 minutes
Total Time for Item	15 minutes
Other Council Meetings	NA
Exhibits	None

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 12/01/25 KWC
City Manager's Recommendation	Reviewed 11/25/25 ABS

Expenditure Required
$ NA
Amount Budgeted
$ NA
Account No. (Description)

SUMMARY STATEMENT

Background: During the October 27, 2025 Special City Council Meeting to amend the Council's Rules of Procedures and Policies (ROP), Council unanimously agreed to have the full City Council conduct all interviews for candidates for the three recommending boards and commissions, the Planning & Zoning Commission, the Historical Preservation Commission, and the Tourism Advisory Board. The Board or Commission Chair/Vice Chair will be invited to participate in the interviews. The ROP was approved during the November 25, 2025 Council Meeting.

The Planning & Zoning Commission (Commission) currently has two vacant/expired seats. Staff advertised for one opening that expired on October 31, 2025 from September 17th - October 8th. Two applications were received. During the November 13th Council Meeting Charlotte Hosseini was appointed to serve the remaining term on City Council and immediately resigned from the Commission. This leaves two vacant/expired seats. Council needs to discuss process and select a date to conduct interviews.

The Historic Preservation Committee has a seat that expired on November 30, 2025. Staff advertised for the opening starting September 17th-October 8th. One application has been received. Council need to select a date to conduct an interview.

The Tourism Advisory Board has two vacant seats and four seats that will expire on December 31st. Staff advertised for the two open seats starting August 20th-October 9th, 15 applications have been received. Council needs to discuss process and select a date to select candidates for interviews for the six seats.

Climate Action Plan/Sustainability Consistent: ☐**Yes -** ☐**No -** ☒**Not Applicable**.

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): NA

MOTION

I move to: select (date & time) for the Planning and Zoning Commission interviews.

select (date & time) for the Historic Preservation Commission interview.

select (date & time) for candidate selection for Tourism Advisory Board (TAB) interviews and select (date & time) for TAB interviews.

CITY COUNCIL AGENDA BILL

AB 3281
December 9, 2025
Regular Business

Agenda Item: 9a
Proposed Action & Subject: Public Hearing/discussion/possible action regarding a request for approval of a Zone Change (ZC) from RMH (Single Family and Manufactured Home, 4 dwelling units per acre) to RM-3 (High-Density Multifamily, 20 dwelling units per acre) to allow for future development of the property with multifamily housing (no development proposed at this time). The subject properties are located at 50 Tranquil Avenue and 80 Rigby Road, north of the Windsong Mobile Home Park and west of the Safeway Shopping Center. APN: 408-24-087 & -089.Case Number: PZ24-00018 (ZC) Property Owner: Kim Soo Young & James Spindelman Applicant: Sefton Engineering (David Nicolella).

Department	Community Development/Cari Meyer
Time to Present	20 minutes
Total Time for Item	60 minutes
Other Council Meetings	N/A
Exhibits	A. Ordinance for Rezoning B. Planning & Zoning Commission Packet, September 16, 2025 C. Planning & Zoning Commission Minutes, September 16, 2025 D. Applicant Update to Letter of Intent (submitted November 17, 2025) E. Additional Public Comments (Not Included in P&Z Packet)

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 11/25/25 KWC
City Manager's Recommendation	Reviewed ABS 11/25/25

Expenditure Required
$ xxx
Amount Budgeted
$ xxx
Account No. (Description)

SUMMARY STATEMENT

Background:

This is a public hearing on a proposed zone change from RMH (Single Family and Manufactured Home, 4 dwelling units per acre) to RM-3 (High-Density Multifamily, 20 dwelling

units per acre) for the property at 50 Tranquil Avenue and 80 Rigby Road to allow for future development of the property with multifamily housing (no development proposed at this time).

The project site is two separate properties totaling approximately 9.5 acres and is located between Tranquil Avenue and Rigby Road north of W State Route 89A. Each property currently has a single-family house.

The following is a summary of the proposal; for more specific information about the proposal and staff's analysis, please review the materials provided to the Planning and Zoning Commission for the September 16, 2025, public hearing (Exhibit B). In addition, the minutes from the Commission's September 16, 2025, meeting is provided in Exhibit C. Public Comments provided to the Commission for their meeting are included with the packet. Additional public comments received after the Planning and Zoning Commission meeting are in Exhibit E.

Complete project information, including links to watch the Commission's meetings, is on the webpage for the project, available at the following link:

https://www.sedonaaz.gov/your-government/departments-and-programs/community-development/projects-and-proposals/archived-project-pages/rigby-madole-multifamily-zone-change

Community Plan and Zoning Designations

The properties are designated Multi-Family High Density (MFHD) in the Community Plan and zoned Single-Family and Manufactured Home (RMH). Surrounding zoning includes Commercial and Residential.

There is no adopted Community Focus Area (CFA) plan for this area. The properties are within the Proposed West Sedona Corridor CFA, Rodeo-Coffeepot/W 89A Area, which has been identified in the Community Plan as an area for which a CFA Plan could be adopted in the future (See Community Plan, page 47). The opportunities for this area identified by the Community Plan include the following:

- Identify transition areas appropriate for multi-family residential
- Establish parallel alternatives to W 89A for vehicles, bicycles, and pedestrians
- Improve walkability and bike-ability, including: Safer crossings of W 89A, Alternative routes parallel to W 89A, Extend sidewalks on both sides of the cross-streets

In addition to being within the West Sedona CFA, the MFHD designation (see Community Plan page 42) is intended to support the development of multiple dwelling units on a single property. Multi-family designations can serve as a transition or buffer between non-residential development and single-family residential development. Locations may be considered that have current or planned access to transit, shared use paths, or other amenities.

While the MFHD designation allows for consideration of densities greater than 12 units per acre, the Community Plan (page 42) states that densities greater than 12 units per acre are supported on a case-by-case basis, with consideration of strategies that address local housing needs, housing diversity, affordability, and availability.

Zone change applications that propose a density of more than 12 units per acre should be reviewed as to how local housing needs, as outlined by the Community Plan, are being addressed. When a development plan does not accompany the zoning application,

commitments made by the property owner as to how a future development on the site will meet those needs may be included.

Zone Change Proposal

The applicant is proposing to change the existing RMH zoning to RM-3 to allow for the future development of a multifamily housing project. No development is proposed at this time. The existing RMH zoning permits manufactured and single-family home development at a density of 4 units per acre. The proposed RM-3 designation permits multifamily development at a density of 20 units per acre.

The purpose of the RM-3 zone is:

> …intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts. (LDC Section 2.10.A)

The Planning and Zoning Commission Packet (Exhibit B) provides Staff's evaluation of the proposal in relation to applicable Community Plan and CFA vision, goals, and policies. The Staff Report also provides an evaluation of the proposal relative to Land Development Code Article 8 (Administration and Procedures), more specifically Section 8.3.E.5., containing the approval criteria applicable to all development, subdivision and rezoning applications.

On June 23, 2025, the applicant proposed the following as part of the potential development agreement:

"The Subject Property shall not be used for short-term rentals (rental terms of less than ninety (90) days for a period of thirty (30) years beginning upon receipt of all Certificates of Occupancy for the Subject Property."

Staff Recommendation to Planning & Zoning Commission

As outlined in the staff report, based on the application packet submitted at that time, Staff's recommendation to the Planning & Zoning Commission was denial for the Zone Change application based on lack of compliance with applicable Community Plan and CFA Plan goals and Land Development Code criteria as enumerated in the Planning and Zoning Commission Staff Reports (Exhibit B).

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing on this item on September 16, 2025, at which time they reviewed the application submitted by the applicant, the materials provided by staff, asked questions of staff and the applicant, and took public comment. At that meeting, the Commission voted to recommend denial of the Zone Change to City Council on a 6-1 vote (Commissioner Smith opposed the denial).

Applicant Updates after Planning and Zoning Commission Meeting

In the time since the Planning & Zoning Commission hearing, the applicant has submitted amendments to their Letter of Intent to respond to noncompliant elements of the application, offering commitments ranging from mobility to affordability and adding clarity where deemed appropriate.

On November 17, the applicant submitted updated materials for inclusion in the Council Packet (Exhibit D). These materials contain the following:

- Agreement to the Staff suggested conditions of approval contained in the Planning and Zoning Commission Packet including the following commitments of a developer:
    - An amenitized shared use path connecting Tranquil Avenue to Madole Road at a cost to be borne by the property owner
    - Locate development outside of designated floodways and floodplains
    - Mobility improvements as required by a Traffic Impact Study and the Sedona Fire Marshal
- An affordable housing proposal to include the following:
    - 15% of housing units allocated to workforce housing (80%-150% Yavapai County AMI)
    - 10% of housing units allocated to affordable housing (60%-80% Yavapai County AMI)
    - 5% of housing units allocated to low-income housing (less than 60% Yavapai County AMI)
    - Units are committed to be affordable for a minimum of 30 years from the time that the first Certificate of Occupancy is issued
- Replacement of non-conforming lighting within 6 months of a zone change approval

The remainder of the update provides additional background information for Council consideration in reviewing the zone change request. Due to when the update was submitted, Staff was unable to provide the applicant with additional comments prior to finalizing the Agenda Bill. However, Staff offers the following context/comments:

- The updated LOI does not directly address the following and therefore leaves the items to be addressed with a developer:
    - Neighboring property owner concerns such as proximity of potential development to existing homes, shared maintenance of private roadways.
    - Unit type and size (square footage/bedrooms) for market rate and deed restricted units
    - Historic Preservation Commission request that the existing house (Rigby House) be preserved.
- The updated LOI points to two examples of zone changes done without a development plan.
    - A development plan is not required for consideration of a zone change. Staff only stated that the proposal submitted should seek to provide the same assurances for addressing City planning documents as a development plan would.
    - The Oak Creek zone change was done without development plans for the properties. When a development plan was presented for one of the properties (Oak Creek Heritage Lodge), the Commission and Council (upon appeal of the Commission's decision) expressed frustration that the City could not negotiate with the developer in the same way they would have been able to had the project included a zone change and expressed hesitation at doing additional rezonings without a development plan.

- The changes to the Soldiers Pass and Western Gateway CFAs were amendments to planning documents, not zone changes.

- Council is not considering the CUP request. The CUP was denied by the Commission and would only be considered by the Council if the Commission's denial had been appealed.

Potential Conditions of Approval are included as an attachment to the Ordinance for Rezoning (Exhibit A). If Council chooses to approve the zone change, it may also modify the conditions as appropriate during the public hearing to address any of the above or other issues that may come up during the meeting.

Development Agreement

In June 2025, the applicant proposed the following terms for a development agreement:

1. The Subject Property shall not be used for short-term rentals (rental terms of less than ninety (90) days for a period of thirty (30) years beginning upon receipt of all Certificates of Occupancy for the Subject Property.
2. Property Owner will stipulate to a traffic study at the time of development review.
3. Prior to development, Property Owner will stipulate to improvements to Madole Road, in accord with the results of the traffic study and requirements of the Fire Marshall.
4. The development of the Subject Property will incorporate a shared use pathway.
5. Property Owner & City will enter into a Development Agreement in accord with these terms before development commences.

After discussion with the City Attorney, the applicant agreed that it was "premature to enter into a development agreement" before review of the project by the Planning and Zoning Commission. The City Attorney suggested that, after review by the Planning and Zoning Commission, the parties should draft a development agreement to bring to Council consistent with P&Z's direction. A draft development agreement has not been provided at this time.

While staff has in the past recommended approval of very simple development agreements as part of the conditions of approval stating that the property owner shall enter into a Development Agreement with the City regarding the commitments made within 6 months of zone change approval. In this case, with all of the additional commitments proposed by the applicant, including the affordability commitments, made just 3 business day prior to City Council packet submittal deadlines, the City Attorney's Office is concerned with the ability to successfully negotiate all of the terms of a now complicated development agreement after-the-fact merely as part of a condition of approval.

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

"Partial" would be selected if it were an option. Although multifamily development and improved bike/pedestrian infrastructure are both Climate Action Plan goals, other goals, such as EV infrastructure, electrification, use of solar, and native planting, are dependent on the design of a future development on the property. While Staff will review future development for consistency with CAP goals and provide suggestions to the developer, the goals are only enforceable if written into the Land Development Code.

Board/Commission Recommendation: ☒**Applicable -** ☐**Not Applicable**

The Planning and Zoning Commission held a public hearing on this item on September 16, 2025, and voted to recommend denial of the Zone Change to City Council on a 6-1 vote (Commissioner Smith opposed the denial).

Alternative(s):

Council can choose to approve or deny (Planning and Zoning Commission Recommendation) the Zone Change. Motions for both are included below. Due to LDC and state requirements, the application must be approved or denied by December 18, 2025.

MOTION

[Open Public Hearing]

Motion for Denial (Planning and Zoning Commission Recommendation)

I move to: deny the proposed zoning request as set forth in case number PZ24-00018 (ZC), Tranquil Rigby Madole Zone Change, based on lack of compliance with ordinance requirements, inconsistency with the Sedona Community Plan, Soldiers Pass CFA Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as specified in LDC Sections 8.3 and 8.6, and failure to satisfy the Zone Change findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the City Council.

Motion for Approval

I move to: approve Ordinance No. 2025-___, regarding case number PZ 24-00018 (ZC), Tranquil Rigby Madole Zone Change, rezoning the property identified herein from its present designation of RMH (Single Family and Manufactured Home, 4 dwelling units per acre) to RM-3 (High-Density Multifamily, 20 dwelling units per acre), based on compliance with ordinance requirements, consistency with the Sedona Community Plan, Soldiers Pass CFA Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as specified in LDC Sections 8.3 and 8.6, and satisfaction of the Zone Change findings and applicable Land Development Code requirements, and conditions of approval.

ORDINANCE NO. 2025-__

TRANQUIL RIGBY MADOLE REZONE
PZ 24-00018 (ZC)

AN ORDINANCE OF THE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF RMH (SINGLE FAMILY AND MANUFACTURED HOME) TO RM-3 (HIGH-DENSITY MULTIFAMILY); ESTABLISHING CONDITIONS OF SUCH REZONING; DIRECTING THE AMENDMENT OF THE ZONING MAP UPON COMPLETION OF ALL ZONING CONDITIONS SET FORTH HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND ESTABLISHING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the Planning and Zoning Commission has formally considered the proposed rezoning, following proper notice and a hearing on September 16, 2025, and has recommended denial of the requested rezoning.

WHEREAS, the applicant has submitted an updated application packet, providing additional details to address the reasons that the Planning and Zoning Commission recommended denial.

WHEREAS, City Council has read and considered the staff reports prepared by the Community Development Department staff and all attachments to those reports, the applicant's updated application, the narrative provided by the applicant and all statements made by the applicant and its representatives during the presentations to the Planning and Zoning Commission and to City Council, City Council finds that the proposed rezoning meets the findings required by the Sedona Land Development Code (LDC) Section 8.6.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section 1. Description and Rezoning

The subject property, as depicted in Exhibit A, consists of Coconino County Assessor's Parcels 408-24-087 & 408-24-089, containing approximately 9.6 acres, and is located north of W State Route 89A between Tranquil Avenue and Madole Road in, Sedona, Arizona, a legal description and zoning map of which is attached as "Exhibit A" and incorporated by this reference.

The owner/applicant desires to rezone the property from its present designation of RMH (Single Family and Manufactured Home) to RM-3 (High-Density Multifamily), upon completion of all conditions as set forth in Exhibit A, based on conformance with the requirements for approval of a zone change and consistency and conformance with the Community Plan, and subject to all applicable ordinance requirements and based on the City Council's findings.

Section 2. Zoning Map

The zoning map of the City of Sedona is hereby amended to reflect this rezoning, and at least three (3) copies of the map shall be kept in the office of the City Clerk for public use and inspection.

Section 3. Repeal

All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. Effective Date

This ordinance shall become effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 9th day of December, 2025.

_____
Holli Ploog, Mayor

ATTEST:

_____
JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:

_____
Kurt W. Christianson, City Attorney

Exhibit A

PZ24-00018 (ZC): Tranquil Rigby Madole Zone Change

Legal Description, Zoning Map, and Conditions of Approval

APN 401-19-012 & 401-19-013A

Zone Change Request: RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily)

LEGAL DESCRIPTION PAGE 1 OF 5

Parcel 1:

A tract of land in the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the South 300 feet of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No. 1, which point is identical to the Southwest corner of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11 and which point lies North 0 degrees 48 minutes West, 1303.5 feet from the South quarter corner of said Section 11;

Thence North 0 degrees 48 minutes West, 300 feet to Corner No. 2
Thence East 659.6 feet to Corner No. 3;
Thence South 0 degrees, 48 minutes East, 300 feet to Corner No. 4
Thence West 659.6 feet to the PLACE OF BEGINNING.

Parcel 2:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11 , Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the North 99.06 feet of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No.1, which point is identical to the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11 and which point lies North 0 degrees, 48 minutes West. 1303.5 feet from the South quarter corner of said Section 11;

Thence East 659.6 feet to Corner No. 2;
Thence South 0 degrees, 48 minutes East, 99.06 feet to Corner No. 3;
Thence West 659.6 feet to Corner No.4;
Thence North 0 degrees, 48 minutes West, 99.06 feet to the PLACE OF BEGINNING.

Exhibit A

PZ24-00018 (ZC): Tranquil Rigby Madole Zone Change

Legal Description, Zoning Map, and Conditions of Approval

APN 401-19-012 & 401-19-013A

Zone Change Request: RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily)

LEGAL DESCRIPTION PAGE 2 OF 3

Parcel 3:

A Tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner, which is 474.4 feet, North 7 degrees 30 minutes West of a point on the North right of way line of Highway 89A, as said right of way existed on August 16, 1951, that lies North 0 degrees, 48 minutes West 503.4 feet;

Thence North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11;

Thence North 7 degrees, 30 minutes West, 175 feet to the Northwest corner, which is a point on the South line of the Douglas Rigby Tract;

Thence East along said Rigby Tract, 336 feet more or less to the Northeast corner, which is a point on the East line of said West half of the Southwest quarter of the Southeast quarter of Section 11;

Thence South 0 degrees, 30 minutes East along said East line of said West half of the Southwest quarter of the Southeast quarter, 175 feet to the Southeast corner;

Thence is a straight line to the Southwest corner, which is the PLACE OF BEGINNING;

Parcel 4:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at Corner No. 1, which is a point on the West line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11 and which point lies South 0 degrees, 48 minutes East 99 feet from the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11;

Thence East 330 feet to Corner No. 2, which is on the center line of the roadway;
Thence South 7 degrees, 30 minutes East 315 feet to Corner No. 3;
Thence North 72 degrees, 14 minutes West, 387 feet, more or less, to intersect the West line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, to Corner No.4;

Thence North 0 degrees, 48 minutes, West, 194.3 feet to the PLACE OF BEGINNING.

Exhibit A

PZ24-00018 (ZC): Tranquil Rigby Madole Zone Change

Legal Description, Zoning Map, and Conditions of Approval

APN 401-19-012 & 401-19-013A

Zone Change Request: RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily)

LEGAL DESCRIPTION PAGE 3 OF 3

Parcel 5:

A roadway easement for ingress and egress over and across a strip of land 30 feet in width along and adjacent to the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter, and the North half of the Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, beginning at a point on the North line of the right of way of State Highway 79 (now Alternate 89), at a point that lies North 47 degrees, 46 minutes, 16 seconds East, 881.31 feet from the South quarter corner of said Section 11, and running North 0 degrees, 48 minutes West 707.6 feet to the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11;

Parcel 6:

A roadway easement 30 feet in width, along a center line beginning at a point on the North right of way line of State 79 (now Alternate 89), that lies North 0 degrees 48 minutes West, 503.4 feet and thence North 82 degrees, 19 minutes East 417 feet from the South quarter corner of said Section 11, and running;

Thence North 7 degrees, 41 minutes West, 749 feet to a point on the North line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, at a point 320 feet East of the Northwest quarter of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11.

Parcel 7:

An easement for a right of way for a roadway 30 feet in width, being 15 feet on the right and 15 feet on the left of a center line Beginning at corner No 2 as set forth in Parcel 4 above and running thence South 7 degrees, 30 minutes East, 649 feet, more or less to the North right of way line of Highway 89A, at a point that lies North 0 degrees, 48 minutes West, 503.4 feet and North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11.

EXHIBIT A
2017-0022886 CD

A tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at a point on the North right-of-way line of Highway 89A, that lies North 00° 48' West, 503.4 feet; and North 32° 19' East, 417 feet from the South quarter corner of said Section 11;

Thence North 7° 32' West (recorded North 7° 30' West) 337.0 feet to the Point of Beginning;
Thence North 7° 52' West (recorded North 7° 30' West) 137.4 feet to the Northwest corner of this tract;
Thence South 89° 19' East, 138.6 feet to an iron pin in the Northeast corner of this tract;
Thence South 70° 27' East, 118.5 feet to the Southeast corner of this tract;
Thence South 82° 50' West, 136.2 feet to the Southwest corner of this tract and the Point of Beginning.

Exhibit A

PZ24-00018 (ZC): Tranquil Rigby Madole Zone Change

Legal Description, Zoning Map, and Conditions of Approval

APN 401-19-012 & 401-19-013A

Zone Change Request: RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily)

ZONING MAP

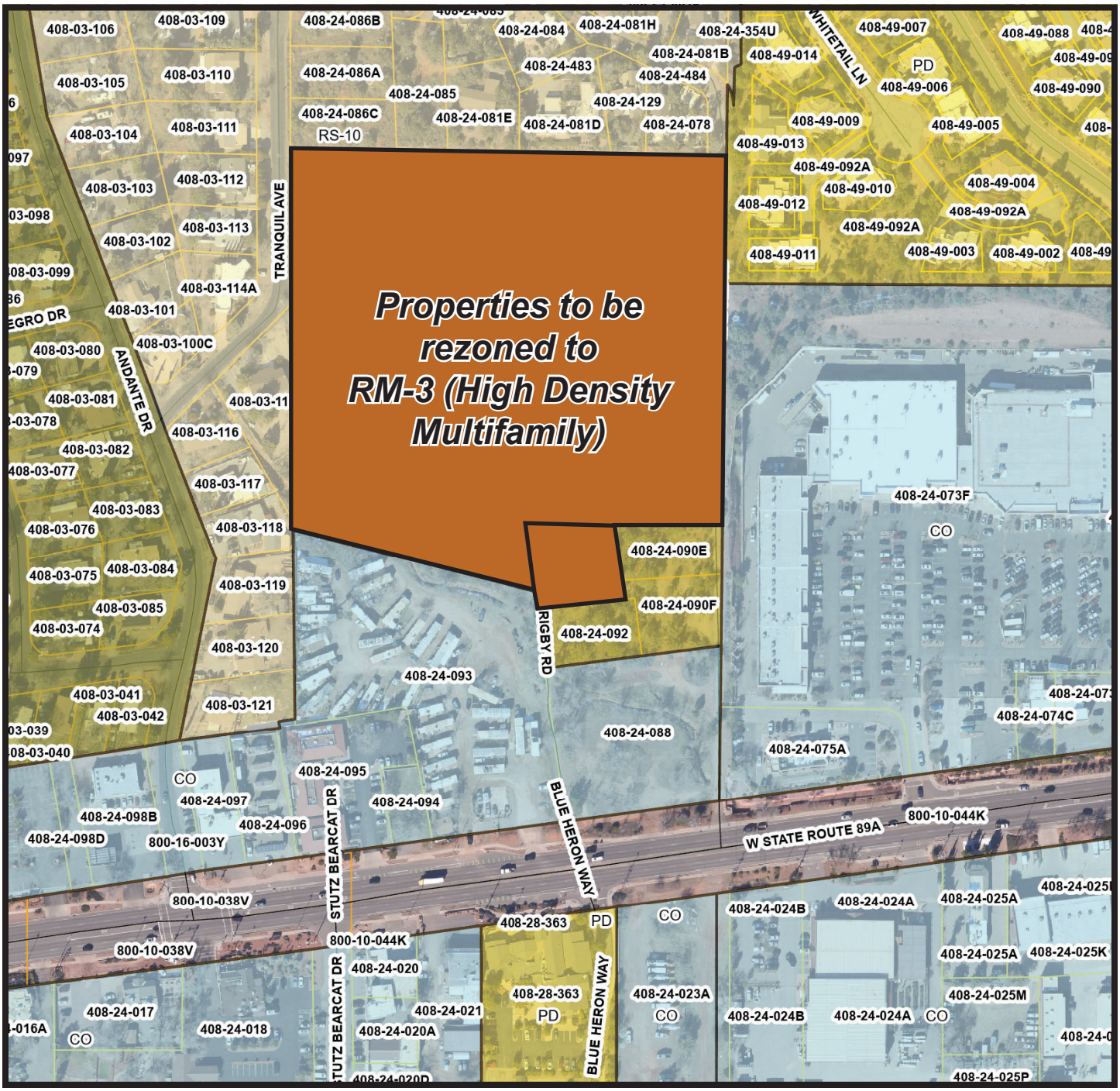


Exhibit A

PZ24-00018 (ZC): Tranquil Rigby Madole Zone Change

Legal Description, Zoning Map, and Conditions of Approval

APN 401-19-012 & 401-19-013A

Zone Change Request: RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily)

CONDITIONS OF APPROVAL, AS APPROVED BY CITY COUNCIL, DECEMBER 9, 2025

(3 TOTAL PAGES)

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the City Council.
2. Within six (6) months of Zone Change approval, the applicant shall enter into a Development Agreement with the City of Sedona that covers, at a minimum, the following items:
   i) Availability of all future units on the properties for long term rental for a minimum of 30 years from the date of issuance of Certificate of Occupancy.
   ii) Affordability commitments as outlined in the documents submitted to the City on November 17, 2025, including, at a minimum, the following:
      (1) 15% of housing units allocated to workforce housing (80%-150% Yavapai County AMI)
      (2) 10% of housing units allocated to affordable housing (60%-80% Yavapai County AMI)
      (3) 5% of housing units allocated to low income housing (less than 60% Yavapai County AMI)
      (4) Period of affordability to be a minimum of 30 years from the date of issucance of Certificate of Occupancy.
   iii) Commitment for the future development of the property to include a shared use path, subject to the following:
      (1) Path shall connect Tranquil Avenue to Madole Road
      (2) Easement for the path shall be a minimum of 15 feet wide
      (3) Path shall be a minimum of 10 feet wide
      (4) Path shall include landscaping in accordance with LDC requirements
      (5) Path shall provide amenities including lighting, signage, and a water bottle filling station,

subject to LDC requirements and review and approval by the Community Development Director.

(6) 100% of the cost of the shared use path and amenities shall be borne by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.

iv) Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.

(1) Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.

(2) The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.

(3) 100% of the cost of the traffic improvements shall be borne by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.

v) Commitment to locate development outside of the City designated floodways and floodplains.

3) All existing structures on APN 408-24-089 (80 Rigby Road) shall be demolished within six (6) months of zone change approval. The property owner shall obtain a Demolition Permit from the Community Development Department and pass all required inspections within 6 months of approval.

4) All existing lighting shall be brought into compliance with the requirements of LDC Section 5.8 (Exterior Lighting) within six (6) months of zone change approval. The property owner shall submit an Exterior Lighting application for review and approval by the Community Development Department prior to changing any of the lighting fixtures. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required.

5) The zoning for the subject property shall be considered vested when the Development Agreement is approved, executed, and recorded. If a Development Agreement is not recorded, and other conditions are not satisfied, the City may initiate proceedings to revoke the zoning, subject to the

provisions of Sedona Land Development Code Section 8.6.A(3)g.2 and applicable State statutes

6) Within thirty days of approval of the zone change, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Change approval.

Staff Report
PZ24-00018 (ZC, CUP)
Tranquil-Rigby-Madole Zone Change
Summary Sheet

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Meeting Date:	**September 16, 2025**
Hearing Body:	**Planning and Zoning Commission**
Project Summary:	Zone Change (ZC) from RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily) to allow for future development of multifamily housing and a Conditional Use Permit (CUP) to allow for the continued occupancy of the existing single-family residence.
Staff Recommendation:	Recommendation of Denial of the Zone Change and Denial of the Conditional Use Permit
Location:	50 Tranquil Avenue and 80 Rigby Road (Behind Windsong Mobile Home Park)
Parcel Numbers:	408-24-087 & 408-24-089
Applicant/Owner:	James Spindelman and Soo Young Kim
Authorized Agent:	Sefton Engineering (David Nicolella)
Site Size:	± 9.47 acres
Sedona Community Plan Designation:	Multi Family High Density (MFHD)
Existing Zoning:	RMH (Single-Family and Manufactured Home)
Proposed Zoning:	RM-3 (High-Density Multifamily)
Current Land Use:	Single Family Residential

Surrounding Properties:

	Area Zoning	Area Land Uses
North	RS-10	Single-Family Residential/No Subdivision
East	PD, CO	Crimson View Subdivision, Safeway Shopping Center
South	RMH, CO	Vacant, Windsong Mobile Home Park
West	RS-10	Harmony Hills Subdivision

Report Prepared By: Cari Meyer, Planning Manager

Attachments:

1. Vicinity/Aerial Map 22
2. Project Application Materials 25
3. Review Agency Comments 99
4. Letter from Historic Preservation Commission 105
5. Public Comments 107

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

PROJECT DESCRIPTION

This is a request for approval of a Zone Change (ZC) from RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily) to allow for future development of multifamily housing and a Conditional Use Permit (CUP) to allow for the continued occupancy of the existing single-family residence.

Development is permitted in accordance with the Land Development Code (LDC) requirements, including Article 2 (Zoning Districts), Article 3 (Use Regulations), and Article 5 (Development Standards). The properties are zoned RMH, which allows for single-family or manufactured home development at a density of 4 units per acre. The proposed RM-3 zone would allow for multifamily development at a density of 20 units per acre.

The properties are currently used as single-family residences. The proposal includes keeping one of the single-family residences (50 Tranquil) and demolishing the other (80 Rigby). As single-family residences are only permitted with a CUP in the RM-3 zone, if the zone change is approved, a CUP would be required to allow the existing residence to remain.

BACKGROUND AND PROPERTY INFORMATION

Site Characteristics

- The properties are located northwest of the intersection of W State Route 89A and Rodeo Road, west of the Safeway Shopping Center and north of the Windsong Mobile Home Park, in Yavapai County (See Attachment 1).
- The properties are accessed by Tranquil Avenue, Rigby Road, and Madole Road.
  - Tranquil Avenue connects to Andante Drive, which connects to W State Route 89A at a signalized intersection.
  - Rigby Road and Madole Road are private roads that connect to W State Route 89A at uncontrolled intersections.
- The properties slope down from north to south.
- There is a City of Sedona Floodplain (floodway, 100 year floodplain, and 500 year floodplain) on the southwestern corner of the property.
  - All three roads providing access to the property cross the floodway and floodplains.
- The area where the existing houses are located, along with driveways to the houses, have been previously graded. The rest of the site remains in its natural condition.
- The properties are not part of a recorded subdivision.

Community Plan and Zoning Designations

The properties are designated Multi-Family High Density (MFHD) in the Community Plan and zoned Single-Family and Manufactured Home (RMH). Surrounding zoning includes Commercial and Residential – see image on next page.

There is no adopted Community Focus Area (CFA) plan for this area. The properties are within the Proposed West Sedona Corridor CFA, Rodeo-Coffeepot/W 89A Area, which has been identified in the Community Plan as an area for which a CFA Plan could be adopted in the future (See Community Plan, page 47). The opportunities for this area identified by the Community Plan include the following:

- Identify transition areas appropriate for multi-family residential
- Establish parallel alternatives to W 89A for vehicles, bicycles, and pedestrians
- Improve walkability and bike-ability, including: Safer crossings of W 89A, Alternative routes parallel to W 89A, Extend sidewalks on both sides of the cross-streets

In addition to being within the West Sedona CFA, the MFHD designation (see Community Plan page 42) is intended to support the development of multiple dwelling units on a single property. Multi-family designations can serve as a transition or buffer between non-residential development and single-family residential development. Locations may be considered that have current or planned access to transit, shared use paths, or other amenities.



While the MFHD designation allows for consideration of densities greater than 12 units per acre, the Community Plan (page 42) states that densities greater than 12 units per acre are supported on a case-by-case basis, with consideration of strategies that address local housing needs, housing diversity, affordability, and availability.

Zone change applications that propose a density of more than 12 units per acre should be reviewed as to how local housing needs, as outlined by the Community Plan, are being addressed. When a development plan does not accompany the zoning application, commitments made by the property owner as to how a future development on the site will meet those needs may be included.

The proposed zoning is RM-3 (High-Density Multifamily). The purpose of the RM-3 zone is:

> *…intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.* LDC Section 2.10.A

Conditional Use Permit (CUP)

There is one existing house on each property. The proposal includes demolition of the house at 80 Rigby, but the property owner wishes to keep the house at 50 Tranquil until a development plan for the property is approved. LDC Section 3.2.E, Table 3.1 (Table of Allowed Uses) lists “Dwelling, Single-Family Detached” as a Conditionally Permitted Use in the RM-3 District. If the RM-3 zoning is approved, a CUP is required to allow the existing house to remain. No use specific standards apply to detached single-family dwellings in the RM-3 zoning district.

PUBLIC INPUT

- The applicant completed a Citizen Participation Plan. A copy of the Citizen Participation Report is included in the application packet (Attachment 2)
- Project documents submitted by the applicant were placed on the Projects and Proposals page of the Community Development Department website.
- Property owners within 300 feet of the subject properties were notified of the Public Hearing.
- The property was posted with a Notice of Public Hearing, and a notice was published in the Red Rock News on August 29, 2025.
- All notices contain contact information and a way to submit comments. Written comments received by Staff are included as Attachment 5 include the following:
  - Concern regarding traffic impacts and capacity of existing roads
  - Whether allowing 5 times current density is appropriate
  - Impacts of high-density residential adjacent to single-family residential
  - Support for low-cost and affordable housing projects

REVIEW AGENCY COMMENTS AND CONCERNS

The application materials were routed to all internal and external reviewing agencies for comments. Comments were received from the following agencies and are included as Attachment 3:

- City of Sedona Community Development Department, Planning
- City of Sedona Public Works Department

The applicant's current submittal is their response to those comments. While Staff does not believe that all comments have been addressed, the applicant has requested that the application move forward as-is without further modifications.

HISTORIC PRESERVATION COMMISSION

On July 21, 2025, the Historic Preservation Commission approved a letter to be sent to the Planning and Zoning Commission regarding this project. (Attachment 4) This letter acknowledges that the property owner does not wish to pursue Historic Landmark status for the building at 50 Tranquil, but expresses the Commission's hope that the building will be preserved.

DEVELOPMENT PROPOSAL

The applicant is applying for a Zone Change (ZC) from RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily) to allow for future development of multifamily housing and a Conditional Use Permit (CUP) to allow for the continued occupancy of the existing single-family residence.

A detailed description of the proposal is included in Attachment 2.

Phasing

The project is requesting a zone change only. No development or phasing plan is proposed.

Sedona Land Development Code (LDC)

LDC Article 2: Zoning Districts

- The properties meet minimum size and dimension requirement for the RM-3 zoning district.
- If the rezoning is approved, all future development will be required to comply with RM-3 requirements.

LDC 5.3: Grading and Drainage

- As no development is proposed at this time, grading or drainage plans have not been provided.
- City designated floodways and floodplains impact the southwestern corner of the property and all 3 access roads to the property.

LDC 5.4: Access, Connectivity, and Circulation

- Tranquil Avenue, Rigby Road, and Madole Road all provide access to the property.
  - Tranquil Avenue is a public road that connects to Andante Drive, which connects to W State Route 89A at a signalized intersection.
  - Rigby Road and Madole Road are private roads that connect to W State Route 89A at uncontrolled intersections.
- No sidewalks, shared use paths, or other connections are included in the current submittal.
  - The Letter of Intent states that a future developer will work with the City to determine a location for a shared use path.
  - The Letter of Intent acknowledges the LDC requirement to build 5-foot sidewalks along all streets.

LDC 5.5: Off-Street Parking and Loading

- No development is proposed at this time. If a development is proposed in the future, it will be reviewed for compliance with applicable parking requirements.

LDC 5.6: Landscaping, Buffering, and Screening

- No development is proposed at this time. If a development is proposed in the future, it will be reviewed for compliance with applicable landscaping requirements.

LDC 5.7: Site and Building Design

- No development is proposed at this time. If a development is proposed in the future, it will be reviewed for compliance with applicable site and building design requirements.

LDC 5.8: Outdoor Lighting

- An outdoor lighting plan has been submitted.
  - The existing lighting is nonconforming and would need to be brought into compliance if the rezoning is approved.
- The site does not exceed the maximum permissible lumens.

LDC 5.9: Public Art

- No public art is required for this project.

LDC Article 6: Signs

- No development is proposed at this time. If a development is proposed in the future, it will be reviewed for compliance with applicable sign requirements.

Wastewater

- The property is within the City's wastewater service area and future development would be required to connect.

REVIEW GUIDELINES, COMMENTARY, AND ANALYSIS

The following is requested from the Planning and Zoning Commission at this time:

- **ZONE CHANGE (ZC):** Review of Proposal, Recommendation to City Council
- **CONDITIONAL USE PERMIT (CUP):** Review of Proposal, Final Action

DISCUSSION (ZONE CHANGE)

Community Plan Compliance

Zone change applications are evaluated for general consistency with city-wide policies of the Community Plan. Zone changes are not expected to implement every policy but should show consistency with the direction of the Community Plan. The following is Staff's evaluation of how the application does (or does not) address these policies.

Guiding Principles

Guiding Principles were included in the 2023 Community Plan and are intended to set the standard for our community interactions with each other, our surroundings, and with those who are guests of our community.

One of the guiding principles is in regard to housing (Community Plan, page iv). The following outcome statement is intended to reflect the following future condition:

> *Sedona has diverse housing options that are safe, secure, and affordable.*

This zone change would allow the property to be developed at a higher density than is currently allowed. However, the only commitment included in the application is that there will be a prohibition of short-term rental of the units for 30 years from the date the zoning is effective. As no development plan is proposed, the number of years that future units would be under this restriction is unknown. Further, the application makes no commitments for number of units, affordability, diversity of unit type, etc. While this application would increase the amount of land available for multifamily development, the impact that it would have on the overall housing stock in the City is unknown at this time.

Another guiding principle is related to Circulation (Community Plan, page v). The following outcome statement is intended to reflect the following future condition:

> *Build a complete and connected circulation network that is safe, convenient, and efficient for all users and all modes of travel.*

The properties are accessed by three different roads. Two (Rigby and Madole) are private and access W 89A at uncontrolled intersections while one (Tranquil) is public and connects to W 89A at a signalized intersection (Andante). All three roads cross a City-designated floodway and floodplain. The Letter of Intent states that a traffic impact analysis will not be done until a development is proposed and a future developer will make improvements to Rigby and Madole, if required, with no mention of Tranquil.

The GO! Sedona Pathways Plan shows a shared use path through this property. The Letter of Intent states a future developer will work with the City to determine the location of a shared use path, but makes no commitments regarding connection, width, design, or payment of the pathway.

Land Use (page 33-51)

Chapter 4 of the Community Plan is the Land Use Chapter. Policies from this chapter that could relate to this application include the following:

- Policy 4.4: Support cluster development to direct development away from more environmentally sensitive portions of a site.

- *Staff Response: The site is impacted by City-designated floodways and floodplains. The application makes no commitment to clustering development away from these areas.*

- Policy 4.5: Allow densities greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability, and availability to address housing needs in areas designated for Multifamily High Density, Commercial, and Mixed-use.
- Policy 4.10: For the term of this Plan, prioritize housing growth within City limits (as of 2023), focusing our efforts on affordability and diversity
  - *Staff Response to Policies 4.5. & 4.10: While the application would increase the amount of land available for high-density multifamily housing, the only commitment to housing availability is a prohibition on short term rentals for 30 years from the date of zoning approval. With no development plan or other commitments related to diversity or affordability, it is difficult to determine how a project on this property could address housing needs.*

Housing (page 53-59)
Chapter 5 of the Community Plan is the Housing Chapter. Policies from this chapter that could relate to this application include the following:

- Policy 5.1: Expand Sedona's mix of housing types to meet the needs of a diverse and vibrant community.
  - *Staff Response: While the application would increase the amount of land available for high-density multifamily housing, the only commitment to housing availability is a prohibition on short term rentals for 30 years from the date of zoning approval. With no development plan or other commitments related to diversity or affordability, it is difficult to determine how a project on this property could address housing needs.*

Circulation (page 61-78)
Chapter 6 of the Community Plan is the Circulation Chapter. Policies from this chapter that could relate to this application include the following:

- Policy 6.1: Develop a multi-modal circulation network that provides for safe alternatives to get around town while improving traffic flow and reducing reliance on the automobile.
- Policy 6.2: Take a comprehensive, holistic approach to transportation and land use planning to improve resident's quality of life and the visitor experience.
- Policy 6.5: Design projects for people, ensuring the experience is safe, comfortable, interesting, and efficient.
- Policy 6.7: Create a network of pedestrian and bicycle infrastructure improvements and connections linking neighborhoods, activity centers, and popular destinations, and promote walkable, bike-able connections to transit stops.
- Policy 6.8: Plan future transportation improvements and land use development that supports walkable, mixed-use areas.
  - *Staff Response to Circulation Policies: The GO! Sedona Pathways Plan shows a shared use path through this property. While the application has acknowledged this and has stated that a future developer will work with the City to determine the best location for a SUP, no commitments regarding connectivity, width, design, or who will pay for the SUP have been included in the proposal.*

Environment and Sustainability (page 79-94)
Chapter 6 of the Community Plan is the Circulation Chapter. Many of the policies in this chapter speak to site and building design. Without a development plan to review and no commitments within the application regarding future development, consistency with this chapter cannot be evaluated.

Adopted Plans
Staff evaluated the zone change relative to other adopted plans, including the GO! Sedona Pathways Plan, the Transportation Master Plan, and the Climate Action Plan. This evaluation is summarized below

GO! Sedona Pathways Plan (GO! Plan)
The GO! Plan aims to connect community destinations with safe and convenient routes so residents can walk or ride from home to shopping centers and commercial areas. The GO! Plan shows a shared use path through this property, which would provide a pedestrian connection from the Harmony neighborhood (and the Andante Shared Use Path currently under construction) to the Safeway Shopping Center. While the application states that a future developer will work with the City to determine the best location for a SUP, no commitments regarding connectivity, width, design, or who will pay for the SUP have been included in the proposal.

Transportation Master Plan (TMP)
Strategies in the TMP that this application could address, but does not, include the following:

- Strategy 6: Neighborhood Vehicle Connections: Set of new neighborhood vehicular connections meant to accommodate local residents and keep short trips off SR 89A. Several possible street connections are identified. (Lack of street connectivity in West Sedona)
- Strategy 11: Bicycle and Pedestrian Improvements: Bicycle boulevard parallel both north and south of SR 89A using existing streets and some new connecting pathways (Lack of comfortable and safe bicycle and pedestrian choices throughout Sedona)

Climate Action Plan (CAP)
Many of the recommendations in the CAP apply to new development, which is not applicable to this application. While the application could include commitments as to how future development could meet the recommendations in the CAP, it does not.

Conclusion (Zone Change Evaluation)
The decision of whether to approve a particular zone change is a legislative policy action left to the judgment and discretion of the Planning and Zoning Commission and City Council. A variety of factors are considered when making these decisions, including how the proposal relates to the community's vision and overall consistency with the Sedona Community Plan and other applicable plans. The Planning and Zoning Commission is being asked to evaluate the proposal and forward a recommendation to the City Council.

While no project is expected to meet all of the recommendations and visions of the Community Plan and other adopted plans, zone change applications are expected to move the City closer to realizing this vision and projects should not detract from any of the visions. While the project as proposed is consistent with some of these recommendations, it falls short in other areas. The evaluation above outlines the project's consistency/non-consistency in detail. To summarize:

- Housing is one of the primary goals of the City and this application would increase land available for multifamily development.

No development plan has been proposed or reviewed, and the applicant has only committed to a restriction on short term rentals for 30 years from the date of zoning approval. With no development plan or other commitments related to diversity or affordability, it is difficult to determine how a project on this property could address housing needs.

- The GO! Sedona Pathways Plan shows a shared use path through this property. While the application acknowledges this and states that a future developer will work with the City to determine the best location for a SUP, no commitments regarding connectivity, width, design, or who will pay for the SUP have been included in the proposal.
- The properties are accessed by 3 different roads. Two (Rigby and Madole) are private and access W 89A at uncontrolled intersections while one (Tranquil) is public and connects to W 89A at a signalized intersection. All three roads cross the same City-designated floodplain and floodway. The Letter of Intent states that a traffic impact analysis will not be done until a development plan is proposed and states that a future developer will make improvements to Rigby and Madole, if required, with no mention of Tranquil. In addition, the LOI does not include a commitment that the cost of the improvements will be borne by the developer.

DISCUSSION (CONDITIONAL USE PERMIT)

A secondary application is included for a Conditional Use Permit (CUP) to allow for continued occupancy of the existing single-family house if the zone change is approved. The proposed RM-3 designation requires a CUP for a single-family detached house; no additional use specific standards apply to this use. No changes to the site are proposed in conjunction with the CUP request. The applicant has requested that the CUP remain in effect until building permits for development of the property are issued.

APPROVAL CRITERIA APPLICABLE TO ALL APPLICATIONS (ZC & CUP)

All development applications are reviewed under LDC Article 8 (Administration and Procedures). LDC Section 8.3 contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. LDC Section 8.3.E(5) contains the approval criteria applicable to all development, subdivision, and rezoning applications.

A. Generally

Unless otherwise specified in this Code, City review and decision-making bodies shall review all development, subdivision and rezoning applications submitted pursuant to this article for compliance with the general review criteria stated below.

Staff Evaluation: *The project has been reviewed for compliance with all applicable criteria. Therefore, staff believes this criterion is met.*

B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Staff Evaluation: *There are no previous approvals that the current proposal would need to be consistent with. The application is in compliance with this criterion.*

C. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

Staff Evaluation: *As outlined in the evaluation of the zone change, this proposal is not consistent with, and does not conform to the Sedona Community Plan, the GO! Sedona Pathways Plan, the Transportation Master Plan, and the Climate Action Plan, as the application as currently submitted does not provide enough detail to allow staff to fully evaluate the proposal. While there may be areas where more detail can be provided, the applicant has requested that the application move forward to the Planning and Zoning Commission as-is.*

While housing is a goal of the City, there is not enough detail in the current proposal to determine how this zone change would address the City's housing needs for availability, affordability, and diversity.

The Transportation Master Plan and GO! Sedona Pathways Plan both show this property being used for key connections in the overall transportation and pathways network of the City. While the applicant has stated that a future developer will work with the City regarding these items, no firm commitments regarding design and financing of improvements are included in this proposal.

Due to the lack of detail and specificity in the current application, staff does not believe this criterion is met for the zone change application. If the Commission finds that the zone change application is consistent, the CUP application for continued use of the existing single family residence would also be consistent with adopted plans.

D. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Evaluation: *The properties meet the minimum requirements for the RM-3 zone. The existing lighting is non-conforming and would have to be brought into compliance if the zone change were approved. The other code requirements would be reviewed as a part of a future development review.*

The CUP has been submitted as a requirement for continued use of the existing single-family residence under the proposed RM-3 zoning. If the zone change is approved, the CUP is needed for the property to be in compliance with the LDC.

Staff believes that this criterion is met if conditions are in place to require the replacement of non-conforming lighting.

E. Minimizes Impacts on Surrounding Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the surrounding property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Evaluation: *The applicant completed a Citizen Participation Plan and submitted a Citizen Participation Report (CPR) (Attachment 2).*

The application has been posted on the City's website since submittal and Staff completed all required public noticing, including a published notice in the Red Rock News, mailings to property owners within 300 feet of the subject parcels, and posted signs on the property.

Written comments were received by Staff brought up the following:

- Concern regarding traffic impacts and capacity of existing roads
- Whether allowing 5 times current density is appropriate
- Impacts of high-density residential adjacent to single-family residential
- Support for low-cost and affordable housing projects

Staff Response: The applicant received many of the same comments during the public outreach. While the CPR includes responses, many of those responses do not match what has been submitted in the application/Letter of Intent, so it is unclear what is being committed to as part of the formal application.

The CPR states that they "have difficulty accepting the opposition to the zone change by owners who are out of the area and not themselves full-time residents… we find it difficult in principle to seek the approval of short term and long-term rental owners who own properties nearby." Due to this statement, staff has concerns whether the applicant made a good-faith effort to address concerns of the surrounding property owners, as required by this criterion.

Due to the lack of changes to the application as a result of the Citizen Participation Process, inconsistencies between the responses in the CPR and what is presented in the LOI, and statements in the CPR, Staff does not believe this criterion has been met.

F. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Staff Evaluation: *There are no intergovernmental agreements that impact this project. This criterion does not apply to this request.*

G. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: *A large portion of the site is in its natural state. This criterion is primarily reviewed when a development application is submitted, but the zone change application could limit development in sensitive areas (such as the floodway/floodplain). No such conditions are included. Therefore, staff does not believe this criterion is met for the zone change.*

As the CUP would authorize the continued use of the property as a single-family residence, no adverse environmental impacts are anticipated with the CUP application and the criterion would be considered met.

H. Minimizes Adverse Fiscal Impacts

The proposed development shall not result in significant adverse fiscal impacts on the City.

Staff Evaluation: *The applicant has paid all applicable fees associated with this application and will pay all fees associated with permits required for the proposed work. Some of the issues (roadway improvements, shared use path) are left to the discretion of a future developer without a clear indication of who will pay for the improvements. Unless this is specifically addressed, there may be adverse fiscal impacts to the City when it comes to funding the improvements. Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.*

As the CUP would authorize the continued use of the property as a single-family residence, no adverse fiscal impacts are anticipated with the CUP application, and the criterion would be considered met.

I. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Staff Evaluation: *All applicable agencies have reviewed the proposal. The Sedona Fire District has raised concerns about emergency access to the site, as all 3 access roads cross the same floodway/floodplain. The LOI states that a future developer will make improvement to Madole Road, in accord with the result of the traffic study and requirements of the Fire Marshal. It is not clear if improvements to Rigby or Tranquil are included in this commitment.*

Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.

As the CUP would authorize the continued use of the property as a single-family residence, no changes to the utility, service, and improvements standards for the property are anticipated with the CUP application and the criterion would be considered met.

J. Provides Adequate Road Systems

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

Staff Evaluation: *The proposal would use existing road systems. Two of the three roads accessing the property are private and substandard. While increasing the permissible density from 4 units per acre to 20 units per acre for a ±9.5 acre parcel will likely require roadway and access improvements, the applicant has not provided an evaluation of existing roads or estimated what improvements may be needed, stating that will be the responsibility of a future developer. Improvements to private roads would likely require the approval and/or participation of other property owners, who, as of writing this report, have not indicated their support of the project.*

Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.

As the CUP would authorize the continued use of the property as a single-family residence, no impacts to the road systems are anticipated with the CUP application and the criterion would be considered met.

K. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Staff Evaluation: *While increasing the permissible density from 4 units per acre to 20 units per acre for a ±9.5 acre parcel will likely impact public services, the applicant has not provided an evaluation of what those impacts will be or estimated what improvements may be needed, stating that will be the responsibility of a future developer.*

Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.

As the CUP would authorize the continued use of the property as a single-family residence, no impacts to public services and facilities are anticipated with the CUP application and the criterion would be considered met.

L. Rational Phasing Plan

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

Staff Evaluation: *The application does not propose new development, and a phasing plan is not required. Therefore, staff believes this criterion is met.*

Land Development Code Findings: Rezoning (Zoning Map Amendment)

LDC Section 8.6.A contains the procedures and rules for rezoning applications. This section does not have any additional approval criteria.

It is Staff's opinion that this request for a ZC does not meet the required findings. The proposed rezoning is not consistent with the Community Plan and other applicable plans (Criteria C), the applicant has not

made a good faith effort to address concerns of the adjoining property owners (Criteria E), and the application, as currently submitted, does not provide enough detail or specificity to allow Staff to make a determination as to whether the application minimizes adverse environmental impacts (Criteria G), minimizes, adverse fiscal impacts (Criteria H), complies with utility, service, and improvement standards (Criteria I), provides adequate road systems (Criteria J), or provides adequate public services and facilities (Criteria K).

Land Development Code Findings: Conditional Use Permit

LDC Section 8.4.B contains the procedures and rules for conditional use permit applications. This section does not have any additional approval criteria.

The single-family house is a permitted use in the current RMH zone, but a conditionally permitted use in the proposed RM-3 zone. As the CUP is only needed based on the zone change request, whether the CUP meets the findings outlined in the LDC is dependent on whether the zone change request does.

Staff Recommendation: Rezoning (Zoning Map Amendment)

Staff is recommending denial of the proposed Zone Change based on the following:

1. As outlined in the staff report and staff evaluation, the proposal is not in compliance with applicable goals and policies of the Community Plan.
2. As outlined in the staff report and staff evaluation, the proposal is not in compliance with applicable goals and policies of other adopted plans, including the Transportation Master Plan, the GO! Sedona Pathways Plan, and the Climate Action Plan.
3. The proposal does not comply with applicable review criteria as outlined in the Staff Report.

LDC Section 8.3.C(6) and ARS Section 9-462.11

This application is considered a residential rezoning. LDC Section 8.3.C(6) and ARS Section 9-462.11 set the required timeframes for processing residential rezonings. These sections require the City to approve or deny a residential rezoning application within 180 days of submittal of a complete application. A complete application was submitted for this project on June 25, 2025, so the application must be either approved or denied by December 22, 2025.

While in the past, City Staff had the ability to work with applicants to address inconsistencies in their application and get more specificity when needed, we no longer have this ability. Further, the applicant has requested that the application be moved forward as currently submitted.

Planning and Zoning Commission Options

The Planning and Zoning Commission may recommend denial of the application, as recommended by Staff.

A continuance to allow the applicant to address the outstanding issues is not an option, given the state-mandated timeframes outlined above.

If the Commission disagrees with Staff's findings and recommends approval of this application, Staff has included recommended conditions of approval that may address some of the outstanding issues outlined above. The Commission may modify these as they deem appropriate during the public hearing. These conditions are being proposed by Staff to address the deficiencies in the project noted above, do not reflect the applicant's current proposal, and, as of writing this staff report, have not been agreed to by the applicant. The applicant will have an opportunity to review the proposed conditions of approval prior to the meeting.

In addition to the recommended conditions below, the Commission may consider whether additional conditions regarding housing commitments, building or site design, citizen participation, or historic preservation may be appropriate to address additional areas where the project was found to not be in compliance with approval criteria.

Staff Recommendation: Conditional Use Permit

As Staff is recommending denial of the proposed Zone Change, Staff is also recommending denial of the proposed Conditional Use Permit, as it is not needed if the zoning does not change.

If the Commission finds that the Zone Change meets the required findings and recommends that City Council approve the zone change, approval of the accompanying Conditional Use Permit would be appropriate.

City of Sedona
Community Development Department
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STAFF RECOMMENDATION (ZONE CHANGE, CONDITIONAL USE PERMIT)

Based on lack of compliance with ordinance requirements, inconsistency with the Sedona Community Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as detailed in the attached Staff Report and accompanying exhibits, Staff recommends denial of the proposed Zone Change and Conditional Use Permit as set forth in case number PZ24-00018 (ZC, CUP), Tranquil-Rigby-Madole Zone Change.

Sample Motions for Commission Use

Please note that the following motions are offered as samples only and that the Commission may make other motions as appropriate. If the Commission disagrees with Staff's evaluation and recommendation, the Commission should provide clarification regarding how they believe the required findings are being met.

Recommended Motion for Denial (ZC):

I move to recommend to the Sedona City Council denial of the proposed zoning request as set forth in case number PZ24-00018 (ZC), Tranquil-Rigby-Madole Zone Change, based on lack of compliance with ordinance requirements, inconsistency with the Sedona Community Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as specified in LDC Sections 8.3 and 8.6, and failure to satisfy the Zone Change findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission.

Alternative Motion for Approval (ZC)

I move to recommend to the Sedona City Council approval of case number PZ24-00018 (ZC), Tranquil-Rigby-Madole Zone Change, based on the following findings (please specify findings).

Recommended Motion for Denial (CUP)

I move for denial of case number PZ24-00018 (CUP), Tranquil-Rigby-Madole, based on lack of compliance with all ordinance requirements of LDC Sections 8.3 and 8.4 and failure to satisfy the Conditional Use Permit findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval.

Alternative Motion for Approval (CUP)

I move for approval of case number PZ24-00018 (CUP), Tranquil-Rigby-Madole, based on the following

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Note: Staff is recommending denial of the application as submitted. If the Commission chooses to recommend that City Council approve the application, the following are provided as potential conditions of approval. The Commission may modify conditions as they deem appropriate during the public hearing.

Conditions of Approval: PZ24-00018 (ZC)

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
2. The applicant shall enter into a Development Agreement with the City of Sedona that covers, at a minimum, the following items:
   i) Availability of all future units on the properties for long term rental for a minimum of 30 years from the date of issuance of Certificate of Occupancy.
   ii) Commitment for the future development of the property to include a shared use path, subject to the following:
      (1) Path shall connect Tranquil Avenue to Madole Road
      (2) Easement for the path shall be a minimum of 15 feet wide
      (3) Path shall be a minimum of 10 feet wide
      (4) Path shall include landscaping in accordance with LDC requirements
      (5) Path shall provide amenities including lighting, signage, and a water bottle filling station, subject to LDC requirements and review and approval by the Community Development Director.
      (6) 100% of the cost of the shared use path and amenities shall be borne by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.
   iii) Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.
      (1) Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
      (2) The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
      (3) 100% of the cost of the traffic improvements shall be borne by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.
   iv) Commitment to locate development outside of the City designated floodways and floodplains.

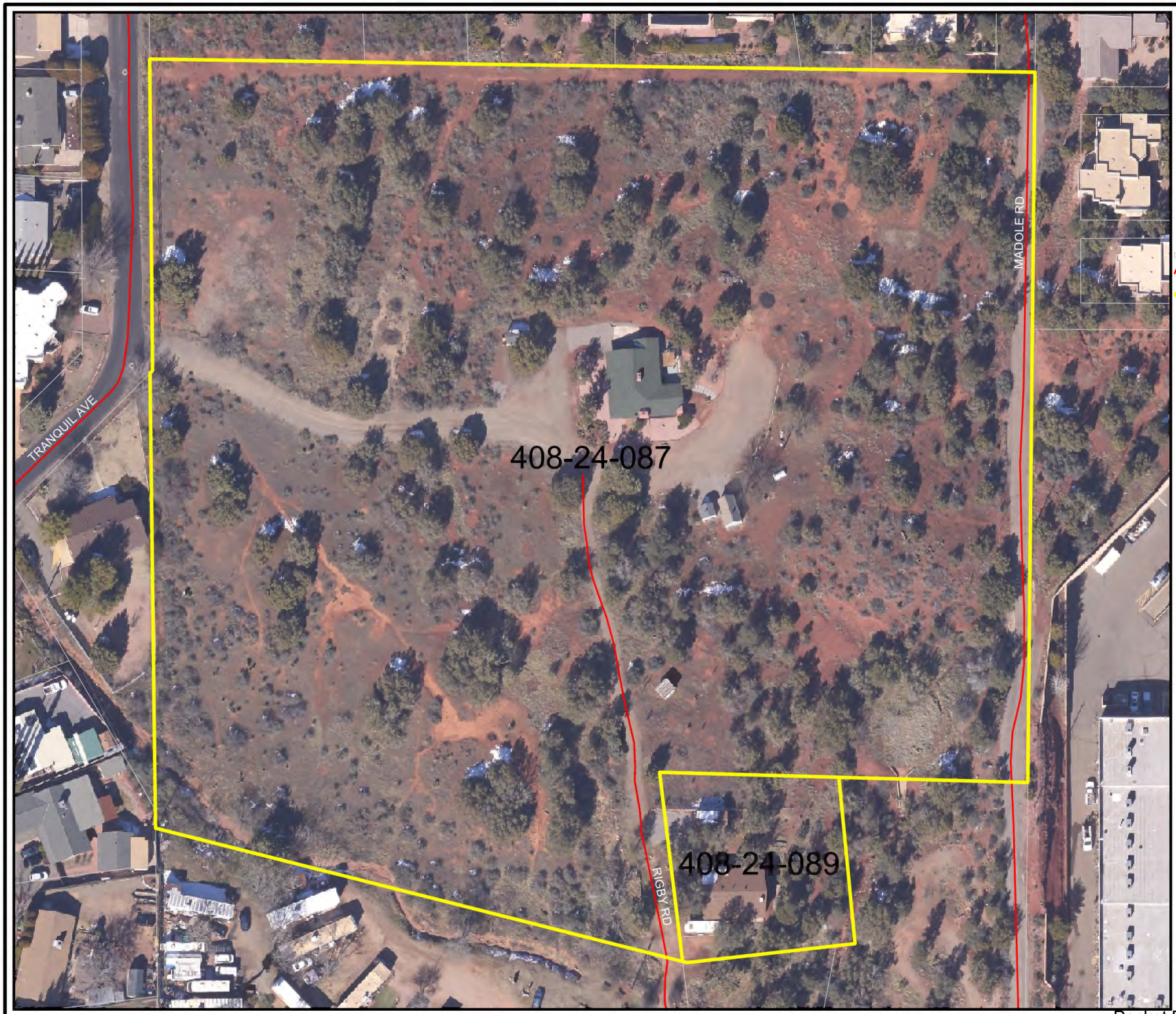
3. All existing structures on APN 408-24-089 (80 Rigby Road) shall be demolished within six (6) months of zone change approval. The property owner shall obtain a Demolition Permit from the Community Development Department and pass all required inspections within 6 months of approval.
4. All existing lighting shall be brought into compliance with the requirements of LDC Section 5.8 (Exterior Lighting) within six (6) months of zone change approval. The property owner shall submit an Exterior Lighting application for review and approval by the Community Development Department prior to changing any of the lighting fixtures. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required.
5. The zoning for the subject property shall be considered vested when the Development Agreement is approved, executed, and recorded. If a Development Agreement is not recorded, and other conditions are not satisfied, the City may initiate proceedings to revoke the zoning, subject to the provisions of Sedona Land Development Code Section 8.6.A(3)g.2 and applicable State statutes.
6. Within thirty days of approval of the zone change, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Change approval.

Conditions of Approval: PZ24-00018 (CUP)

1. If the City Council does not approve PZ24-00018 (ZC), this conditional use permit approval shall become null and void.
2. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
3. The Conditional Use Permit shall automatically expire when building permits for a multifamily project are issued for the property.
4. Within thirty days of approval of the conditional use permit, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Change approval.

Attachment 1

Aerial View & Vicinity Map



Aerial View

Parcel
408-24-087 & 89
Rigby-Madole
Multifamily Zone
Change

Parcel Boundary
Street Centerline
408-24-087 & 89 Parcel

N

0 30 60 Feet

City Index

GIS - City of Sedona
1/13/2025
G:/pubreq/projects/Rigby_Madole/408-24-087 & 89_aerial.aprx

This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or rising from the information contained on this map.

Vicinity Map

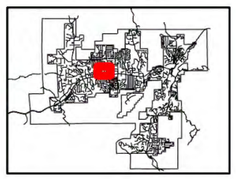
Parcel 408-24-069 Rigby-Madole Multifamily Zone Change

- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline
- 408-24-087 & 89 Parcel

N

0 55 110 Feet

City Index



GIS - City of Sedona
1/13/2025
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Attachment 2

Application Materials

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
Glenn Smith, Project Manager
David Nicolella, Project Manager/Planner
Leonard Filner, Planner

Zone Change & Conditional Use Permit Application Packet

City of Sedona Zone Change & Conditional Use Permit Case Number: PZ24-00018(ZC,CUP).

Applicants: James Spindelman & Soo Young Kim. Tranquil-Rigby-Madole Multifamily Zone Change.

Authorized Agent: Luke A. Sefton, P.E., CFM – Sefton Engineering Consultants

Parcels: APN 408-24-087 (9.4 acres, 50 Tranquil Ave) & APN 408-24-089 (0.4 acres, 80 Rigby Road)

Table of Contents

Page 1: Zone Change Application

Page 2: Conditional Use Application

Pages 3-6: Exterior Lighting Application for Existing Lights

Page 7: Letter of Authorization

Pages 8-15: Letter of Intent

Page 16-17: City Attorney's Input on a Development Agreement

Page 18: Proposed Conditions of Approval from Property Owners Attorney

Pages 19-41: Letters of Serviceability from the Utility Companies

Pages 42-43: Flood Zone Letter

Pages 44-45: Traffic Generation Statement

Page 46: A Map Showing Parcel Sizes with Easement Area Removed

Page 47: ALTA/NSPS Land Title Survey

Page 48: Tree Location Survey

Page 49: Circulation Map

Page 50: Surrounding Zoning Map

Page 51: Development Within 500-Feet Map

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
Glenn Smith, Project Manager
David Nicolella, Project Manager/Planner
Leonard Filner, Planner

Page 52: Bike and Pedestrian Circulation Map

Page 53: Access Map

Page 54: Existing Traffic Lights Map

Page 55: 30-Foot Ingress Egress Easement Map

Page 56: Citizen Participation Plan

Page 57: Topography Map (1-Foot)

Pages 58-63: Historic Property Inventory Form

Page 64. Map Showing Existing Setback Locations

Pages 65-71: The City's Comprehensive Review Including the Applicants Responses

Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects

City Of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Application for (check all that apply):

❑ Conceptual Review ❑ Comprehensive Review ❑ Appeal ❑ Time Extension

❑ Community Plan Amendment ❑ Development Review ❑ Subdivision ❑ Minor Modification
■ Zone Change ❑ Conditional Use Permit ❑ Variance

Project Information	Project Name	James Spindelman and Soo Young Kim Zone Change		
	Project Address	50 Tranquil Ave and 80 Rigby Rd	Parcel No. (APN)	408-24-087 & 089
	Primary Contact	Sefton Engineering	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	Sedona AZ 86336
Office Use Only	*Application No*		*Date Received*	
	Received by		*Fee Paid*	

Project Description	Zone Change request from RMH: Single-Family and Manufactured Home to RM-3: High-Density Multifamily. No site plan or development at this time, just a zone change.

Additional Contact Information: Please complete the following for all companies/people *authorized* to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Sefton Engineering	Contact Name	David Nicolella
	Project Role	Coordinator	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	Sedona AZ 86336
Contact #2	Company		Contact Name	James Spindelman
	Project Role	Property Owner	Primary Phone	917-560-2662
	Email	jspindelman@gmail.com	Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336
Contact #3	Company		Contact Name	Soo Young Kim
	Project Role	Property Owner	Primary Phone	914-227-8383
	Email		Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336

Project Application

fillable PDF available online at:
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City Of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Application for (check all that apply):

❑ Conceptual Review ❑ Comprehensive Review ❑ Appeal ❑ Time Extension

❑ Community Plan Amendment ❑ Development Review ❑ Subdivision ❑ Minor Modification
❑ Zone Change ■ Conditional Use Permit ❑ Variance

Project Information	Project Name	James Spindelman and Soo Young Kim CUP		
	Project Address	Spindelman and Soo Young Kim Zone Change	Parcel No. (APN)	408-24-087
	Primary Contact	Spindelman and Soo Young Kim Zone Change	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	Sedona AZ 86336
Office Use Only	*Application No*		*Date Received*	
	Received by		*Fee Paid*	

Project Description	Currently, the home owners are in the process of rezoning the land that there home sits on. If the rezoning is approved the new zoning designation will not allow home to remain occupied. In order for the rezoning to be approved and the home to occupied a CUP is required. The property owners are uncertain about the duration of their Conditional Use Permit (CUP) , as their relocation depends on both the approval of a zone change and the new landowner's building permit approval. Accordingly, they are requesting that the CUP remain in effect until the new landowner receives approval of a building permit.

Additional Contact Information: Please complete the following for all companies/people *authorized* to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Sefton Engineering	Contact Name	David Nicolella
	Project Role	Coordinator	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336
Contact #2	Company		Contact Name	James Spindelman
	Project Role	Property Owner	Primary Phone	917-560-2662
	Email	jspindelman@gmail.com	Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336
Contact #3	Company		Contact Name	Soo Young Kim
	Project Role	Property Owner	Primary Phone	914-227-8383
	Email		Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336

Exterior Lighting Application
Commercial and Multi-Family
See LDC Section 5.8: Exterior Lighting

City Of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Applicant and Permit Information

Applicant Name:	James Spindelman and Soo Young Kim	Permit #:	
Phone:	917-560-2662	Date Rec'd:	
Email Address:	jspindelman@gmail.com	Initials:	
Action/Staff Initials:	☐ Approved ☐ Denied	Date:	

Site Identification

Property Address/Location:	50 Tranquil Ave Sedona 86336
Parcel Number	48-24-087
Business Name (If applicable):	

Lumen Information

Gross acres of entire site:	9.25	Acres for Public Right-of-Way:	
Net Acreage of Site:	8.9	x 70,000 = Total initial lumens permitted*	

**Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)

Lumens: Fully Shielded Fixtures:	
Lumens: Partially Shielded Fixtures:	2 @ 2,700K at front door, and 2 @ 2,700K at the back door
Total Lumens Proposed:	

Applicant Signature

Signature:		Date:	

Exterior Lighting Application
Commercial and Multi-Family
See LDC Section 5.8: Exterior Lighting

Lighting Inventory and Lumen Calculation Table

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer's product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

Correlated Color Temperature(CCT)/Kelvin Rating: A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

Shielding:

- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

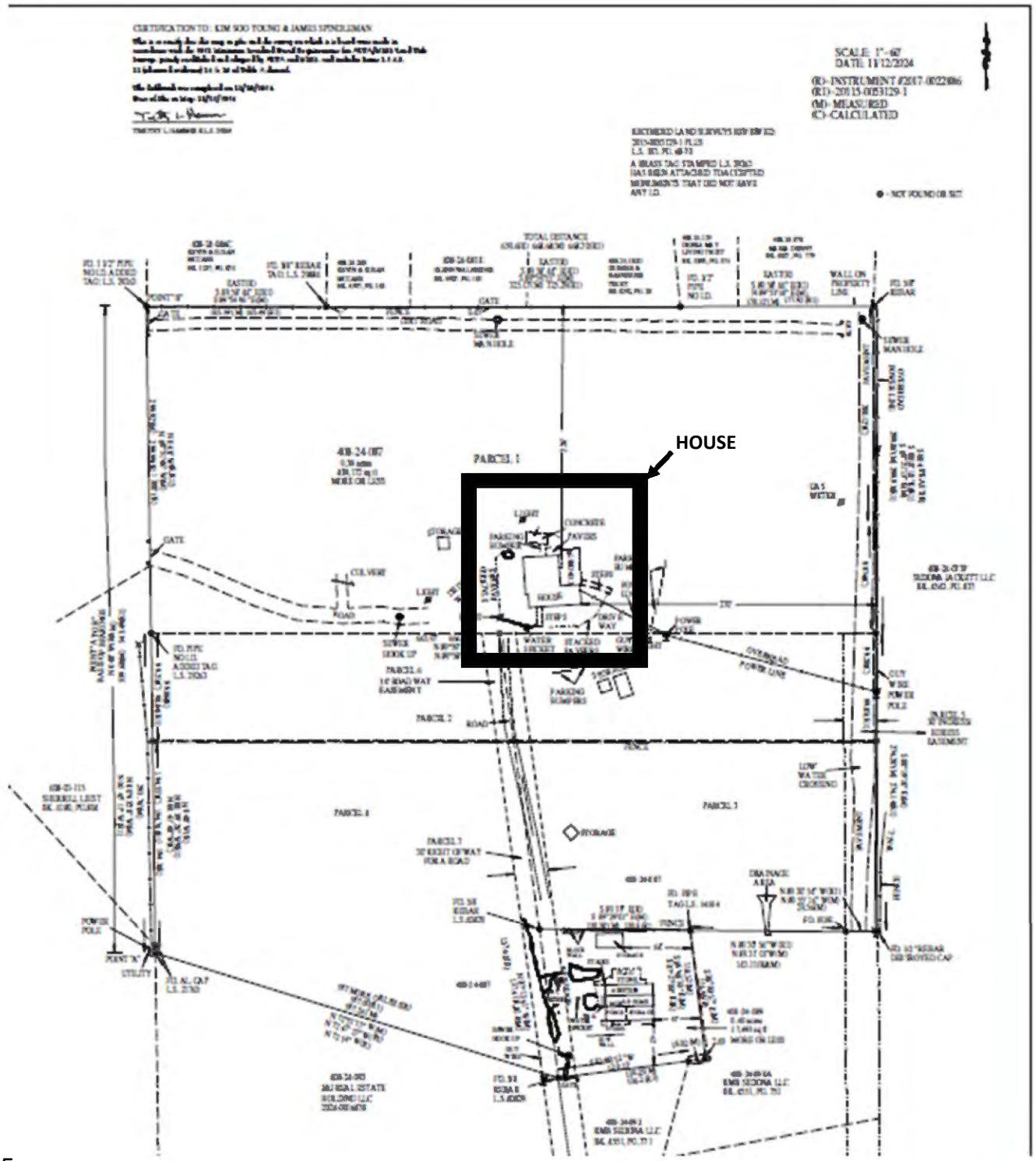
Site Plan: ■ Attached ☐ Provided with plans (Sheet _____)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
A	E	2	2700	P		2	5400
B	E	2	2700	P		2	5400
					Total Lumens Proposed:		

**Plan key identification in first column must correspond to labeling on site plan*

HOUSE

LOCATION



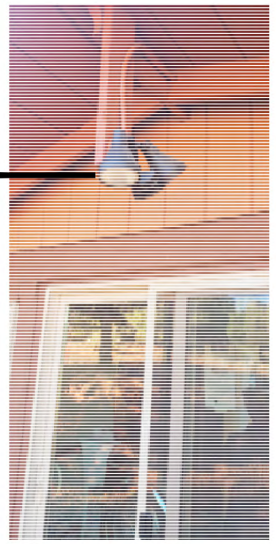
PARCEL NUMBER:

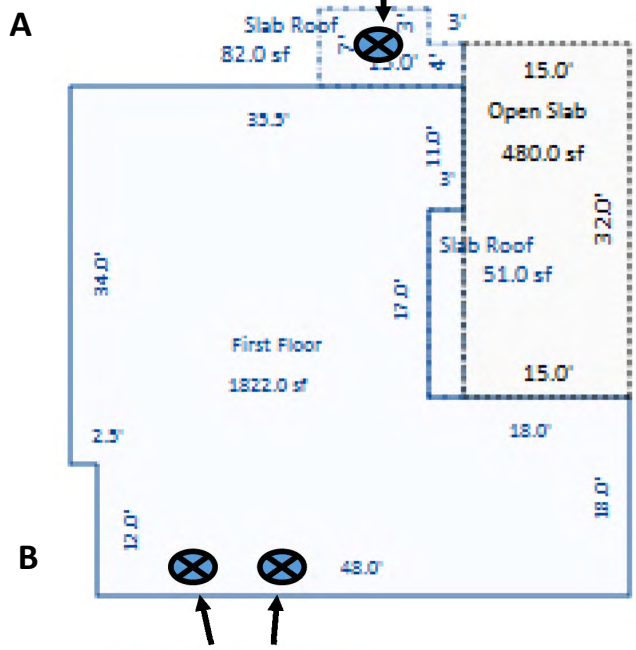
408-24-087

HOUSE

8' Average Wall height

Note storage





THESE EXISTINGLIGHTS ARE LOCATED UNDERNEATH THE PATIO ROOF.



Original Age 1948 1672 sf

Remodel est 1975

Addition est 2000 150 sf

E.A. 1958

Sketch by Apex Sketch

Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

February 10, 2025

James Spindelman and Soo Young Kim
50 Tranquil Ave
Sedona AZ 86336

Letter of Authorization Parcel No. (APN) 408-24-087 & 089

Granted by: James Spindelman and Soo Young Kim

James Spindelman and Soo Young Kim, owners of the subject properties, hereby gives authorization to Sefton Engineering Consultants, to act as agents in the effort of the submittal and approval of a Zone Change and Conditional Use Permit process.

Sincerely,

James Spindelman and Soo Young Kim
X _____
X _____

Project No.: 240802

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
In affiliation with:
Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

June 26, 2025 REVISED

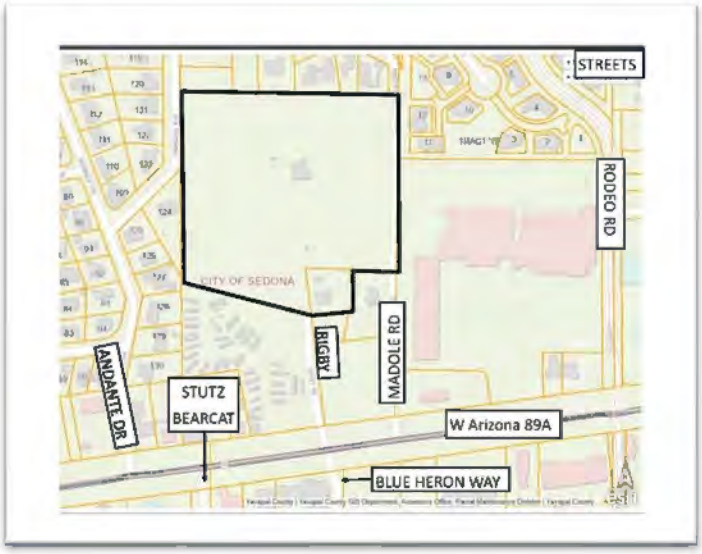
To: Cari Meyer
Planning Manager
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
Project: 240802

LETTER OF INTENT: The Spindelman & Soo Young Kim Zone Change Request for: APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road); and a request for a 2-year Conditional Use Permit for: APN 408-24-087, only (9.4-Acres, 50 Tranquil Ave). If the zone change is approved the property owners would like to continue to live in the existing Detached Single-Family Dwelling. The proposed RM-3 zoning requires a Conditional Use Permit (CUP) for the Detached Single-Family Dwelling. This zone change request includes CUP application to allow the property owners to continue to live in the existing Detached Single-Family Dwelling. The property owners are uncertain about the duration of their Conditional Use Permit (CUP) , as their relocation depends on both the approval of a zone change and the new landowner's building permit approval. Accordingly, they are requesting that the CUP remain in effect until the new landowner's building permit approval.

Purpose: The request is to change the current **RMH: Single-Family and Manufactured Home TO: RM-3: High-Density Multi-family**. At this time a site plan or development plan is not proposed**.** The purpose of this zone change is to create an additional 9.8-Acres of High-Density Multi-family zoning for future multi-family development. According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The James Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

Location: The parcels are situated on the north side of west State Route 89A, approximately 700 feet west of Rodeo Road, within the City of Sedona.



Luke A. Sefton (Sefton Engineering Consultants) Authorized Agent for the Project: Mr. Sefton moved to Sedona in 1987, and for the past 20 years has been the Principal Engineer and President of Sefton Engineering Consultants, Inc., where he continues to be responsible for the day-to-day management of the team of engineers, surveyors, planners, and designers in a multitude of projects in Northern Arizona. Each one of these team members has many years of experience in Sedona and have a vested interest in the future of Sedona, as residents, friends, and neighbors.

Consistence with Sedona Community Plan, Existing Zoning, and Other Applicable Plans: The Sedona Community Plan, dated March 26, 2024, designates this 9.8-Acre area as "Multi-Family High Density (more than 12 DU/AC)", and the proposed zone change to: **RM-3: High-Density Multi-family,** conforms to the Sedona Community Plan designation.

The Sedona Community Plan emphasizes the need for multi-family development to address housing diversity and affordability, and supports the development of various housing types, including multi-family units, to meet the needs of the community. The plan also highlights the importance of creating a balanced mix of housing options to accommodate different income levels and lifestyles.

Currently, the existing zoning for this 9.8-Acres has a Zoning Designation of **RMH: Single-Family and Manufactured Home.** The owners are requesting the zone change to **RM-3: High-Density Multi-family** specifically to make the zoning consistent with the Sedona Community Plan. If this 9.8-Acres is successfully rezoned to **High-Density Multi-family** zoning then this land will be available for future multi-family development which will assist in addressing the current housing shortage in Sedona.

The future developer will be required to preserve the unique natural beauty and character, with key values focused on conservational stewardship, cultural custom, and quality of life. In addition, future development will expand infrastructure, maintain scenic viewsheds, encourage pedestrian oriented design, and follow the strategies within the Transportation Master Plan to improve traffic congestion and overall connectivity.

Multi-family development in Sedona can bring several potential benefits to the community:

1. Increased Housing Diversity: Multi-family developments can provide a variety of housing options, catering to different income levels and lifestyles. This can help create a more inclusive community.
2. Affordability: By increasing the supply of housing, multi-family developments can help reduce

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housing costs and make it more affordable for residents to live in Sedona.
3. Efficient Land Use: Multi-family developments can make better use of available land, and preserve open spaces.
4. Economic Growth: New housing developments can attract businesses and services, boosting the local economy and creating job opportunities.

GO! Sedona Pathways Plan (GO! Plan): Another consideration is the city's request for a shared use path commitment as a result of the zone change process. The owners are requesting the zone change to **RM-3: High-Density Multi-family,** specifically to make the zoning consistent with the Sedona Community Plan. At the time of the development process the developer will work with the City of Sedona to determine the location of a shared use path.

Site Overview: The site is currently divided into two parcels. The larger parcel APN: 408-24-087, gets its primary access from Tranquil Ave., and provides access to an existing single-family dwelling. According to Yavapai County records, it appears that the existing structure was constructed in 1948, and consists of approximately 1,822 square feet. This home is known as the Rigby house, and because of modifications to the front entry way the property can no longer qualify as a Historic Landmark. The second parcel, APN: 408-24-089, has a mobile home on it and an out building.

Existing Structures on the Properties: Currently, the property owners, James Spindelman & Soo Young Kim, live in their approximately 1,822 square foot single family residence, located on APN 408-24-087 (9.4-Acres, 50 Tranquil Ave), and they would like to continue to live in their home after the zone change is approved. In order to make this possible a conditional use permit would have to be approved to allow a detached single-family dwelling in the RM-3 High Density Multi-family zoning district. The property owners are uncertain about the duration of their Conditional Use Permit (CUP) , as their relocation depends on both the approval of a zone change and the new landowner's building permit approval. Also, the City would like the opportunity to document the house for historic purposes and to work with the property owners to ensure that anything historically significant will not be lost. The property owners have agreed to allow the City to document the house for historic purposes.

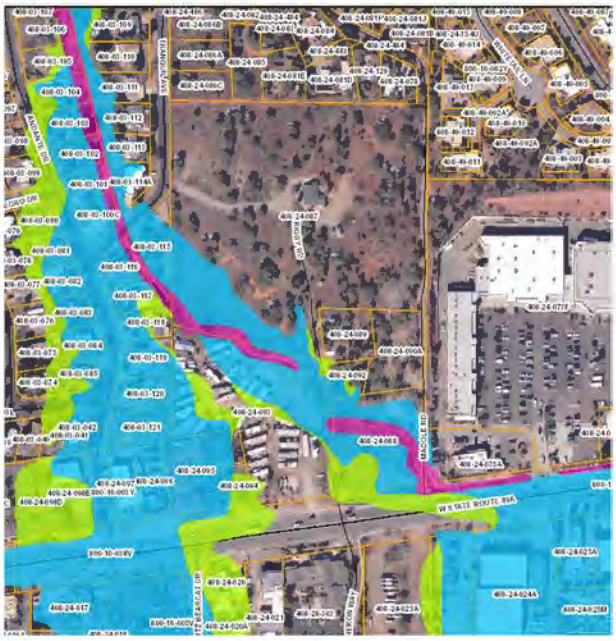
In addition, on parcel 408-24-089 089 (0.4-Acres, 80 Rigby Road) there is a storage building, and a shell of an uninhabitable, dilapidated 1967 Mobile Home. According to Planning staff, in order for that Mobile Home to remain on site after the approval of the zone change a conditional use permit would be required. Instead of applying for a conditional use permit the property owners have agreed to remove the dilapidated 1967 Mobile Home within 6-months after the zone change approval.

Deed Restrictions: Through the zone change process, the property owners are willing to place a deed restriction on their 9.8-Acre parcels, Assessor's Parcel Number: 408-24-087 and 408-24-089, to restrict short term rentals for a minimum of 90-days. This restriction will be in place for 30-years from the day that the new zoning designation takes effect.

LDC Section 2.24.D. Setbacks: A map has been included with this submittal showing which property lines are considered the front/rear/side setbacks for both properties.

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

LDC Section 5.3. Grading and Drainage: Portions of the site are within City Designated 100-year and 500-year floodplains. The City reviews flood hazard areas when building improvements or development plans are submitted for permits. This ensures that proposed building improvements are safe from flooding and do not adversely impact neighboring properties.



LDC Section 5.4. Access, Connectivity, and Circulation: The property owners are aware that for any future development the city's Land Development Code, and D.R.E.A.M., has the legal authority to require build 5-foot-wide sidewalk(s) along the frontages of all public and private roads, including Tranquil Avenue, Rigby Road, and Madole Road.

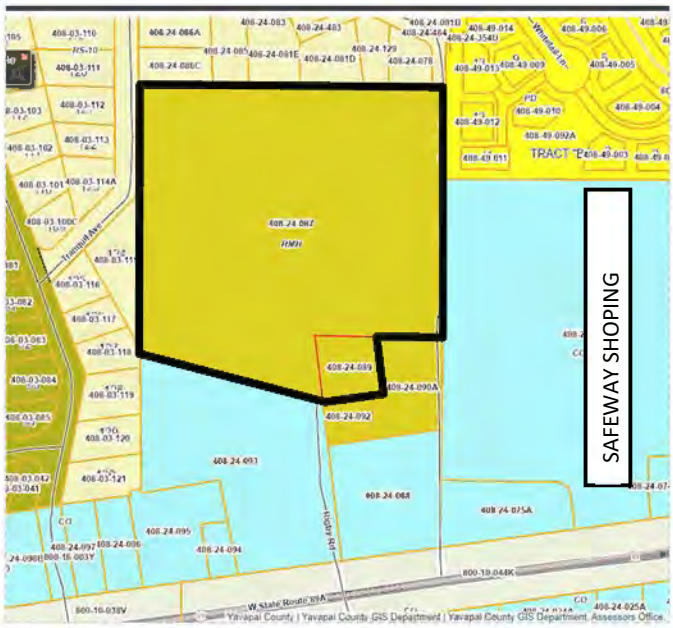
LCD Section 5.8. Exterior Lighting: An inventory of existing exterior lighting is provided with this submittal.

Future Development Concerns: The property owners are aware that for any future development the city's Land Development Code, and D.R.E.A.M., has the legal authority to require the following development standards:

- All access roads into the site will meet the Fire District standards.
- Water supply requirements for the units as well as for fire suppression systems will be met. Currently, there is an Arizona Water Company 4-inch water main with a fire hydrant adjacent to the site on Tranquil Avenue.
- Future road improvements will be made, if required, to Rigby Road and/or Madole Road intersections at West State Route 89A.

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

Circulation: This 9.8-Acre area has three points of access. There are two points of access from West State Route 89A, Madole Road, and Rigby Road, both are 30-foot-wide roadway easements. The third access is from Tranquil Ave. This is a 50-foot-wide City of Sedona right of way, and provides direct access to the site, see Circulation Plan.



Topographic and Flood Zone Designation: This is a relatively flat terrain, covered with shrubs and native grass. The parcels are located in Zone X of the FEMA Flood Insurance Rate Map 04025C1435H, effective February 8, 2024. Also, these two parcels are located within the City of Sedona Floodplain Management, 2021/2022 Study. The southwest corners of these parcels are located within a 500-year floodplain per this study, and the southwest corner of Assessor's Parcel Number: 408-24-087 is within the City of Sedona's 100-year Flood Zone. Assessor's Parcel Number: 408-24-089, is not.

Letters of Serviceability: We received Will Serve Letters from the following utility providers:

- APS. In addition to a Will Serve Letter, APS provided the following information: ***APS has determined that upgrades to existing APS infrastructure will be required. APS is proposing to extend two additional overhead phases on the existing poles at least to the property line and further if needed. We would also need to install a switching cabinet and can serve single phase or three phase transformers from there (This comment is from APS employee Kellie McCune)***.

- ARIZONA WATER COMPANY: In addition to a Will Serve Letter, AZ Water provided the following information: ***Both parcels are currently served by AZ Water with a 1 1/4" diameter galvanized steel main. In addition, there is a 4-inch water main line with a fire hydrant right in front of the properties Tranquil Avenue frontage (This comment is from Casey Goff AZ Water's Water Distribution Superintendent).***

- CENTURYLINK
- CITY OF SEDONA WASTEWATER DEPARTMENT
    - Two City of Sedona sewer manholes are located on the site
- SEDONA FIRE DISTRICT
    - On March 4, 2025, Sefton Engineering met with Kirk with Sedona Fire. Kirk said, "As long as the site has two points of access and adequate fire flow he has no objection to a 196-unit apartment complex".

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- LUMEN
- UNISOURCE; and
- PATRIOT DISPOSAL

ARTICLE 7: SUBDIVISION: N/A

ARTICLE 8: ADMINISTRATION AND PROCEDURES

8.3.D Citizen Review Process:
The applicant's Citizen Participation Plan will be prepared in accordance with LDC Section 8.3.D., to ensure early and effective citizen participation, and to give citizens and property owners adequate opportunities to learn about the application. The target area shall include property owners with a 300-foot radius of the property, and other interested parties who may request to be notified. The plan is to let potentially affected citizens know of the request and provide an opportunity to express their support or concerns, and to complete a report outlining the results of the citizen review process. Also, this report will be based on guidance from City staff, and will include a notification letter mailed out to the neighbors informing them of this zone change request. The mailing will facilitate ongoing communication between the applicant, interested citizens, and property owners.

8.3.E.(5).c. Consistency with Sedona Community Plan and Other Applicable Plans:
The request is to change the current **RMH: Single-Family and Manufactured Home TO: RM-3: High-Density Multi-family.** If the zone change is approved, then the properties zoning will be brought into consistency with the Sedona Community Plan. In addition, this zone change will create an additional 9.8-Acres of High-Density Multifamily zoning for future multi-family development. According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The James Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

8.3.E.(5).d. Compliance with Sedona's Land Development Code (LDC) and Other Applicable Plans:
This Letter of Intent, and all the other submitted documentation, confirms that the proposed Zone Change will be in compliance with applicable section (s) *of the Sedona Land Development Code.*

8.3.E.(5).e. Minimize Impact on Surrounding Property Owners: The proposed zone change will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety, and welfare of the surrounding residential area.

8.3.E.(5).f. Consistent with Intergovernmental Agreements: The proposed zone change shall be consistent with any adopted intergovernmental agreements and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into the Sedona Land Development Code.

8.3.E.(5).g. Minimize Adverse Environmental Impacts: The property has direct access to all public infrastructure which will minimizing adverse environmental impacts to watercourses and drainage ways.

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8.3.E.(5).h. Minimizes Adverse Fiscal Impacts: Not Applicable at this time.

8.3.E.(5).i. Compliance with Utility, Service, and Improvement Standards: The property has received confirmation from the utility providers that the easements provided are adequately designed to meet their needs.

8.3.E.(5).j. Provides Adequate Road Systems and Traffic Mitigation: The land has direct access to the surrounding street system and currently has good ingress and egress availability.

8.3.E.(5).k. Provides Adequate Public Services and Facilities: Not applicable at this time.

8.3.E.(5).l. Rational Phasing Plan: NA

8.6.A.2.e. Conditional Rezoning Approval: At this time a site plan and a development proposal is not being presented. The goal of the zone change is to bring the properties zoning into compliance with the City of Sedona's Community Plan. This will ensure compatibility with adjacent land uses, public policy, and adopted plans.

8.8.D. Affordable Housing Alternative Standards Request: NA. If the zone change is approved future developers will have the option to use this section of the Land Development Code in order to encourage and expedite affordable housing recommendations of the Sedona Community Plan and the City's adopted Development Incentives and Guidelines for Affordable Housing (DIGAH). In addition, According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The James Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

Conclusion:

This Letter of Intent, along with all other submitted documentation, confirms that the proposed zone change will comply with the Sedona Community Plan and all applicable sections of the Sedona Land Development Code as follows:

- Section 8.3.E(5), Approval Criteria:
- The zone change complies with the City's Community Plan's land use designation.
- The zone change is compliant with the Sedona Land Development Code and other applicable regulations.
- The zone change will be developed in a manner that:
  - Has minimal impacts on surrounding property owners.
  - Minimizes adverse environmental impacts.
  - Minimizes adverse fiscal impacts.
  - Provides an adequate road system.
  - Provides adequate public services and facilities.

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- This request has been reviewed through the pre-application meeting process in accordance with Section 8.3.B of the Sedona Land Development Code.
- The land for this zone change will be harmonious with the surrounding area.
- The location of this zone change has access to safe ingress and egress for vehicle, bicycle, and pedestrian traffic.
- The area of this zone change is adjacent to public infrastructure, including adequate water supply, sewage disposal, electric service, storm drainage, and other utilities.
- All future public infrastructure will be constructed in accordance with the Engineering Standards Manual.
- This zone change will comply with all ordinances and regulations of the city and the Arizona Revised Statutes

Thank You !

James Spindelman and Soo Young Kim

David Nicolella

From: Kurt Christianson <KChristianson@sedonaaz.gov>
Sent: Monday, May 19, 2025 10:48 AM
To: Darius Mahmoudi
Cc: Cari Meyer
Subject: RE: Spindelman and Soo Young Kim Zone Change

Hi Darius,
I think drafting a development agreement at this stage is premature. You might recall that last year for Goodrow, also represented by your firm, City Council declined entering into a development agreement until the project had gone through the entire planning and zoning process and they had received input from P&Z commission and until it was closer to construction. I think what is appropriate at this stage is you could propose a development agreement and list some of its provisions like no STRs, no condominium conversion, memorialize the fire access, as part of the conditions of approval (no need to draft the actual DA, yet). After P&Z Commission provides input and if it approves of the rezone, we could draft a development agreement then consistent with P&Z's direction to bring to Council.

Alternatively, if you want to draft a proposed development agreement now, I'm happy to review it.

Thanks,
Kurt

Kurt W. Christianson
City Attorney
City of Sedona

102 Roadrunner Drive
Sedona, AZ 86336
(928) 204-7200

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From: Darius Mahmoudi <Dmahmoudi@awdlaw.com>
Sent: Thursday, May 15, 2025 10:35 AM
To: Kurt Christianson <KChristianson@sedonaaz.gov>
Cc: Cari Meyer <CMeyer@sedonaaz.gov>
Subject: RE: Spindelman and Soo Young Kim Zone Change

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Good morning,

I just wanted to follow up on this matter to request the City's proposed terms for its requested Development Agreement with regard to this zone change application. My understanding is that the City wishes to memorialize

certain terms including those discussed in my message below. Can one of you please let me know what the City's specific requests are? I am happy to review a draft prepared by the City or to provide our own, but want to make sure we are addressing the proper items in this agreement.

Thanks,

Darius Mahmoudi | Aspey, Watkins & Diesel PLLC
123 N San Francisco St, Suite 300, Flagstaff, AZ 86001
120 Soldiers Pass Rd, Sedona, AZ 86336
(928) 774-1478 | awdlaw.com

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From: Darius Mahmoudi
Sent: Friday, April 25, 2025 8:41 AM
To: Kurt Christianson <KChristianson@sedonaaz.gov>
Subject: Spindelman and Soo Young Kim Zone Change

Good morning, Kurt:

My office has been retained by Mr. Spindelman and Ms. Kim to assist with this zone change application. It is my understanding that the City is requesting a Development Agreement as condition of approval. I was wondering how you would like to approach preparing this agreement. I am aware of some of the proposed terms regarding STRs and fire access, but I'm not sure of the details or if that's the full scope of the request. Can you please advise how you wish to proceed, and if the City intends to offer a proposed draft?

Thanks,

Darius Mahmoudi | Aspey, Watkins & Diesel PLLC
123 N San Francisco St, Suite 300, Flagstaff, AZ 86001
120 Soldiers Pass Rd, Sedona, AZ 86336
(928) 774-1478 | awdlaw.com

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June 19, 2025

Via Email (cmeyer@sedonaaz.gov)

Cari Meyer, Planning Manager
City of Sedona – Community Development Department

RE: **Proposed Conditions of Approval for Rezoning Parcels 408-24-087 & 408-24-089**

Dear Cari:

This Proposed Agreement memorializes agreed upon terms for the purpose of rezoning Yavapai County Parcel Numbers 408-24-087 & 408-24-089 ("Subject Property"), by and between the City of Sedona ("City") and James Spindelman and Soo Young Kim, a married couple ("Property Owner").

Recitals

A. Property Owner owns certain real property located at 50 Tranquil Avenue, Sedona, AZ, Yavapai County Parcel Numbers 408-24-087 & 408-24-089 ("Subject Property").
B. Property Owner intends to rezone the Property from the current RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily) supported in furtherance of the -goals of the Sedona Community Plan, including allowing densities greater than 12 dwelling units per acre (Land Use Policy 4.5).
C. City desires that Property Owner construct the Project in order for the City to obtain public benefits which include stimulating overall economic development in the City and helping to ameliorate the City's affordable housing needs.
D. City desires that all of the future units be deed restricted against short-term rentals for 30 years.
E. City desires that the Subject Property meet applicable requirements for fire and emergency access.
F. City desires that the Subject Property include a shared use pathway.

Proposed Terms of Agreement

1. The Subject Property shall not be used for short-term rentals (rental terms of less than ninety (90) days for a period of thirty (30) years beginning upon receipt of all Certificates of Occupancy for the Subject Property.
2. Property Owner will stipulate to a traffic study at the time of development review.
3. Prior to development, Property Owner will stipulate to improvements to Madole Road, in accord with the results of the traffic study and requirements of the Fire Marshall.
4. The development of the Subject Property will incorporate a shared use pathway.
5. Property Owner & City will enter into a Development Agreement in accord with these terms before development commences.

Sincerely,

ASPEY, WATKINS & DIESEL PLLC

Darius H. Mahmoudi



4360 E Coury Dr.
Cottonwood, AZ 86326

To: Sefton Engineering Consultants

8/28/24

Regarding: 408-24-087

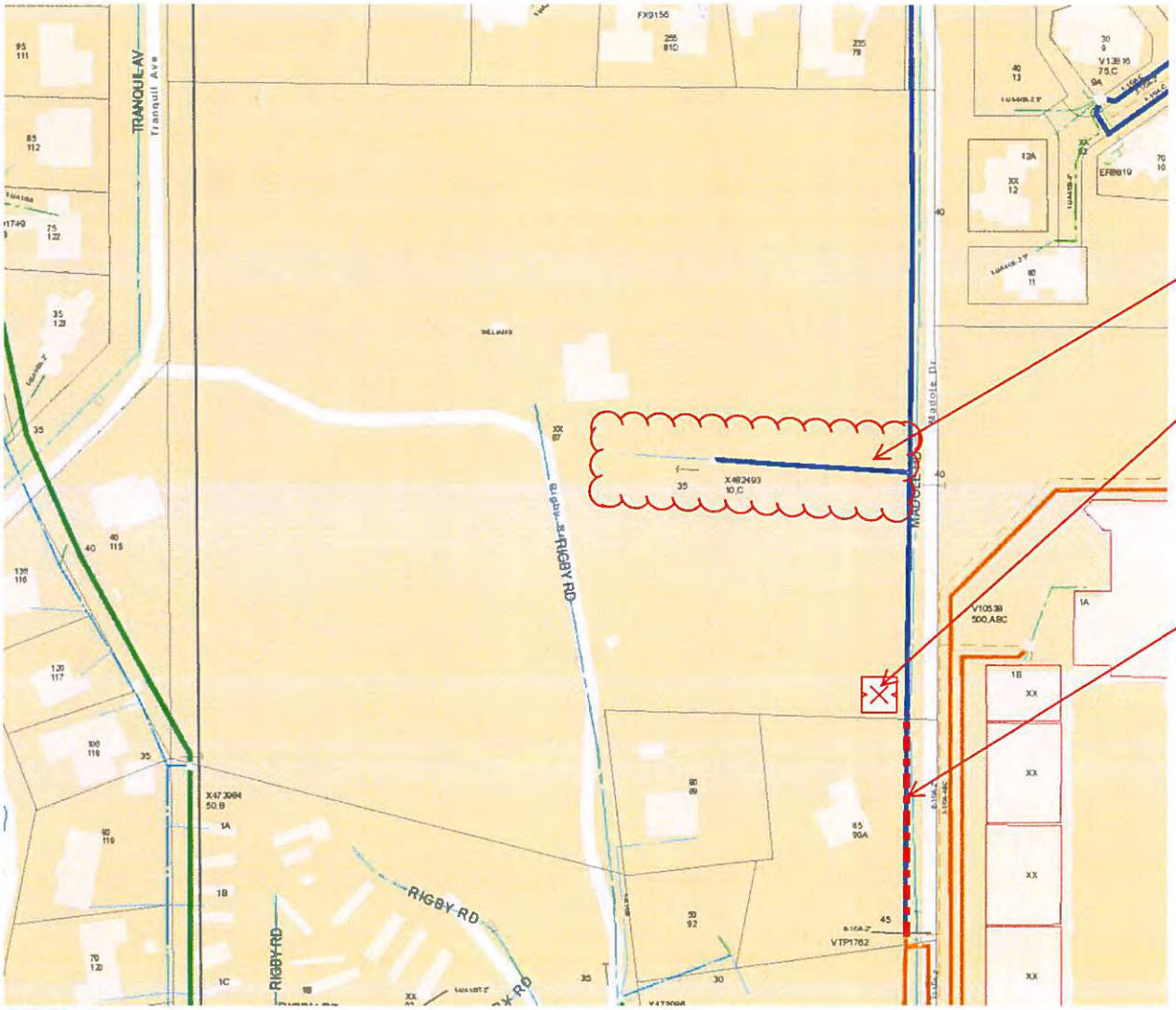
The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at aps.com.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

Sincerely,

Chris W.
Verde Control Desk
928-963-6361
Verdecontroldesk@apsc.com

Our Purpose: As Arizona stewards, we do what is right for the people and prosperity of our state.
Our Vision: Create a sustainable energy future for Arizona.
Our Mission: Serve our customers with clean, reliable and affordable energy.



PROPOSED:
EXTEND TWO MORE OVERHEAD PHASES FROM VTP1762 TO PROPERTY LINE, FURTHER IF NEEDED
DIP DOWN TO NEW THREE PHASE SWITCHING CABINET
SERVE SINGLE PHASE OR THREE PHASE TRANSFORMERS

EQUIPMENT CLEARANCE REQUIREMENTS

THIS DOCUMENT CONTAINS THE MINIMUM ELECTRICAL CLEARANCE REQUIREMENTS FOR APS PADMOUNTED TRANSFORMERS, SWITCHING CABINETS, AND CAPACITOR BANKS. DETAILS FOR EACH PIECE OF EQUIPMENT ARE SHOWN IN THE SUBSEQUENT SECTIONS ALONG WITH DETAILED CONSTRUCTION STANDARDS.

FROM A DESIGN STANDPOINT, THE FOLLOWING ITEMS SHALL BE ADHERED TO:

1. THE CLEARANCES DOCUMENTED IN THIS SECTION ARE REQUIRED TO SAFELY OPERATE AND MAINTAIN THE EQUIPMENT AND SHALL BE ACCESSIBLE AT ALL TIMES.

2. THESE ELECTRICAL CLEARANCES, WHEN USED IN CONJUNCTION WITH ACCESS REQUIREMENTS (ESRM SECTION 1400.0), PROVIDE ADEQUATE SPACE FOR APS VEHICLES AND PERSONNEL TO ACCESS, MAINTAIN AND OPERATE THE EQUIPMENT.

3. LAND USE AND OWNERSHIP CHANGES OVER TIME. EQUIPMENT CLEARANCES MAY BE ON PUE, RIGHT OF WAY, OR CUSTOMER PROPERTY.

4. CLEARANCE AREAS SHALL NOT BE ON THIRD PARTY PRIVATE PROPERTY WITHOUT A DEDICATED EASEMENT IN PLACE.

5. CLEARANCE AREAS SHALL NOT OVERLAP WITH AREAS OF RESTRICTED USE BY OTHER JURISDICTIONS (I.E. FIRE LANES).

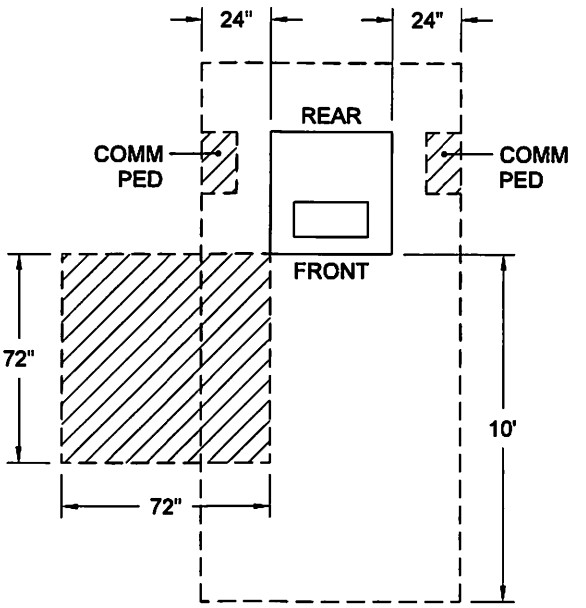
6. CLEARANCE AREAS SHALL NOT OVERLAP WITH DRIVABLE SURFACES OR AREAS ACCESSIBLE TO VEHICLES.
   EXCEPTIONS:
   a. PARKING LOTS MAY SHARE THE CLEARANCE AREA PROVIDED THERE IS NO OVERLAP WITH DEDICATED PARKING SPACES, ENTRIES, OR EXITS.
   b. SINGLE PHASE TRANSFORMERS IN RESIDENTIAL APPLICATIONS WHERE VEHICLE SPEEDS ARE LIMITED TO 25MPH.

7. CLEARANCE AREAS SHALL BE SMOOTH AND FREE OF OBSTRUCTIONS SUCH AS PLANTS AND CACTUS; AND TRIPPING HAZARDS SUCH AS CURBS AND RIVER ROCK.

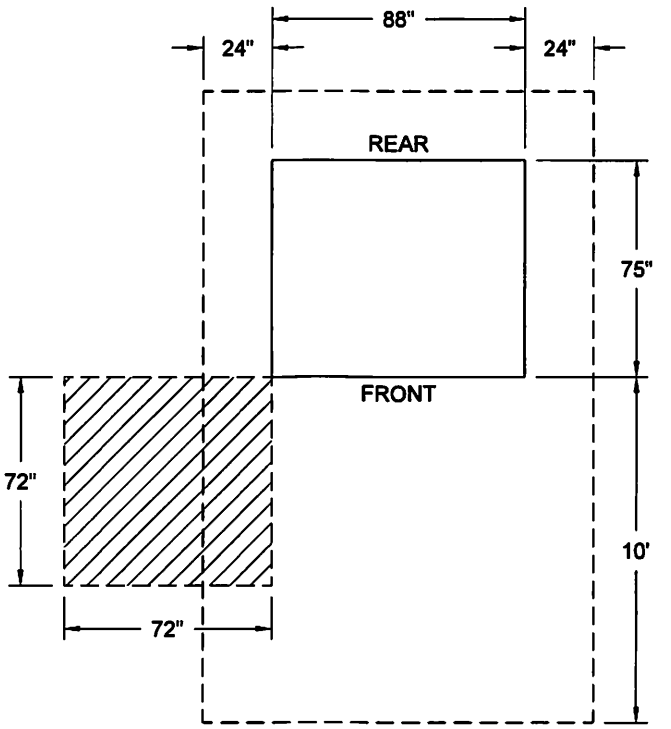
WORK WITH YOUR APS REPRESENTATIVE TO IDENTIFY SAFE LOCATIONS FOR EQUIPMENT. ALL EQUIPMENT AND FACILITY LOCATIONS SHALL BE APPROVED AND DESIGNED BY APS.

TRANSFORMER CLEARANCES

1 PHASE TRANSFORMER CLEARANCE DETAIL

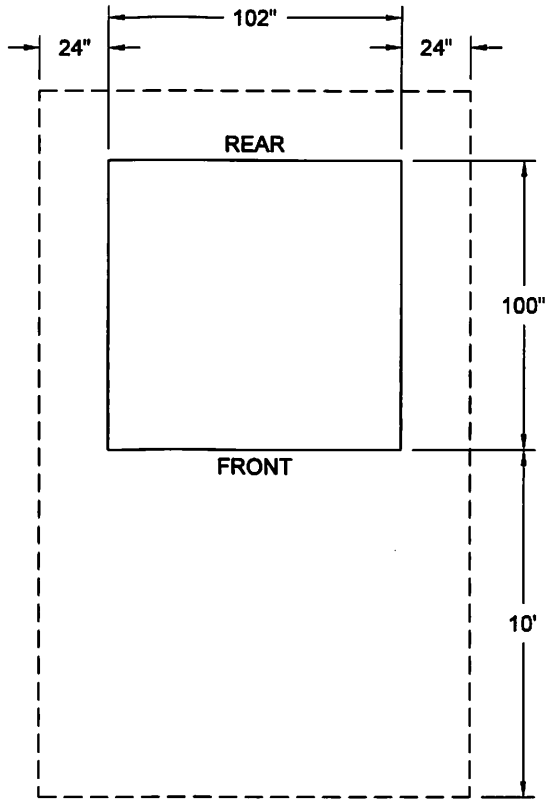


112.5-750kVA 3 PHASE TRANSFORMER CLEARANCE DETAIL



TRANSFORMER CLEARANCES

1000-2500kVA 3 PHASE TRANSFORMER CLEARANCE DETAIL



TRANSFORMER CLEARANCE REQUIREMENTS

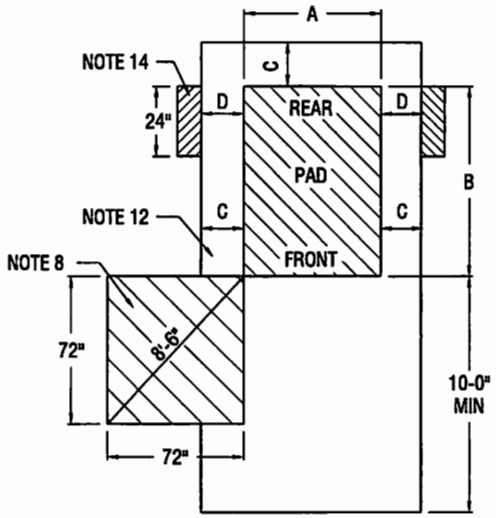


FIGURE 1 - CLEARANCE DIMENSIONS

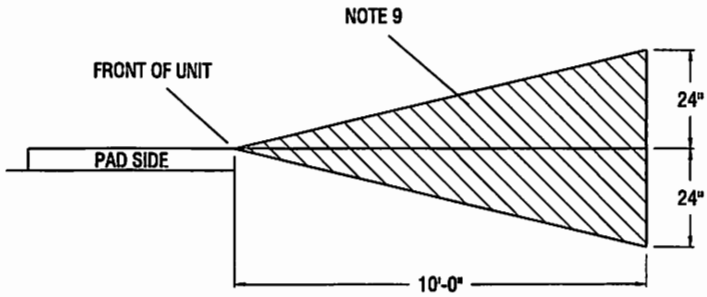


FIGURE 2 - SLOPE CRITERIA

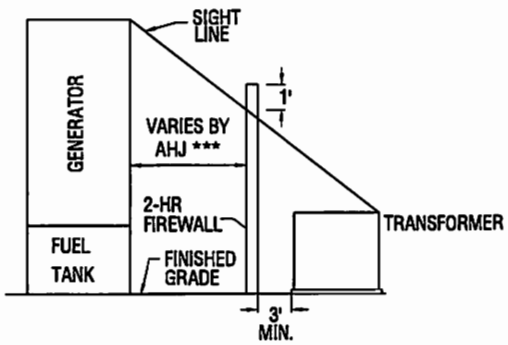


FIGURE 3 - FIRE WALL HEIGHT

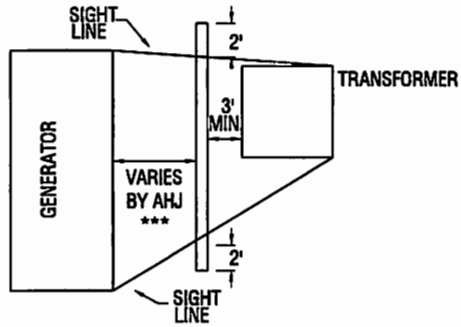


FIGURE 4 - FIRE WALL LENGTH

*** AHJ - AUTHORITIES HAVING JURISDICTION

CONSTRUCTION STANDARD	PAD USAGE	PAD DIMENSION		MINIMUM CLEARANCES		
				TO BUILDINGS	TO FENCES	TO COMM. PED
		A	B	C	C	D
7620 7621	1Ø DUMMY CABINET	42"	42"	24" VARIES BY AHJ ***	12"	12"
7620	1Ø LOW PROFILE TRANSFORMER 25-75KVA	42"	42"			
7628	1Ø LOW PROFILE TRANSFORMER 100-167KVA	42"	48"			
7630	1Ø BOX PAD INSTALLATION	57"	57"			
7640-1 7648-53	3Ø TWO TRANSFORMER BANK	90"	48"			24"
7661-7	3Ø 75-750KVA TRANSFORMER	88"	75"			
	3Ø 1000-2500KVA TRANSFORMER	102"	100"			

NOTES:

1. THE FINAL GRADE AT THE PAD POSITION SHALL BE COMPACTED AND LEVELED TO ENSURE A MAXIMUM 2-DEGREE TILT OF THE PAD, FOR EXAMPLE, A 42-INCH SQUARE PAD SHALL BE LEVEL WITHIN 1-1/2 INCHES FROM SIDE-TO-SIDE AND FRONT-TO-BACK.

2. THE FINAL GRADE WITHIN THE 10-FOOT OPERATING AREA SHALL BE SMOOTH AND STABLE ENOUGH TO PROVIDE A SUITABLE WALKING AND WORKING SURFACE. TRIPPING HAZARDS SUCH AS CURBS OR RIVER ROCK ARE NOT ACCEPTABLE IN THIS LOCATION.

3. WHEN AN ENCLOSURE IS INSTALLED NEAR A SIDEWALK OR CURB, SET THE BOTTOM OF THE PAD AT THE SAME GRADE AS THE TOP OF THE SIDEWALK OR CURB FOR BETTER APPEARANCE AND DRAINAGE. FRONT OF PAD SHOULD BE 12" TO 18" MINIMUM FROM BACK OF SIDEWALK.

4. SLOPE CRITERIA AS SHOWN GIVES RECOMMENDED NORMAL FRONTAL SLOPE LIMITS. CONSIDERATION FOR EXCEPTIONS BY TURNING TRANSFORMERS AWAY FROM FACING THE STREET AND/OR EXCEEDING THESE SLOPE LIMITS REQUIRES SPECIAL DIVISION ENGINEERING AND OPERATIONS APPROVAL, PRIOR TO CONSTRUCTION.

5. ALL DIMENSIONS ARE MEASURED FROM THE EQUIPMENT PAD EDGE.

6. A MINIMUM 30-FOOT VERTICAL CLEARANCE IS REQUIRED FROM FINISHED GRADE IN APS EQUIPMENT AREAS TO ABOVE SURROUNDING UNOBSTRUCTED STAGING AREAS. THE 30-FOOT VERTICAL CLEARANCE SHALL ALSO APPLY TO CUSTOMER'S OVERHEAD STRUCTURES ABOVE BURIED APS ELECTRICAL FACILITIES/RIGHT-OF-WAY. REMOVABLE OVERHEAD STRUCTURES SUCH AS SHADE CANOPIES ARE EXEMPTED.

7. SIDE-BY-SIDE TRANSFORMERS REQUIRE A MINIMUM 24-INCH HORIZONTAL CLEARANCE. DUPLEX TRANSFORMERS SET ON A SINGLE PAD ARE AN EXCEPTION.

8. A MINIMUM 72-INCH X 72-INCH CLEAR WORKING SPACE SHALL BE PROVIDED FOR HOTSTICK TOOL OPERATION - SEE FIGURE 1. THIS WORKING SPACE IS REQUIRED FOR 750 KVA TRANSFORMERS AND SMALLER. TRANSFORMERS 1000 KVA AND LARGER DO NOT REQUIRE THIS WORKING SPACE. PREFERABLY, STREETLIGHT POLES SHOULD BE INSTALLED OUTSIDE OF THIS WORKING SPACE, BUT IF FIELD CONDITIONS PRECLUDE THIS, THEN STREET LIGHT POLES MAY BE INSTALLED IN THIS SPACE.

9. AN ELEVATION CHANGE WITHIN THE 10-FOOT FRONTAL OPERATING AREA SHALL NOT EXCEED 24-INCHES IN ANY DIRECTION. GRADE PROFILE CHANGES MUST REMAIN WITHIN THE SHADED AREA SHOWN. SEE FIGURE 2.

10. A MINIMUM 36-INCHES HORIZONTAL PAD CLEARANCE IS REQUIRED FROM GAS REGULATORS, GAS METERS AND ELECTRIC METERS.

11. A MINIMUM 60-INCHES HORIZONTAL PAD CLEARANCE IS REQUIRED FROM FIRE HYDRANTS EXCEPTION THE CITY OF PHOENIX REQUIRES A 72-INCH CLEARANCE.

12. A MINIMUM 60-INCH WIDE, OPEN AND CONTINUOUSLY UNOBSTRUCTED ACCESS AND EXIT PATH SHALL BE PROVIDED TO AND FROM ALL OPERATING AREAS OF ANY UNIT(S) TO FACILITATE EASE OF ENTRY AND DEPARTURE.

13. A MINIMUM 20-FOOT SEPARATION/CLEARANCE IS REQUIRED BETWEEN APS ELECTRICAL FACILITIES IN OUTDOOR LOCATIONS WHERE FIRE OR EXPLOSION HAZARDS MAY EXIST.

    THE 20-FOOT SEPARATION/CLEARANCE ALSO APPLIES BETWEEN APS PAD MOUNTED EQUIPMENT AND CUSTOMER'S INSTALLED GENERATORS UTILIZING ANY OF THE FOLLOWING FUELS:

    GASOLINE
    DIESEL FUEL
    COMPRESSED NATURAL GAS (CNG)
    LIQUEFIED NATURAL GAS (LNG)
    LIQUEFIED PETROLEUM GAS (LPG)
    HYDROGEN IN A GASEOUS FORM (GH2)
    HYDROGEN IN A LIQUID FORM (LH2)

    IF THE MINIMUM 20-FOOT SEPARATION CAN NOT BE MAINTAINED, A FIRE BARRIER / FIRE WALL SHALL BE INSTALLED BETWEEN THE EQUIPMENT AND THE GENERATOR.

    THE FIRE BARRIER / FIRE WALL SHALL HAVE A MINIMUM 2-HOUR FIRE RATING. THE FIRE WALL HEIGHT SHALL EXTEND AT LEAST 1-FOOT ABOVE THE LINE OF SIGHT BETWEEN ANY POINT ON THE TOP OF THE EQUIPMENT AND ANY POINT ON THE TOP OF THE GENERATOR. THE FIRE WALL SHALL ALSO EXTEND AT LEAST 2-FEET HORIZONTALLY BEYOND THE LINE OF SIGHT BETWEEN ANY POINT OF THE EQUIPMENT AND ANY POINT OF THE GENERATOR. A MINIMUM OF 3-FEET SEPARATION SHALL BE MAINTAINED BETWEEN THE FIRE WALL AND SIDE OF APS PAD MOUNTED EQUIPMENT EXCEPT FROM THE SIDE OF AN AUTOMATIC TRANSFER SWITCH CONTAINING THE CONTROL BOX WHERE A 6-FOOT SEPARATION SHALL BE MAINTAINED. SEE FIGURES 3 AND 4 FOR ILLUSTRATION.

    WHERE THE DEGREE OF HAZARD IS UNKNOWN, CONTACT RISK MANAGEMENT / PUBLIC SAFETY FOR PROPER CLASSIFICATION OF THE HAZARDOUS LOCATIONS.

14. A COMMUNICATIONS PEDESTAL MAY ONLY BE PLACED WITHIN THE REAR 24-INCHES OF THE TRANSFORMER PAD AS SHOWN. THE DETAIL ADDRESSES RESIDENTIAL USE ONLY.

15. TRANSFORMER DOORS SHALL BE ORIENTED SO AS NOT TO OPEN TOWARDS THE STREET.
    EXCEPTION:
    SINGLE-PHASE TRANSFORMERS MAY BE FACED TOWARDS THE STREET PROVIDED THEY ARE SET BACK FROM THE ROADWAY TO MEET THE CLEARANCE REQUIREMENTS OF THIS STANDARD.

16. A MINIMUM OF 2-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN THE EDGE OF THE TREE ROOT BALL AND THE EDGE OF THE DUCT BANK WHEN TREES ARE PLANTED NEAR APS UNDERGROUND FACILITIES.

17. THE CLEARANCE AREA FOR ANY EQUIPMENT SHALL NOT OVERLAP WITH AREAS OF RESTRICTED USE BY OTHER JURISDICTIONS (I.E. FIRE LANES).

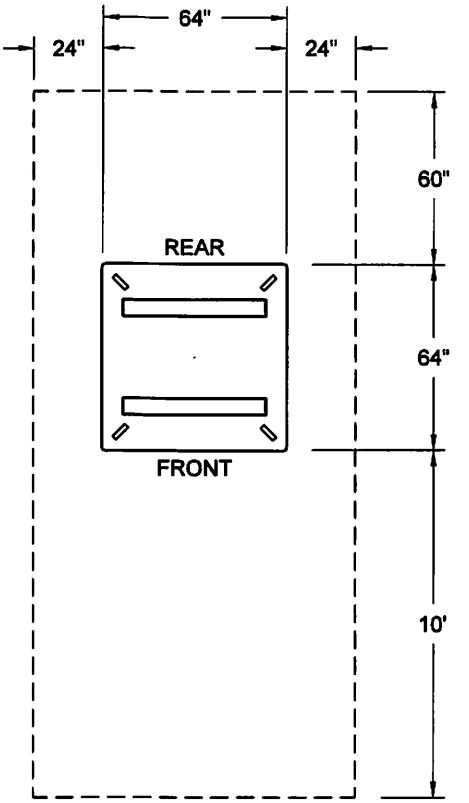
18. THE CLEARANCE AREA SHALL NOT BE A DRIVABLE AREA THAT IS ACCESSIBLE TO VEHICULAR TRAFFIC.
    EXCEPTIONS:
    A) PARKING LOTS MAY SHARE THE CLEARANCE AREA PROVIDED THERE IS NO OVERLAP WITH DEDICATED PARKING SPACES, ENTRIES, OR EXITS.
    B) SINGLE PHASE TRANSFORMERS IN RESIDENTIAL APPLICATIONS WHERE VEHICLE SPEEDS ARE LIMITED TO 25MPH.

REFERENCES:

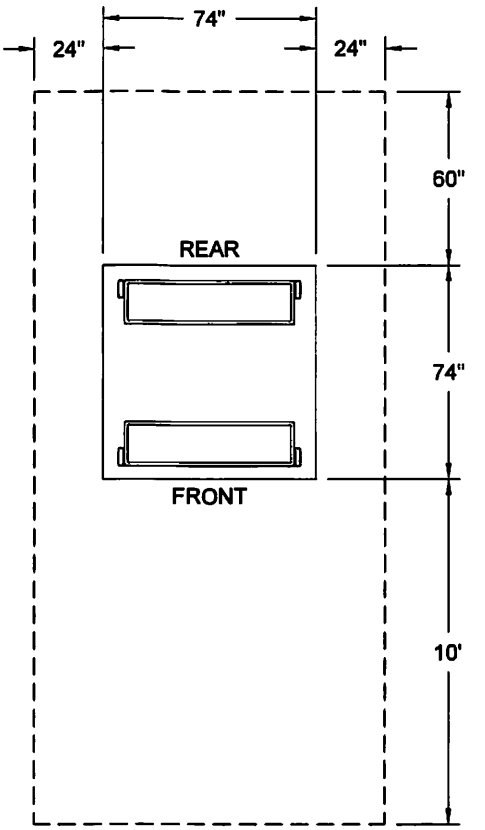
1. NESC 2007, RULE 127.

CAPACITOR BANK CLEARANCES

12kV CAPACITOR BANK CLEARANCE DETAIL

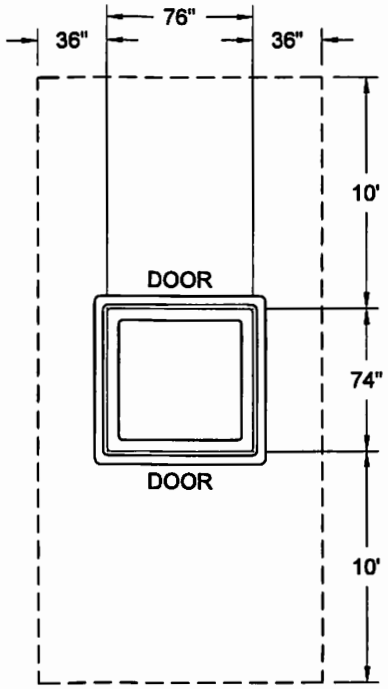


21kV CAPACITOR BANK CLEARANCE DETAIL

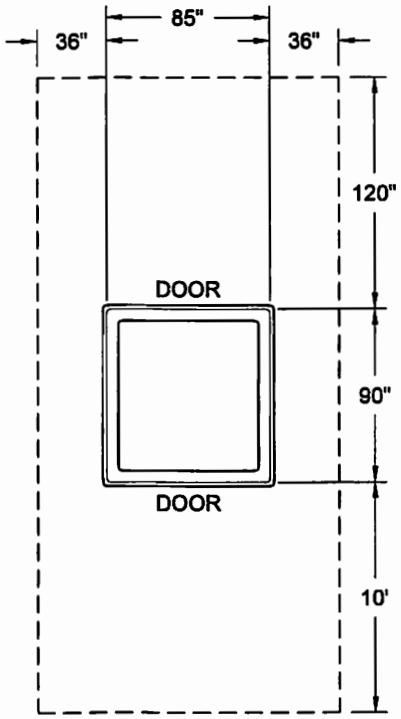


SWITCHING CABINET CLEARANCES

12kV SWITCHING CABINET CLEARANCE DETAIL



21kV SWITCHING CABINET CLEARANCE DETAIL



CABINET CLEARANCE REQUIREMENTS

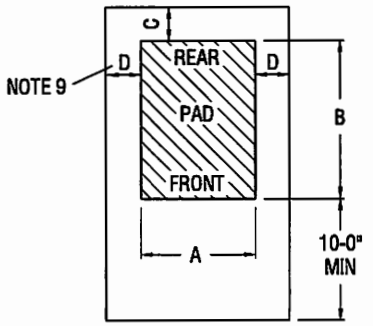


FIGURE 1 - CLEARANCE DIMENSIONS

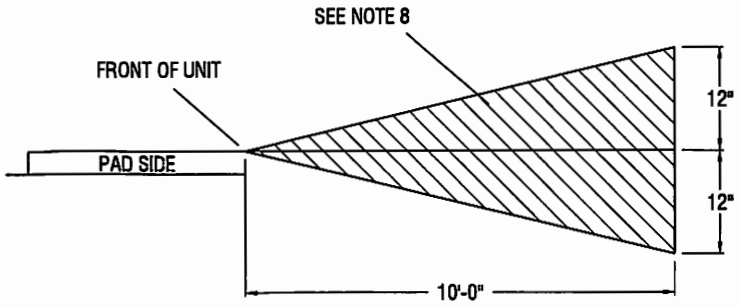


FIGURE - 2 SLOPE CRITERIA

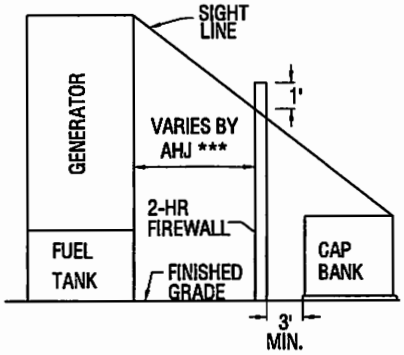


FIGURE 3 - FIRE WALL HEIGHT

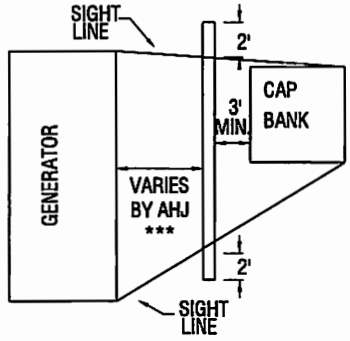


FIGURE 4 - FIRE WALL LENGTH

*** AHJ - AUTHORITIES HAVING JURISDICTION

CONSTRUCTION STANDARD	PAD USAGE	PAD DIMENSION		MINIMUM CLEARANCES TO BUILDINGS		MINIMUM CLEARANCES TO FENCES	
		A	B	C	D*	C	D
1386	CAPACITOR BANK 12 KV	64"	64"	60"	24"	60"	24"
1388	CAPACITOR BANK 21 KV	74"	74"				
8315	PMH-9 AUTOMATIC TRANSFER SWITCH 12KV	69"	63"	120"	36***	120"	36***
8330	560 A RECLOSER 12KV	76"	74"	24"	24"	24"	24"
8390	600 AMP METAL ENCLOSED SWITCHGEAR	VAR	56"	0" ^	24"	0" ^	24"
8391	1200 AMP METAL ENCLOSED SWITCHGEAR	VAR	56"	0" ^	24"	0" ^	24"
8400	200A C-I DISTRIBUTION CENTER	64"	64"	120"	24"	120"	24"
8410	3Ø 200A JUNCTION CABINET	78"	22"	24"	36"	24"	36"
8420	1Ø 4 WAY JUNCTION CABINET	42"	42"	24"	24"	12"	12"
8422	1Ø 6 WAY JUNCTION CABINET	48"	19"				
8430	FUSED SECTIONALIZING ENCLOSURE	42"	42"	120"	24"	120"	24"
8450	600A C-I DISTRIBUTION CENTER	74"	74"	120"	36***	120"	36"
8475	600A C-I DISTRIBUTION CENTER 12KV	76"	74"				
8477	600A C-I DISTRIBUTION CENTER 21KV	85"	90"				
8500	600A P-I DISTRIBUTION CENTER	76"	74"	120"	24"	120"	24"
8502	600A P-I DISTRIBUTION CENTER SLIMLINE	141"	38"	24"	24"	24"	24"
8508	1Ø OR 3Ø TERMINATION CABINET	42"	42"	24"	24"	12"	12"
8510	600A TERMINATION CABINET	47"	32"	120"	24"	120"	24"

* A MINIMUM 24-INCH SEPARATION IS ALSO REQUIRED BETWEEN THE SIDES OF A CABINET AND WATER METER BOXES, COMMUNICATION PEDESTALS AND STREET LIGHT POLES.

** A MINIMUM 72-INCH SEPARATION IS REQUIRED FROM SIDE OF THE AUTOMATIC TRANSFER SWITCH CONTAINING THE CONTROL BOX.

^ NO CLEARANCE IS REQUIRED FOR THE BACKSIDE OF METAL ENCLOSED SWITCHGEAR. IF EGRESS IS NEEDED, 24" MAY BE USED FOR THESE DIMENSIONS.

NOTES:

1. FINAL GRADE AT THE PAD POSITION SHALL BE COMPACT AND LEVEL TO ENSURE A MAXIMUM 2-DEGREE TILT OF THE PAD. FOR EXAMPLE, A 48-INCH SQUARE PAD SHALL BE LEVEL WITHIN 1-3/4 INCHES FROM SIDE-TO-SIDE AND FRONT-TO-BACK.

2. THE FINAL GRADE WITHIN THE 10-FOOT OPERATING AREA SHALL BE SMOOTH AND STABLE ENOUGH TO PROVIDE A SUITABLE WALKING AND WORKING SURFACE. TRIPPING HAZARDS SUCH AS CURBS OR RIVER ROCK ARE NOT ACCEPTABLE IN THIS LOCATION.

3. WHEN AN ENCLOSURE IS INSTALLED NEAR A SIDEWALK OR CURB, SET THE BOTTOM OF THE PAD AT THE SAME GRADE AS THE TOP OF THE SIDEWALK OR CURB FOR BETTER APPEARANCE AND DRAINAGE. FRONT OF PAD SHOULD BE 12" TO 18" MINIMUM FROM BACK OF SIDEWALK.

4. SLOPE CRITERIA AS SHOWN GIVES RECOMMENDED NORMAL FRONTAL SLOPE LIMITS. CONSIDERATION FOR EXCEPTIONS BY TURNING CABINETS AWAY FROM FACING THE STREET AND/OR EXCEEDING THESE SLOPE LIMITS REQUIRES SPECIAL DIVISION ENGINEERING AND OPERATIONS APPROVAL, PRIOR TO CONSTRUCTION.

5. ALL DIMENSIONS ARE MEASURED FROM THE EQUIPMENT PAD EDGE.

6. A MINIMUM 30-FOOT VERTICAL CLEARANCE IS REQUIRED FROM FINISHED GRADE IN APS EQUIPMENT AREAS TO ABOVE SURROUNDING UNOBSTRUCTED STAGING AREAS. THE 30-FOOT VERTICAL CLEARANCE SHALL ALSO APPLY TO CUSTOMER'S OVERHEAD STRUCTURES ABOVE BURIED APS ELECTRICAL FACILITIES / RIGHT-OF-WAY. REMOVABLE OVERHEAD STRUCTURES SUCH AS SHADE CANOPIES ARE EXEMPTED.

7. SIDE-BY-SIDE EQUIPMENT REQUIRES A MINIMUM 24-INCH HORIZONTAL CLEARANCE. EXCEPTION: 3 FEET IS REQUIRED FROM CIRCUIT-ISOLATED ENCLOSURES.

8. AN ELEVATION CHANGE WITHIN THE 10-FOOT FRONTAL OPERATING AREA SHALL NOT EXCEED 12-INCHES IN ANY DIRECTION. GRADE PROFILE CHANGES MUST REMAIN WITHIN THE SHADED AREA SHOWN. SEE FIGURE 2.

9. MINIMUM 60-INCH WIDE, OPEN AND CONTINUOUSLY UNOBSTRUCTED ACCESS AND EXIT PATH SHALL BE PROVIDED TO AND FROM ALL OPERATING AREAS OF ANY UNIT(S) TO FACILITATE EASE OF ENTRY AND DEPARTURE.

10. MINIMUM 36-INCH HORIZONTAL PAD CLEARANCE IS REQUIRED FROM GAS REGULATORS, GAS METERS AND ELECTRIC METERS.

11. MINIMUM 60-INCH HORIZONTAL PAD CLEARANCE IS REQUIRED FROM FIRE HYDRANTS EXCEPTION: THE CITY OF PHOENIX REQUIRES A 72-INCH CLEARANCE.

12. ALL PAD-MOUNTED EQUIPMENT OF GREATER HEIGHT THAN 36-INCHES SHALL BE LOCATED A SUFFICIENT DISTANCE FROM ROADWAY INTERSECTIONS AND/OR DRIVEWAY ENTRANCES TO AVOID CREATING A VISUAL OBSTRUCTION TO TRAFFIC.

13. A MINIMUM 20-FOOT SEPARATION / CLEARANCE IS REQUIRED BETWEEN APS ELECTRICAL FACILITIES IN OUTDOOR LOCATIONS WHERE FIRE OR EXPLOSION HAZARDS MAY EXIST.

    THE ABOVE SEPARATIONS ALSO APPLY BETWEEN APS PAD MOUNTED EQUIPMENT AND CUSTOMER'S INSTALLED GENERATORS UTILIZING ANY OF THE FOLLOWING FUELS:

    GASOLINE
    DIESEL FUEL
    COMPRESSED NATURAL GAS (CNG)
    LIQUEFIED NATURAL GAS (LNG)
    LIQUEFIED PETROLEUM GAS (LPG)
    HYDROGEN IN A GASEOUS FORM (GH2)
    HYDROGEN IN A LIQUID FORM (LH2)

    IF THE MINIMUM 20-FOOT SEPARATION CAN NOT BE MAINTAINED, A FIRE BARRIER / FIRE WALL SHALL BE INSTALLED BETWEEN THE EQUIPMENT AND THE GENERATOR.

    THE FIRE BARRIER / FIRE WALL SHALL HAVE A MINIMUM 2-HOUR FIRE RATING. THE FIRE WALL HEIGHT SHALL EXTEND AT LEAST 1-FOOT ABOVE THE LINE OF SIGHT BETWEEN ANY POINT ON THE TOP OF THE EQUIPMENT AND ANY POINT ON THE TOP OF THE GENERATOR. THE FIRE WALL SHALL ALSO EXTEND AT LEAST 2-FEET HORIZONTALLY BEYOND THE LINE OF SIGHT BETWEEN ANY POINT OF THE EQUIPMENT AND ANY POINT OF THE GENERATOR. A MINIMUM OF 3-FEET SEPARATION SHALL BE MAINTAINED BETWEEN THE FIRE WALL AND SIDE OF APS PAD MOUNTED EQUIPMENT EXCEPT FROM THE SIDE OF AN AUTOMATIC TRANSFER SWITCH CONTAINING THE CONTROL BOX WHERE A 6-FOOT SEPARATION SHALL BE MAINTAINED. SEE FIGURES 3 AND 4 FOR ILLUSTRATION.

    WHERE THE DEGREE OF HAZARD IS UNKNOWN, CONTACT RISK MANAGEMENT / PUBLIC SAFETY FOR PROPER CLASSIFICATION OF THE HAZARDOUS LOCATIONS.

14. ENCLOSURES SHALL BE ORIENTED SO THAT THE DOORS DO NOT OPEN TOWARDS THE STREET.

15. A MINIMUM OF 2-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN THE EDGE OF THE TREE ROOT BALL AND THE EDGE OF THE DUCT BANK WHEN TREES ARE PLANTED NEAR APS UNDERGROUND FACILITIES.

16. THE CLEARANCE AREA FOR ANY EQUIPMENT SHALL NOT OVERLAP WITH AREAS OF RESTRICTED USE BY OTHER JURISDICTIONS (I.E. FIRE LANES).

17. THE CLEARANCE AREA SHALL NOT BE A DRIVABLE AREA THAT IS ACCESSIBLE TO VEHICULAR TRAFFIC.
    EXCEPTION:
    A) PARKING LOTS MAY SHARE THE CLEARANCE AREA, PROVIDED THERE IS NO OVERLAP WITH DEDICATED PARKING SPACES, ENTRIES, OR EXITS.

REFERENCES:

1. NESC 2007, RULE 127.

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

September 4, 2024

David Nicolella
50 Tranquil Ave
Sedona, AZ 86336

Re: Domestic Water Service to APN 408-24-087

Dear Mr. Nicolella:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Sedona Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Yavapai County Development Services. Both preliminary and final water system designs must be approved by the Company.

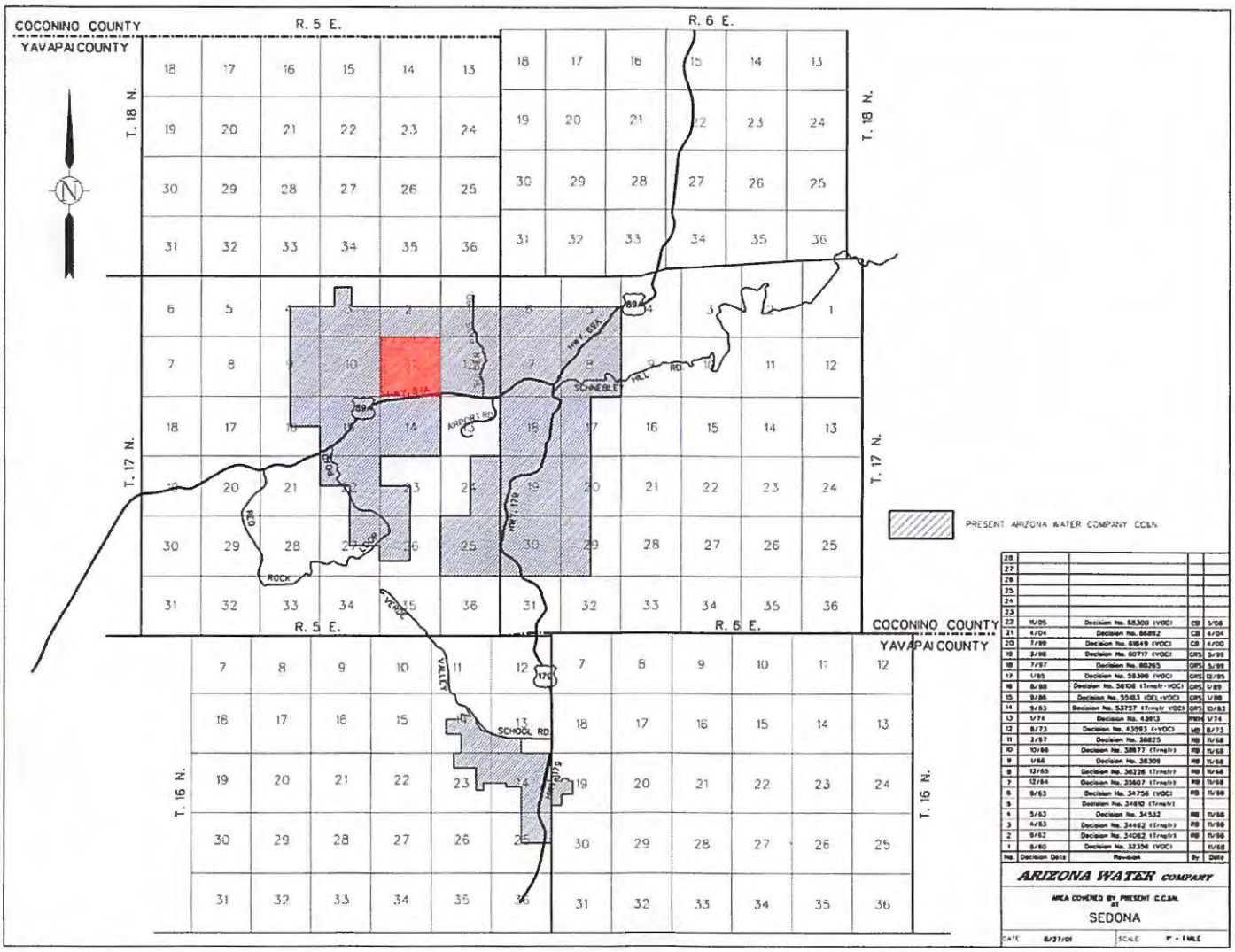
It will also be the responsibility of the developer to comply with all of the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

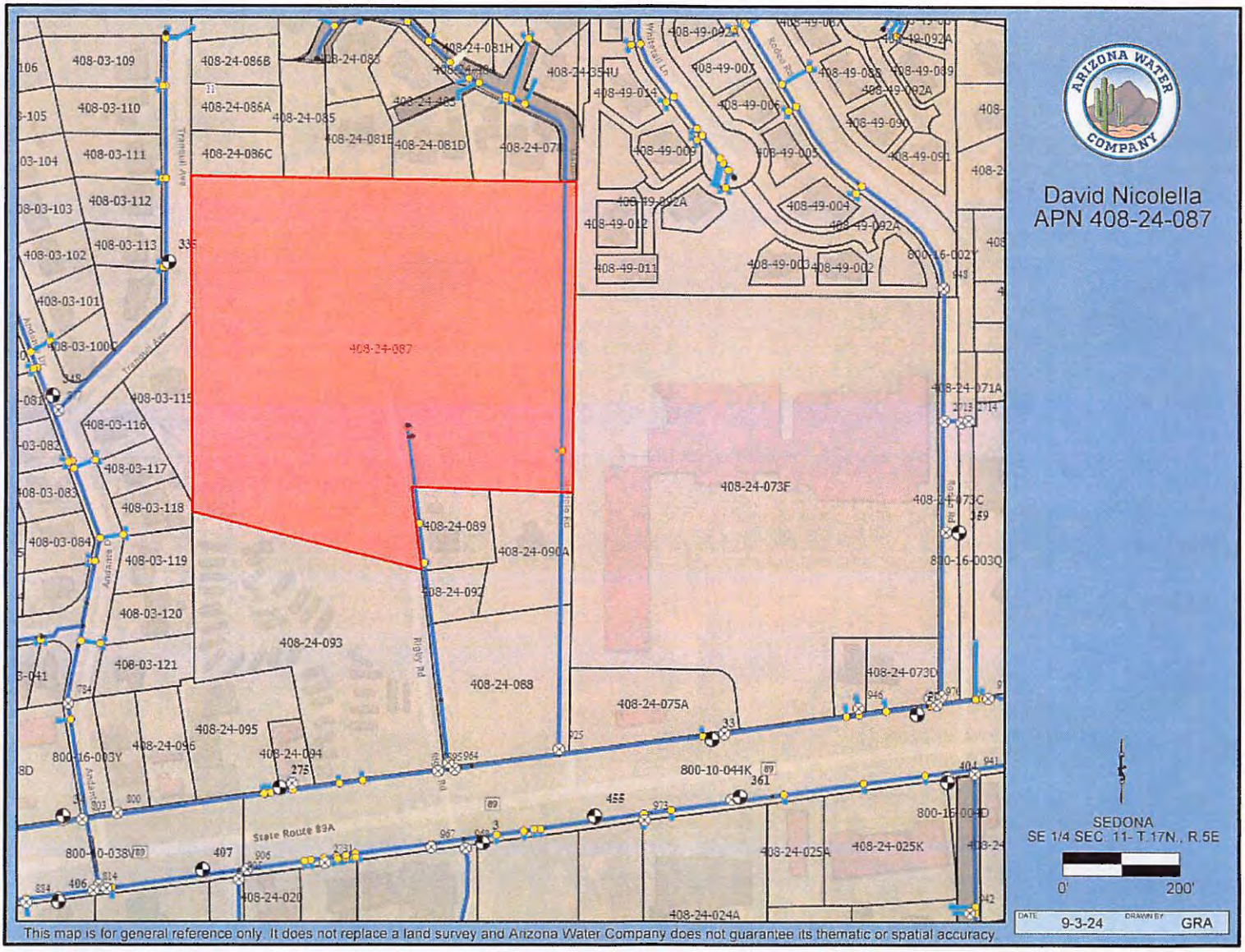
Please notify the Company if you will be proceeding with development of the property so the Company can prepare the necessary Agreement.

Very truly yours,

Andrew J. Haas, P.E.
Vice President - Engineering
developmentservices@azwater.com

gra


COCONINO COUNTY
YAVAPAI COUNTY
R. 5 E.
R. 6 E.
T. 18 N.
T. 17 N.
T. 16 N.
PRESENT ARIZONA WATER COMPANY CC&N
ARIZONA WATER COMPANY
AREA COVERED BY PRESENT C.C.&N.
AT
SEDONA
DATE 8/27/01
SCALE 1" = 1 MILE


ARIZONA WATER COMPANY
David Nicolella
APN 408-24-087
408-24-087
408-24-073F
408-24-089
408-24-090A
408-24-092
408-24-093
408-24-088
408-24-075A
408-24-095
408-24-096
408-24-094
408-24-020
408-24-024A
408-24-025A
408-24-025K
408-24-071A
408-24-073D
408-03-109
408-03-110
408-03-111
408-03-112
408-03-113
408-03-102
408-03-101
408-03-100
408-03-115
408-03-116
408-03-117
408-03-118
408-03-119
408-03-120
408-03-121
408-24-086B
408-24-086A
408-24-085
408-24-086C
408-24-081H
408-24-081E
408-24-081D
408-24-354U
408-49-014
408-49-006
408-49-003
408-49-005
408-49-004
408-49-012
408-49-011
408-49-002
800-16-002Y
800-16-003Q
800-16-003Y
800-10-038V
800-10-044K
Trippell Ave
Ridgby Rd
State Route 89A
SEDONA
SE 1/4 SEC. 11- T.17N., R.5E
0'
200'
DATE 9-3-24
DRAWN BY GRA
This map is for general reference only. It does not replace a land survey and Arizona Water Company does not guarantee its thematic or spatial accuracy

Luisa Partida

Subject:	**FW: Will Serve Letter - Information RequestAWC-24-20770146 - David Nicolella / James Spindelman**
Attachments:	**EASEMENTS.pdf; Property Deed.pdf; RECORD OF SURVEY.pdf; Snip parcel.PNG**

From: Arizona Water Co. <noreply@azwater.com>
Sent: Wednesday, August 28, 2024 9:30 AM
To: Development Services <devservices@azwater.com>
Subject: Will Serve Letter - Information RequestAWC-24-20770146 - David Nicolella / James Spindelman

Request Date: 08-28-2024

Requestor Name/Mailing Address *(if different from property address)*
Name: David Nicolella
Confirmation #
AWC-24-20770146

Email: dn@sefengco.com
Phone: 9282023999
Mailing Address:
40 Stutz Bearcat Dr
Sedona, AZ
86336

Applicant/Owner - Mailing Address *(if different from property address)*
Name: James Spindelman
Email: jspindelman@gmail.com
Phone: 917-560-2662
Mailing Address:
50 Tranquil Ave
Sedona, AZ
86336

Address of property to be served
Major Cross Streets:
W State Route 89A & Rodeo Road.
50 Tranquil Ave
Sedona, AZ

86336
County of Service: Yavapai
Parcel Number: 408-24-087

Will this property be split into 2 or more parcels?
No

Attached Document(s):
EASEMENTS.pdf
Property Deed.pdf
RECORD OF SURVEY.pdf
Snip parcel.PNG
Signature and Acknowledgement of Disclaimer
Things You Need To Know:

- For all inquiries, please email developmentservices@azwater.com , include your contact information, property information, and the reason for your inquiry.
- **Map Disclaimer:** The section maps are for general reference only. It does not replace a land survey and Arizona Water Company does not guarantee its thematic or spatial accuracy.

I have read and understand the above

Signature: David Nicolella
Signature Confirmed: David Nicolella
Date: 08-28-2024

CenturyLink Engineering
500 S Calvary Way
Cottonwood, AZ 86326

August 28, 2024

David Nicolella
Sefton Engineering
40 Stutz Bear Dr, Sedona
928.202.3999

RE: Zone Change
Between Tranquil Ave and Madole Rd
Sedona, AZ

David,

The above mentioned property is located in a parcel located in Section 11, Township 17N and Range 5E in Yavapai County.

In response to your "Service Availability" request for the above mentioned property, this letter is to acknowledge, the property is within the CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this location are on file with your State Utilities Commission, and may be examined at your CenturyLink Business Office.

Sincerely,

Armen McNerlin
Lumen/CenturyLink Engineer
500 S Calvary Way
Cottonwood, AZ 86326
cell 928.821.4609

Mail:
102 Roadrunner Dr.
Sedona, AZ 86336
Site:
7500 W. SR 89A
Sedona, AZ 86336
(928) 204-2234
sedonaaz.gov
FAX (928) 204-7137

Wastewater Department

August 29, 2024

David Nicolella, Planner
Sefton Engineering Consultants
40 Stutz Bearcat Dr.
Sedona, AZ 86336

SUBJECT: WILL SERVE SEWER – 50 Tranquil Ave.
APN 408-24-087

This letter is in response to your request regarding sewer service availability for the property referenced above.

Parcel 408-24-087 has sewer availability, due to sewer being available adjacent to the point of access to the property, as defined in City Code section 13.15. Currently, that parcel is being billed the sewer standby fee. However, depending on the scope and impact of the development proposal, adequate capacity may not be available. Available sewer capacity is on a first come-first served basis, and there are no guarantees of sewer capacity for this property until a development proposal is approved.

There is an existing service lateral near the driveway to the property and the property is currently connected. The service may be required to be upsized, depending on the scope and impact of the development proposal.

In conclusion, sewer service is available for 50 Tranquil Ave. (APN 408-24-087) and, if adequate capacity is available at the time of development approval, sewer will be served by the city of Sedona. If you have any questions or concerns, please contact me at (928) 203-5069.

Sincerely,

Roxanne Holland, PE
Director of Wastewater

RH:ms
cc: Kurtis Harris, Director of Public Works/City Engineer (e-copy)
Hanako Ueda, Assistant Engineer (e-copy)
Sal Valenzuela, Chief Public Works Inspector (e-copy)
Wastewater Billing (e-copy)
Streets file: Tranquil Ave.

Lumen/CenturyLink Engineering
5025 N Black Canyon Hwy
Phoenix, AZ 85015
bics@centurylink.com

September 3, 2024
David Nicolella
Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, AZ 86336

RE: **North side of the W State Route 89A & west of Rodeo Road Sedona AZ.**

Mr. Nicolella,
The above-mentioned project is in a Parcels 408-24-087 of land located at North side of the W State Route 89A & west of Rodeo Road Sedona AZ.

In response to your "Service Availability" request for the above-the at North side of the W State Route 89A & west of Rodeo Road Sedona AZ.

This letter is to acknowledge that this subject property is within the Lumen/CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission.

Sincerely,

Kathy Hadrich

Kathy Hadrich
Sr. Manager Local Network Implementation
Phoenix, AZ 85015
602-325-0687
Kathrine.hadrich@lumen.com

521 S 14th Street
Cottonwood, AZ 86326

UniSourceEnergy SERVICES
uesaz.com

GAS AVAILABILITY LETTER
WILL SERVE

August 28, 2024

David Nicolella
Project Manager and Land Planner
Sefton Engineering Consultants
40 Stutz Bearcat Dr.
Sedona, AZ 86336

Re: **Yavapai County APN 408-24-087 shown as 50 Tranquil Ave, Sedona AZ 86336**

Per your request regarding the availability of natural gas to **Yavapai County APN 408-24-087 shown as 50 Tranquil Ave, Sedona AZ 86336**, we have the following information:

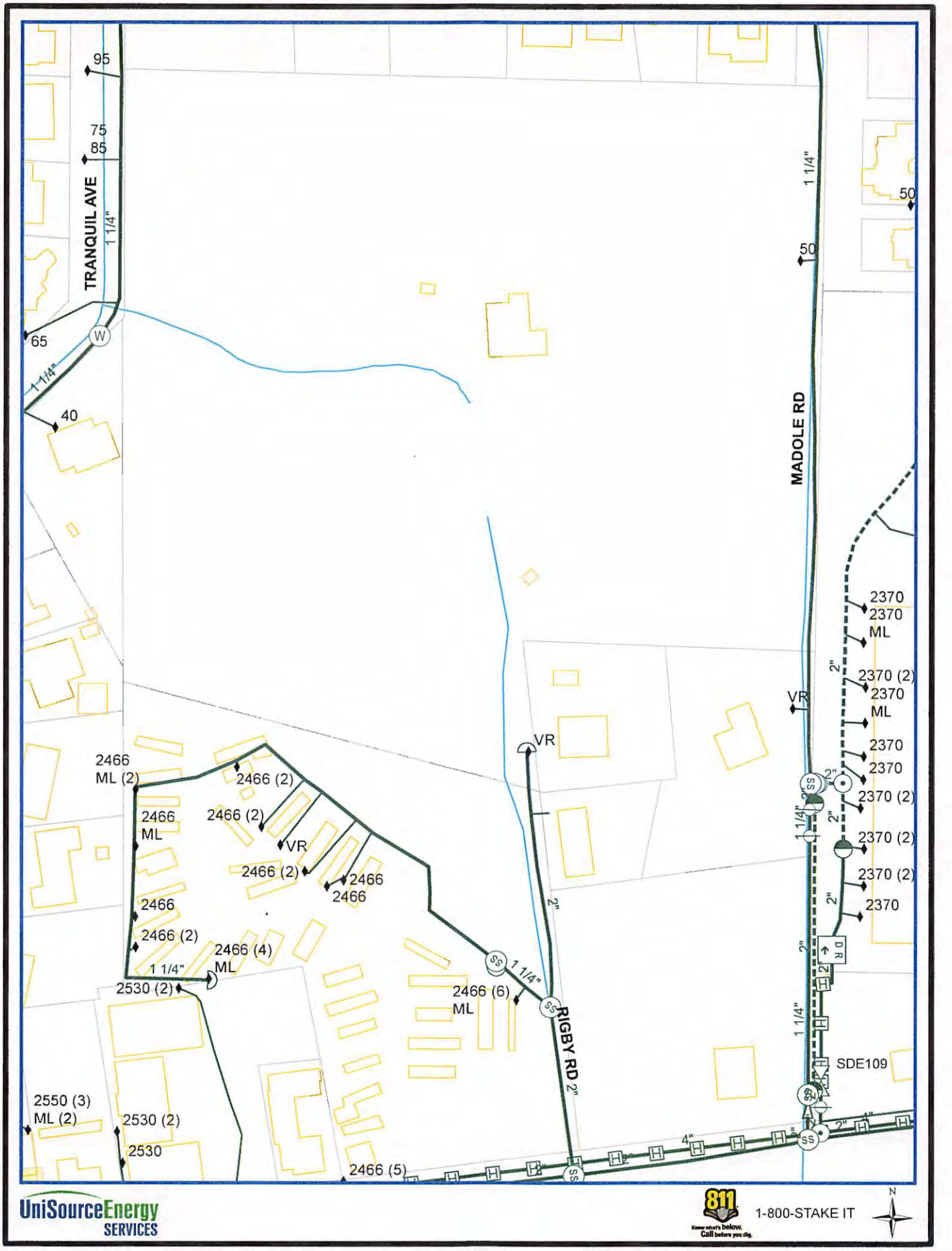
Natural Gas is available to this lot and there is active service line to this lot. Installation costs will be the full responsibility of the requesting party and will be determined using UniSource Energy Services' Rules of Service. Along with installation costs, UniSource Rules of Service states that if at any time the company believes that existing customers would have impaired service, it is the responsibility of the requesting individual to pay for any upgrades to the system to reliably serve all customers. Once a UniSource Gas Application with a total BTU load for this property has been received, the UniSource engineering department will review the requested BTU load and the requesting party will be notified if any upgrades to the system will be necessary and will be provided a cost estimate for the upgrade upon request.

UniSource Rules of Service are on file with the Arizona Corporation commission. The Rules of Service are also available on our web site at www.uesaz.com.

Please **call 811** (Arizona Blue Stake) to have all underground facilities marked prior to any excavation.

Thank you,

Edie Anderson
Gas Construction Planner
EAnderson@UESAZ.com
VerdeConst@UESAZ.com
p 928.203.1214
c 928.300.8953
521 S 14th St.
Cottonwood, AZ 86326


TRANQUIL AVE
MADOLE RD
RIGBY RD
95
75
85
65
40
50
50
1 1/4"
1 1/4"
1 1/4"
1 1/4"
1 1/4"
2"
2"
2"
2"
2"
2"
4"
W
SS
VR
VR
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ML
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UniSourceEnergy
SERVICES
811
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N

Sefton Engineering Consultants
Your Ideas to Completion
Surveying • Engineering • Land Planning

Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

August 27, 2024

Dear Unisource,

Sefton Engineering Consultants is planning to submit a zone change application to the City of Sedona for Assessor's Parcel Number: **408-24-087 & 089.** This 9.4-Acre parcel is currently zoned for **Single-Family and Manufactured Home (RMH).** The property owners will request to rezone the property to **High-Density Multifamily (RM-3).** If the City of Sedona grants the approval of the zone change application the property could, in the future, develop into a 198-unit apartment complex.

As you are aware, a Letter of Serviceability is required from (Utility Provider). At your earliest convenience, will you please provide a Letter of Serviceability confirming that the above referenced project is in (Utility Provider) service area. Also, if possible, can you provide general information on how far away (Utility Provider) service is from the property?

The above referenced parcel number is located on the north side of the W State Route 89A, approximately 700 feet west of Rodeo Road, within the City of Sedona.

Thank you in advance for your assistance.



Thank You !

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
In affiliation with:
Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado

Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

Sincerely,
David Nicolella
Project Manager and Land Planner

Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, AZ 86336

Office: (928) 202-3999, ext. #4
Email: DN@sefengco.com, *Web:* http://www.SeftonEngineeringConsultants.com

Project No.: 240802

Sefton Engineering Consultants
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Leonard Filner, Planner

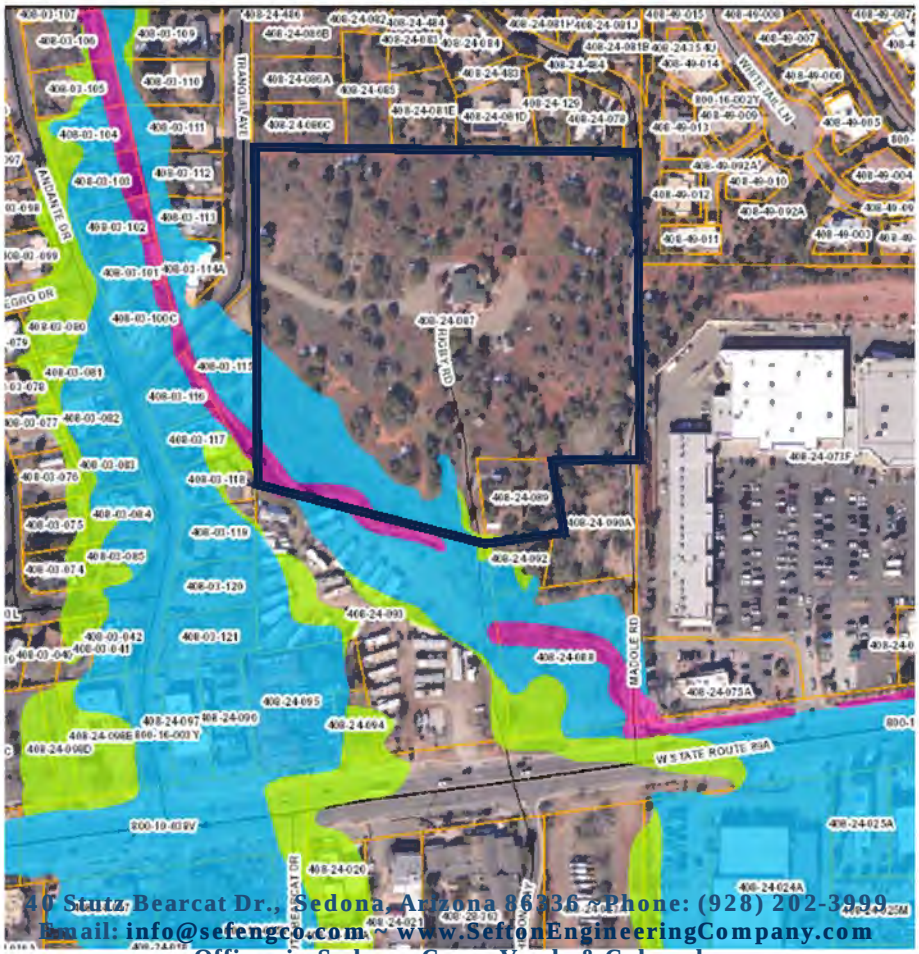
September 10, 2024

To: Cari Meyer
Planning Manager
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336

Regarding: **Spindelman & Soo Young Kim Zone Change Request for – APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road).**

Floodplain Information:

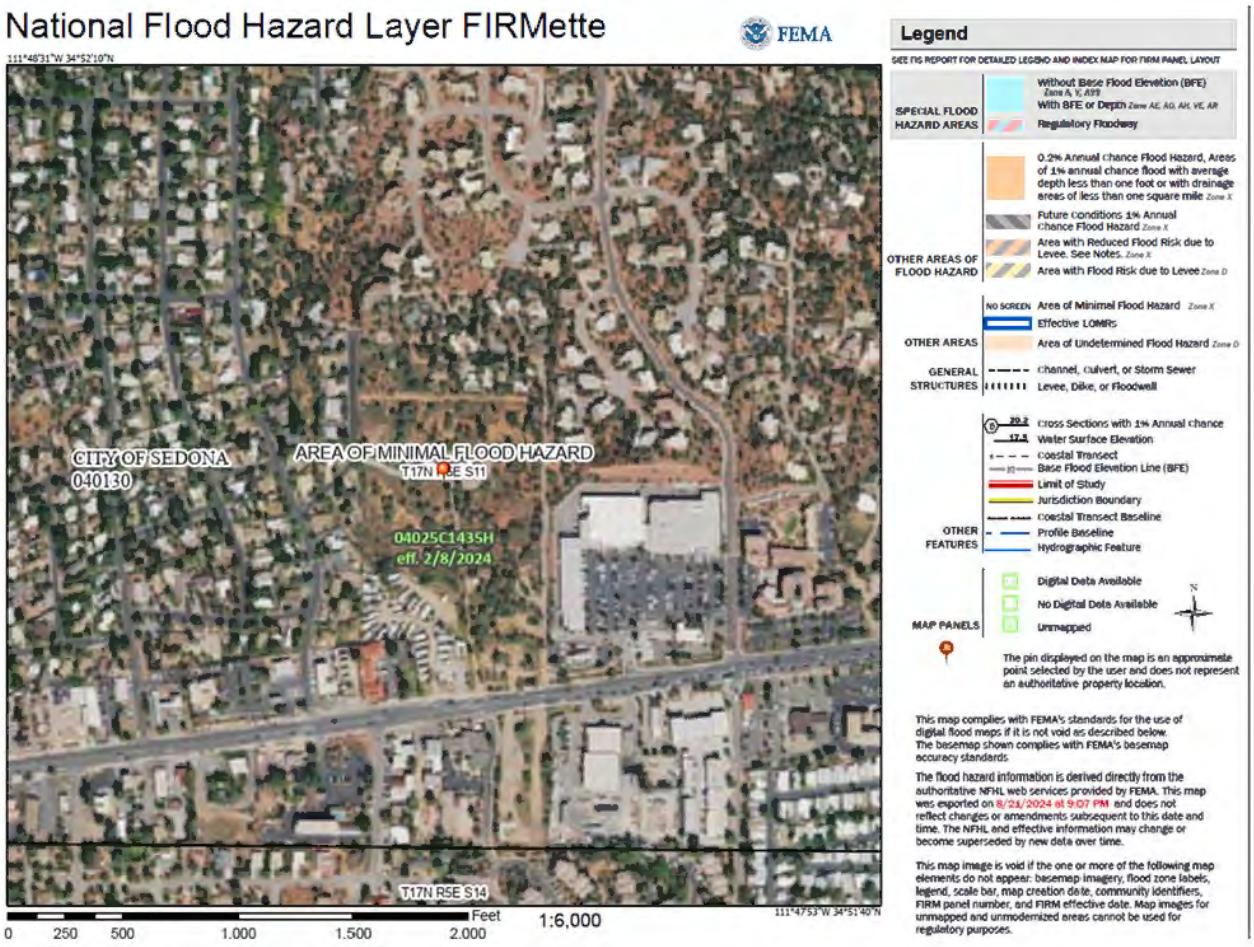
The southwest corner of this 9.8-Acre area, Assessor's Parcel Number: 408-24-087 and 0089, are within the City of Sedona's 100-year Flood Zone. In addition, these parcels are not with a FEMA floodplain area, see map on page 2.



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Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner



Thank You !

Sincerely,

Luke A. Sefton, P.E.
President/Principle Engineer

Project No.: 240802

Luke Sefton PE, CFM
Timothy Huskett, P.E., CFM
Dugan McDonald, R.L.S.
Clint Gillespie, R.L.S.
Sam Musser, Planner

September 10, 2024

Community Development Department
Attn: Cari Meyer, Planning Manager
102 Roadrunner Drive, Bldg. 104
Sedona, Arizona 86336

RE: Spindelman & Soo Young Kim Zone Change Request for – APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road).

Traffic Generation Statement

This letter outlines our findings regarding the trip generation of the proposed development located at 50 Tranquil Avenue and 80 Rigby Road within the City of Sedona, Yavapai County, Arizona. The site will consist of 196 apartment units. The property is located east of Tranquil Avenue and west of Madole Road and is currently partially developed. One access from Tranquil Avenue will be provided.

The purpose of this analysis is to identify the proposed project trip generation and determine whether the project would require a more detailed traffic analysis. Typically, a more detailed traffic analysis should be prepared for developments that would generate more than 100 vehicle trips within the peak hour. A detailed traffic analysis can be waived by the local official where impacts are deemed negligible.

The Institute of Transportation Engineers (ITE) Trip Generation Rates 9th Edition was used to obtain the trip generation rates for the proposed development based on a total of 200 apartment dwelling units. These estimations were calculated for the Average Weekday, AM Peak Hour and PM Peak Hour using land use Low Rise Apartment (ITE Code 221). The results of the calculations are shown below:

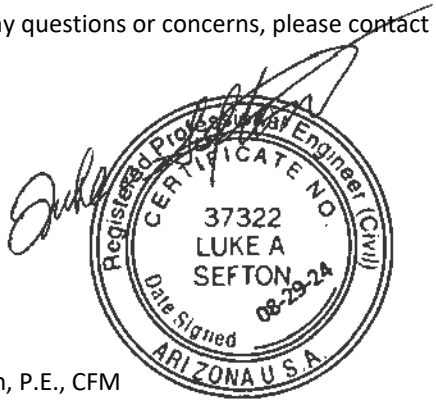
TRIP GENERATION **ITE CODE 221** **Low Rise Apartment** 196 Units	
AVERAGE WEEKDAY	
Average Rate = 6.59 trips per unit T = (6.59) x (196) Trips = 1292 **Trips**	
AM PEAK HOUR	
Average Rate = 0.46 trips per unit T = (0.46) x (196) Trips = 90 **Trips**	
21% Entering 19 Trips	79% Exiting 71 Trips
PM PEAK HOUR	
Average Rate = 0.58 trips per unit T = (0.58) x (196) Trips = 114 **Trips**	
65% Entering 74 Trips	35% Exiting 40 Trips

Luke Sefton PE, CFM
Timothy Huskett, P.E., CFM
Dugan McDonald, R.L.S.
Clint Gillespie, R.L.S.
Sam Musser, Planner

Based on the trip generation calculations, the proposed development is anticipated to generate more than 100 trip during the PM peak hour, therefore a comprehensive Traffic Impact Analysis is warranted. The proposed development is expected to generate 1,292 daily trips, of which 90 trips would occur in the AM Peak Hour and 114 trips would occur in the PM Peak Hour.

If you have any questions or concerns, please contact me at (928) 202-3999 or email me at ls@sefengco.com.

Sincerely,



Luke A. Sefton, P.E., CFM
Principle Engineer

AREA OF EASEMENTS OVER PARCELS
APN 408-24-087 & 408-24-089

PORTIONS OF THE SE 1/4, OF OF SECTION 11,
17N, R 5E, G.&S.R.&M., YAVAPAI COUNTY, ARIZONA

APN 408-24-087
EXHIBIT A
2015-0053355 WD

Parcel 1:

A tract of land in the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the South 300 feet of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No. 1, which point is identical to the Southwest corner of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11 and which point lies North 0 degrees 48 minutes West, 1303.5 feet from the South quarter corner of said Section 11;

Thence North 0 degrees 48 minutes West, 300 feet to Corner No. 2
Thence East 659.6 feet to Corner No. 3;
Thence South 0 degrees, 48 minutes East, 300 feet to Corner No. 4
Thence West 659.6 feet to the PLACE OF BEGINNING.

Parcel 2:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11 , Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the North 99.06 feet of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No.1, which point is identical to the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11 and which point lies North 0 degrees, 48 minutes West. 1303.5 feet from the South quarter corner of said Section 11;

Thence East 659.6 feet to Corner No. 2;
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Thence West 659.6 feet to Corner No.4;
Thence North 0 degrees, 48 minutes West, 99.06 feet to the PLACE OF BEGINNING.

Parcel 3:

A Tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner, which is 474.4 feet, North 7 degrees 30 minutes West of a point on the North right of way line of Highway 89A, as said right of way existed on August 16, 1951, that lies North 0 degrees, 48 minutes West 503.4 feet;

Thence North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11;

Thence North 7 degrees, 30 minutes West, 175 feet to the Northwest corner, which is a point on the South line of the Douglas Rigby Tract;

Thence East along said Rigby Tract, 336 feet more or less to the Northeast corner, which is a point on the East line of said West half of the Southwest quarter of the Southeast quarter of Section 11;

Thence South 0 degrees, 30 minutes East along said East line of said West half of the Southwest quarter of the Southeast quarter, 175 feet to the Southeast corner;

Thence is a straight line to the Southwest corner, which is the PLACE OF BEGINNING;

Parcel 4:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at Corner No. 1, which is a point on the West line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11 and which point lies South 0 degrees, 48 minutes East 99 feet from the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11;

Thence East 330 feet to Corner No. 2, which is on the center line of the roadway;
Thence South 7 degrees, 30 minutes East 315 feet to Corner No. 3;
Thence North 72 degrees, 14 minutes West, 387 feet, more or less, to intersect the West line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, to Corner No.4;

Thence North 0 degrees, 48 minutes, West, 194.3 feet to the PLACE OF BEGINNING.

Parcel 5:

A roadway easement for ingress and egress over and across a strip of land 30 feet in width along and adjacent to the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter, and the North half of the Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, beginning at a point on the North line of the right of way of State Highway 79 (now Alternate 89), at a point that lies North 47 degrees, 46 minutes, 16 seconds East, 881.31 feet from the South quarter corner of said Section 11, and running North 0 degrees, 48 minutes West 707.6 feet to the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11;

Parcel 6:

A roadway easement 30 feet in width, along a center line beginning at a point on the North right
of way line of State 79 (now Alternate 89), that lies North 0 degrees 48 minutes West, 503.4 feet and thence North 82 degrees, 19 minutes East 417 feet from the South quarter corner of said Section 11, and running;

Thence North 7 degrees, 41 minutes West, 749 feet to a point on the North line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, at a point 320 feet East of the Northwest quarter of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11.

Parcel 7:

An easement for a right of way for a roadway 30 feet in width, being 15 feet on the right and 15 feet on the left of a center line Beginning at corner No 2 as set forth in Parcel 4 above and running thence South 7 degrees, 30 minutes East, 649 feet, more or less to the North right of way line of Highway 89A, at a point that lies North 0 degrees, 48 minutes West, 503.4 feet and North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11.

EXHIBIT A
2017-0022886 CD

A tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at a point on the North right-of-way line of Highway 89A, that lies North 00° 48’ West, 503.4 feet; and North 32° 19’ East, 417 feet from the South quarter corner of said Section 11;

Thence North 7° 32’ West (recorded North 7° 30’ West) 337.0 feet to the Point of Beginning;
Thence North 7° 52’ West (recorded North 7° 30’ West) 137.4 feet to the Northwest corner of this tract;
Thence South 89° 19’ East, 138.6 feet to an iron pin in the Northeast corner of this tract;
Thence South 70° 27’ East, 118.5 feet to the Southeast corner of this tract;
Thence South 82° 50’ West, 136.2 feet to the Southwest corner of this tract and the Point of Beginning.

THIS MAP IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 13th DAY OF MARCH, 2025.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS LISTED IN 2015-0053356 JD ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC. TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THEREFORE, A TITLE SEARCH WOULD BE NECESSARY TO DETERMINE IF ADDITIONAL EASEMENTS AND ENCUMBRANCES, IF ANY, MAY AFFECT THE SUBJECT PROPERTY. THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND OR UTILITIES NOT INDICATED ON THIS PLAT.

SURVEYOR'S NOTES:
1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. THE INTENT OF THIS SURVEY IS TO PROVIDE AREA FOR EASEMENTS FOR THE REFERENCED PROPERTY.

3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDTIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

American Land Title Association® (ALTA®) Minimum Standard Detail Requirements
National Society of Professional Surveyors (NSPS) For ALTA/NSPS Land Title Surveys

TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. _____ Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. SEE MAP.
2. _____ Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. SEE MAP.
4. _____ Gross land area (and other areas if specified by the client). SEE MAP.
8. _____ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SEE MAP.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by: OBSERVED EVIDENCE: SEE MAP
14. _____ As specified by the client, distance to the nearest intersecting street. SEE MAP.
16. _____ Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NO EVIDENCE.

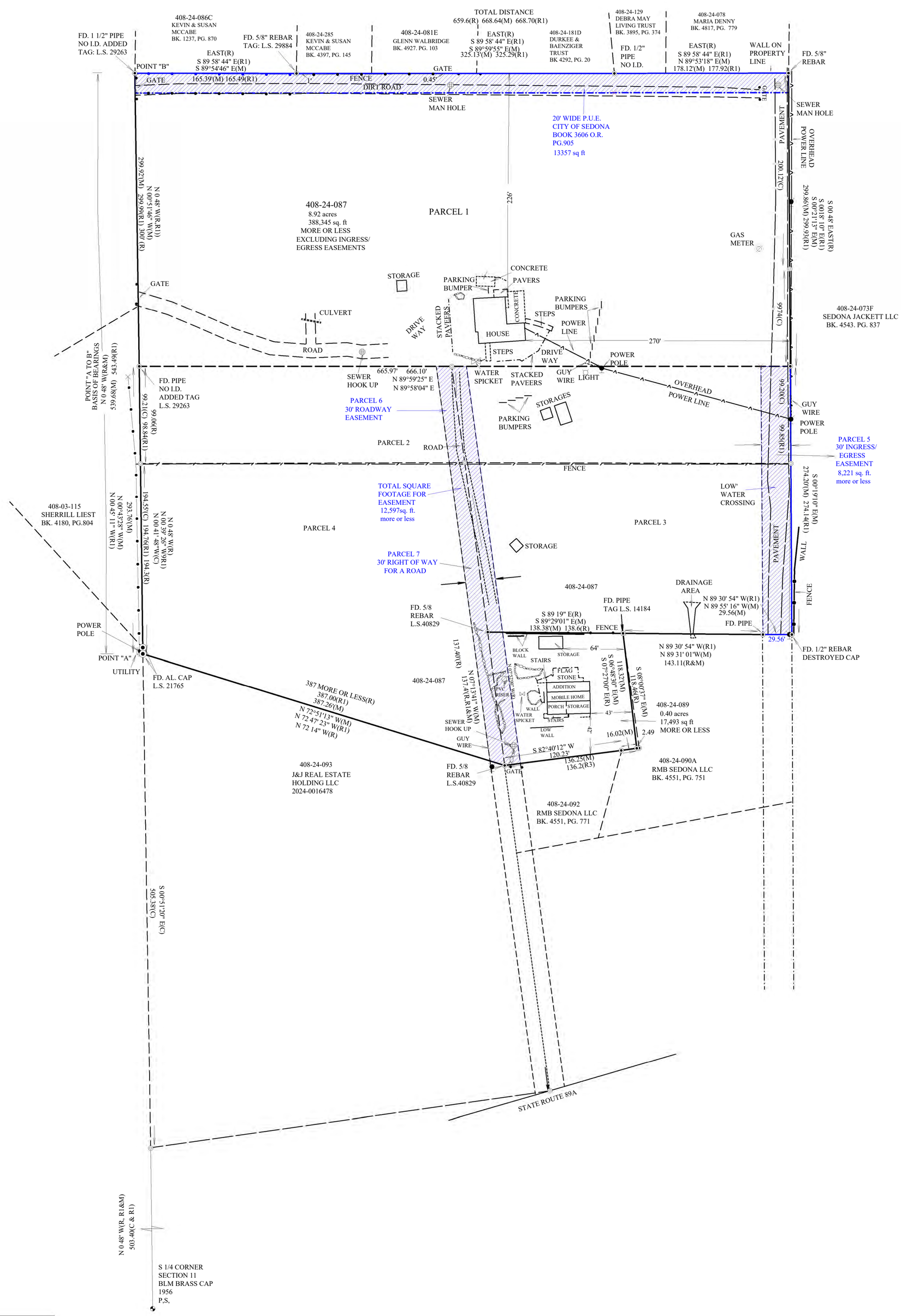
SCALE: 1"=60'
DATE: 03/13/2025

(R)=INSTRUMENT #2017-0022886
(R1)=20115-0053129-1
(M)=MEASURED
(C)=CALCULATED

RECORDED LAND SURVEYS REVIEWED:
2015-0053129-1 PLUS
L.S. 183. PG. 68-70

A BRASS TAG STAMPED L.S. 29263 HAS BEEN ATTACHED TO ACCEPTED MONUMENTS THAT DID NOT HAVE ANY I.D.

◎ = NOT FOUND OR SET



03/13/2025

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ. 86322
(928) 282- 5686 (928) 567-2833

ALTA/NSPS LAND TITLE SURVEY

PORTIONS OF THE SE 1/4, OF OF SECTION 11,
17N, R 5E, G.&S.R.&M., YAVAPAI COUNTY, ARIZONA

APN 408-24-087
EXHIBIT A
2015-0053355 WD

Parcel 1:

A tract of land in the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the South 300 feet of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

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Thence North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11;

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Thence South 82° 50' West, 136.2 feet to the Southwest corner of this tract and the Point of Beginning.

THIS MAP IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 12th DAY OF NOVEMBER, 2024.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

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3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDTIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATION TO : KIM SOO YOUNG & JAMES SPINDLEMAN

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,4,8, 11 (observed evidence) 14 & 16 of Table A thereof.

The fieldwork was completed on 11/10/2024.
Date of Plat or Map: 11/12/2024

TIMOTHY L. HAMMES R.L.S. 29263

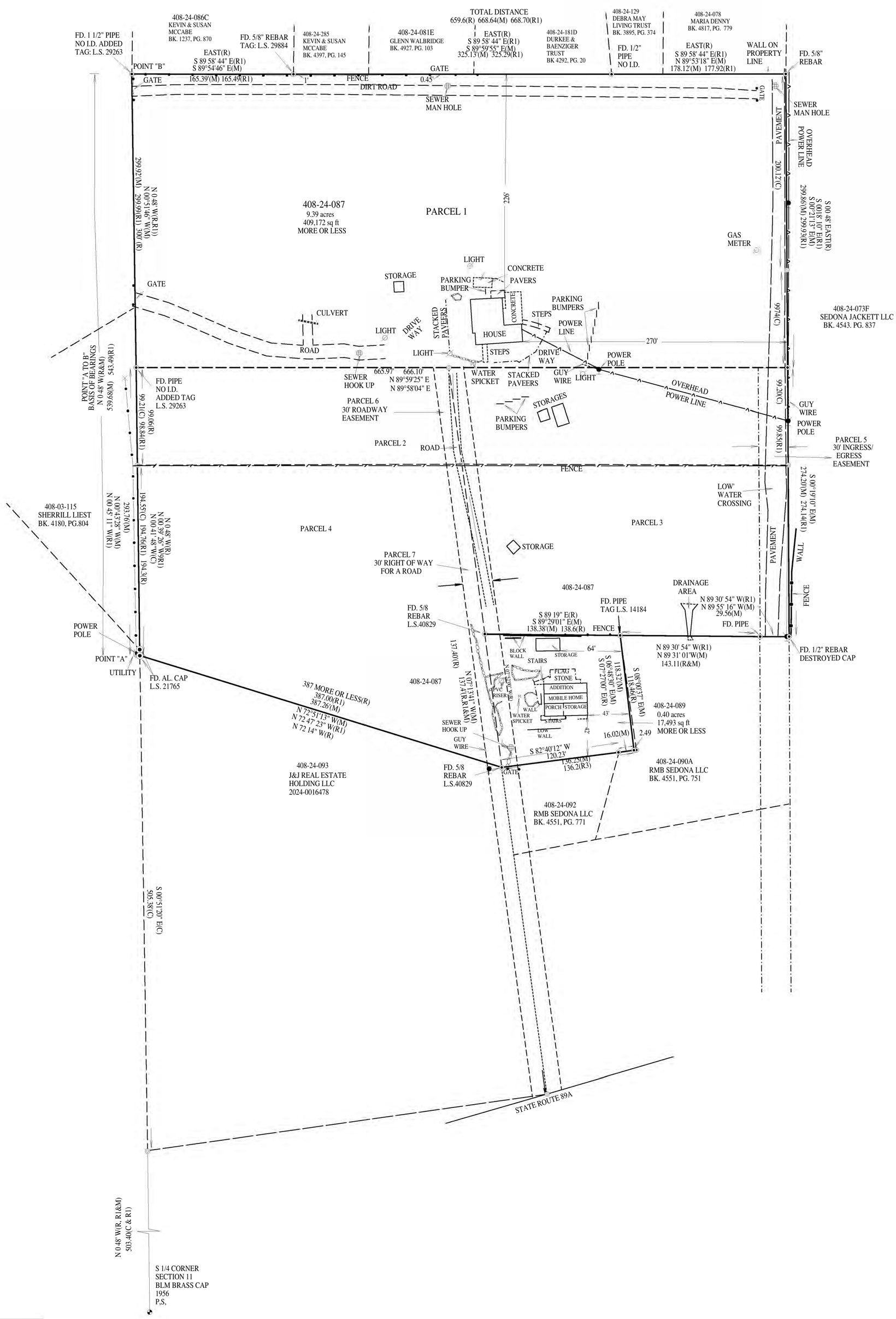
SCALE: 1"=60'
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L.S. 183. PG. 68-70

A BRASS TAG STAMPED L.S. 29263 HAS BEEN ATTACHED TO ACCEPTED MONUMENTS THAT DID NOT HAVE ANY I.D.

= NOT FOUND OR SET



American Land Title Association® (ALTA®) Minimum Standard Detail Requirements
National Society of Professional Surveyors (NSPS) For ALTA/NSPS Land Title Surveys

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4. _____ Gross land area (and other areas if specified by the client). SEE MAP.
8. _____ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SEE MAP.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by: OBSERVED EVIDENCE: SEE MAP
14. _____ As specified by the client, distance to the nearest intersecting street. SEE MAP.
16. _____ Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NO EVIDENCE.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29263
TIMOTHY L. HAMMES
Date Signed.....
ARIZONA U.S.A.

11/12/2024

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ. 86322
(928) 282- 5686 (928) 567-2833

TREE LOCATION SURVEY
APN 408-24-087 & 408-24-089

PORTIONS OF THE SE 1/4, OF SECTION 11,
17N, R 5E, G.&S.R.&M., YAVAPAI COUNTY, ARIZONA

SCALE: 1"=60'
DATE: 05/21/2025

(R)=INSTRUMENT #2017-0022886
(R1)=20115-0053129-1
(M)=MEASURED
(C)=CALCULATED

RECORDED LAND SURVEYS REVIEWED:
2015-0053129-1 PLUS
L.S. 183. PG. 68-70

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 21st DAY OF MAY, 2025.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

THIS SURVEY MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED DURING THE MONTH OF APRIL, 2025, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LIMITATION OF LIABILITY:
THE SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE GENERAL PUBLIC AND CLIENT ARE ON NOTICE THAT THIS SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE CONTRACT BETWEEN HAMMES SURVEYING LLC AND SAID CLIENT.

SCOPE OF SERVICES

THE SERVICE PROVIDED IN THIS BOUNDARY SURVEY INCLUDES THE FOLLOWING:
1. LOCATING EXISTING TREES WITH A TRUNK DIAMTER OF FOUR INCHES OR GREATER AT CHEST HEIGHT.

ACCEPTANCE OF THIS PLAT SIGNIFIES THE ACCEPTANCE OF THESE SERVICES.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS SUPPLIED BY CLIENT ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC. TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THEREFORE, A TITLE SEARCH WOULD BE NECESSARY TO DETERMINE IF ADDITIONAL EASEMENTS AND ENCUMBRANCES, IF ANY, MAY AFFECT THE SUBJECT PROPERTY. THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND OR UTILITIES NOT INDICATED ON THIS PLAT.

SURVEYOR'S NOTES:
1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PROPERTY.

3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDTIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. SEE PREVIOUS ALTA/NSPS LAND TITLE SURVEY FOR MORE INFORMATION.

NOTE: TREES AS SHOWN ON THIS PLAT AND ACCOMPANING DIGITIZED FILE ARE FOR GRAPHIC REFERENCE. CANOPY DISTANCES ARE AVERAGED FOR EACH TREE. PLEASE NOTIFY SURVEYOR FOR SPECIFIC TREE LOCATION OF ANY TREE FOR CONSTRUCTION PURPOSES AT NO ADDITIONAL CHARGE.

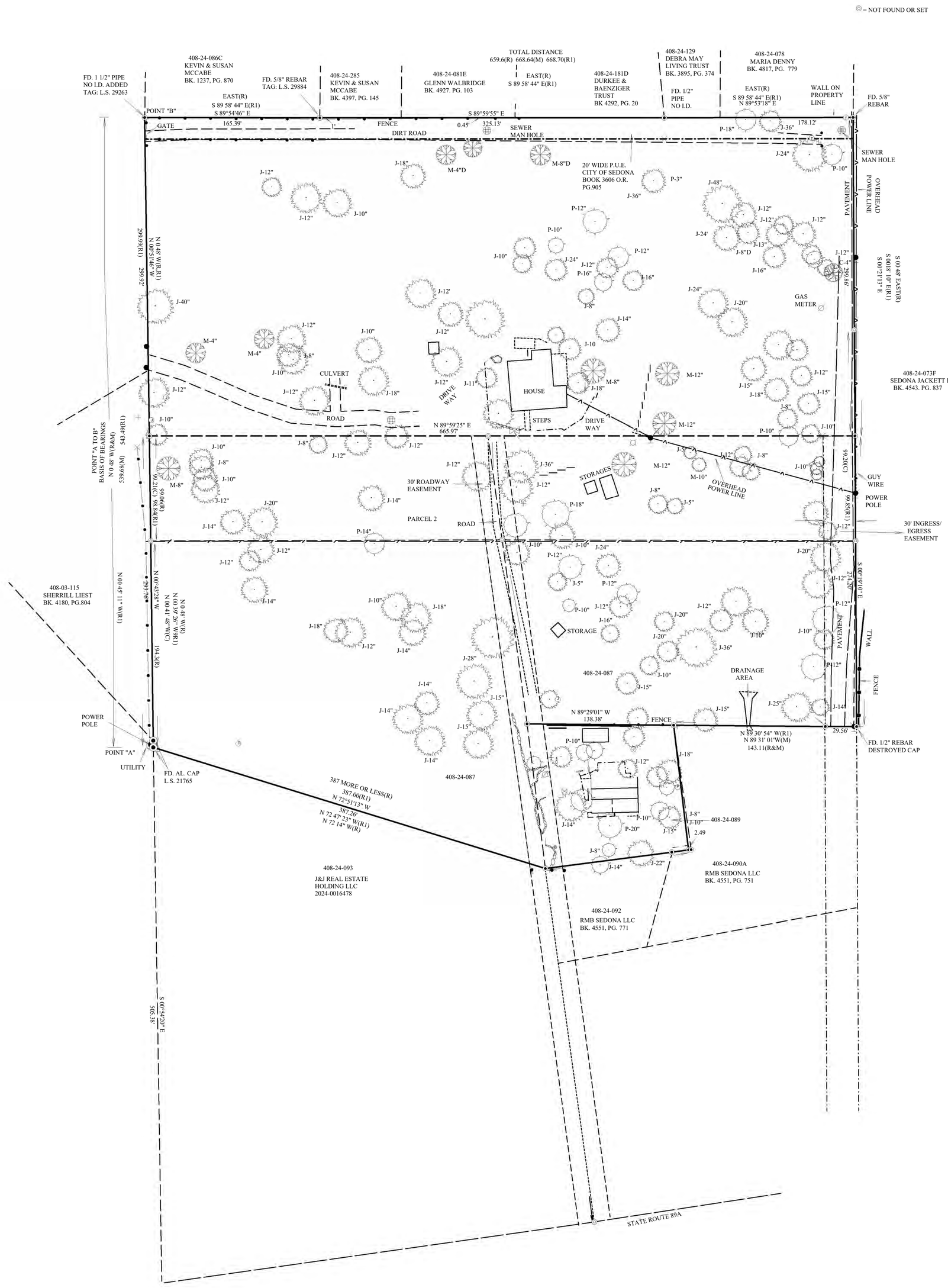
TREE KEY

J-12" = JUNIPER TREE WITH A TRUNK DIAMETER OF APPROXIMATELY 12 INCHES.

P-12" = PINE TREE WITH A TRUNK DIAMETER OF APPROXIMATELY 12 INCHES.

C-12" = ARIZONA CYPRESS TREE WITH A TRUNK DIAMETER OF APPROXIMATELY 12 INCHES.

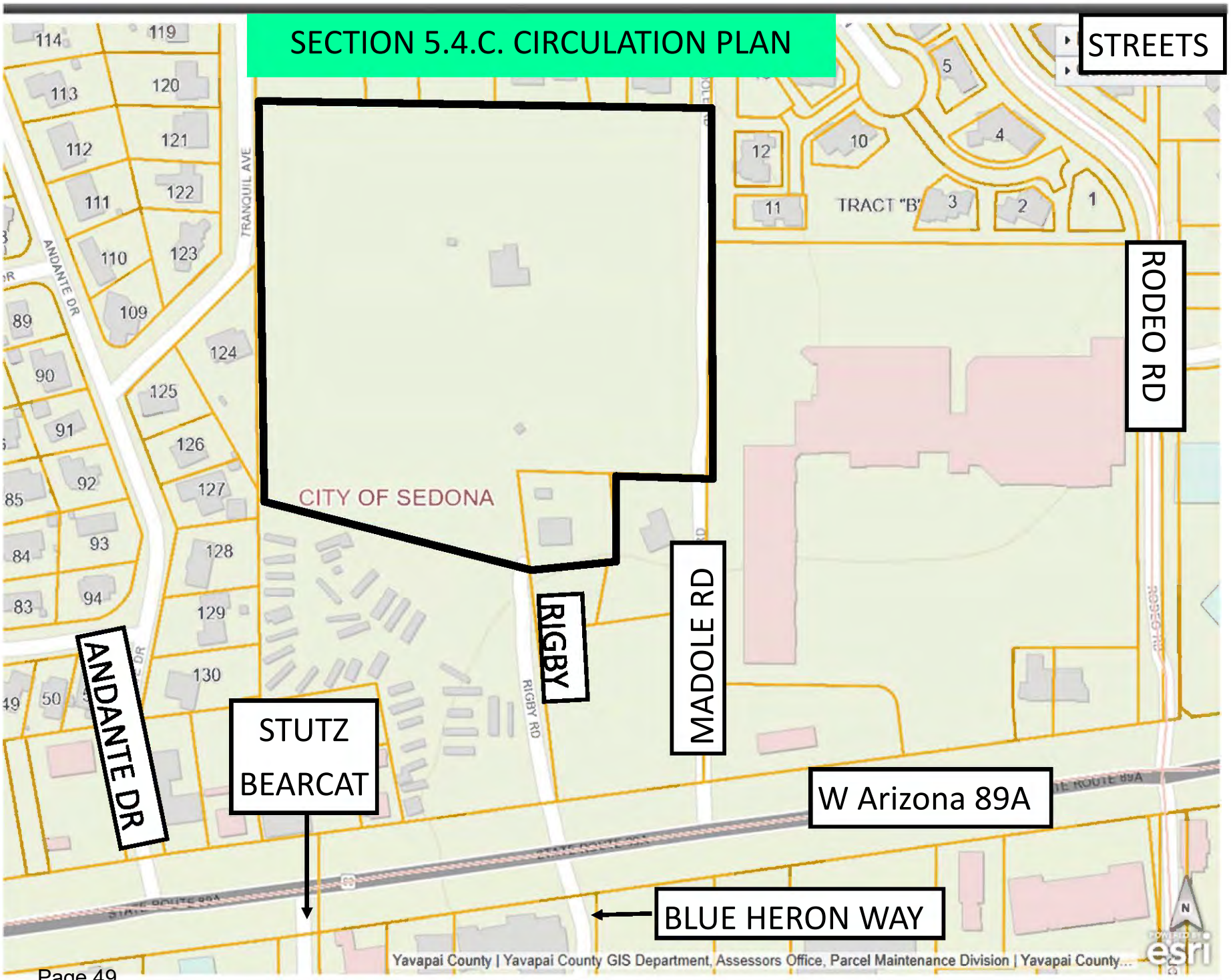
M-12" = MESQUITE TREE WITH A TRUNK DIAMETER OF APPROXIMATELY 12 INCHES.



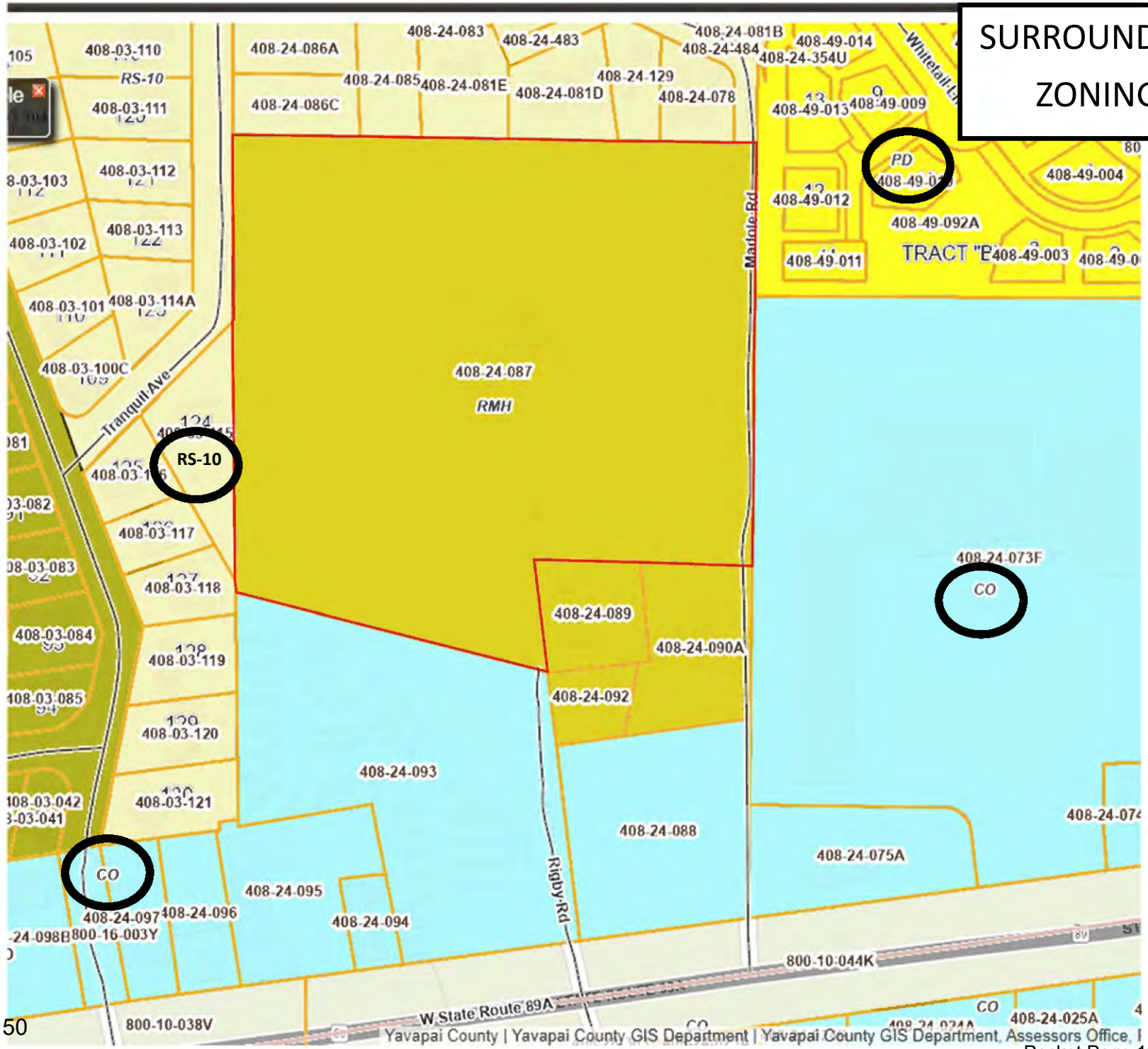
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29263
TIMOTHY L.
HAMMES
Date Signed.....
ARIZONA U.S.A.

05/21/2025

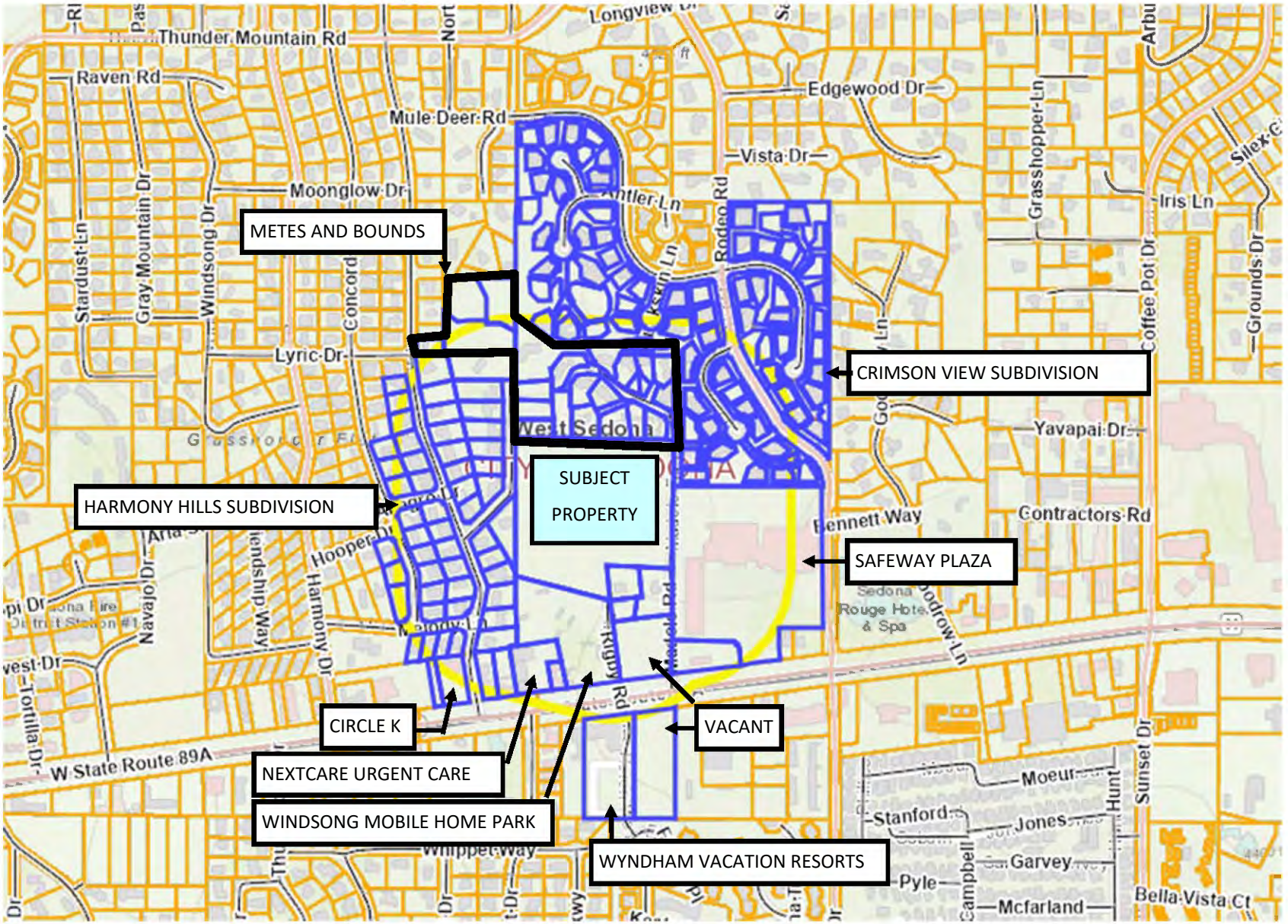
HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ. 86322
(928) 282- 5686 (928) 567-2833

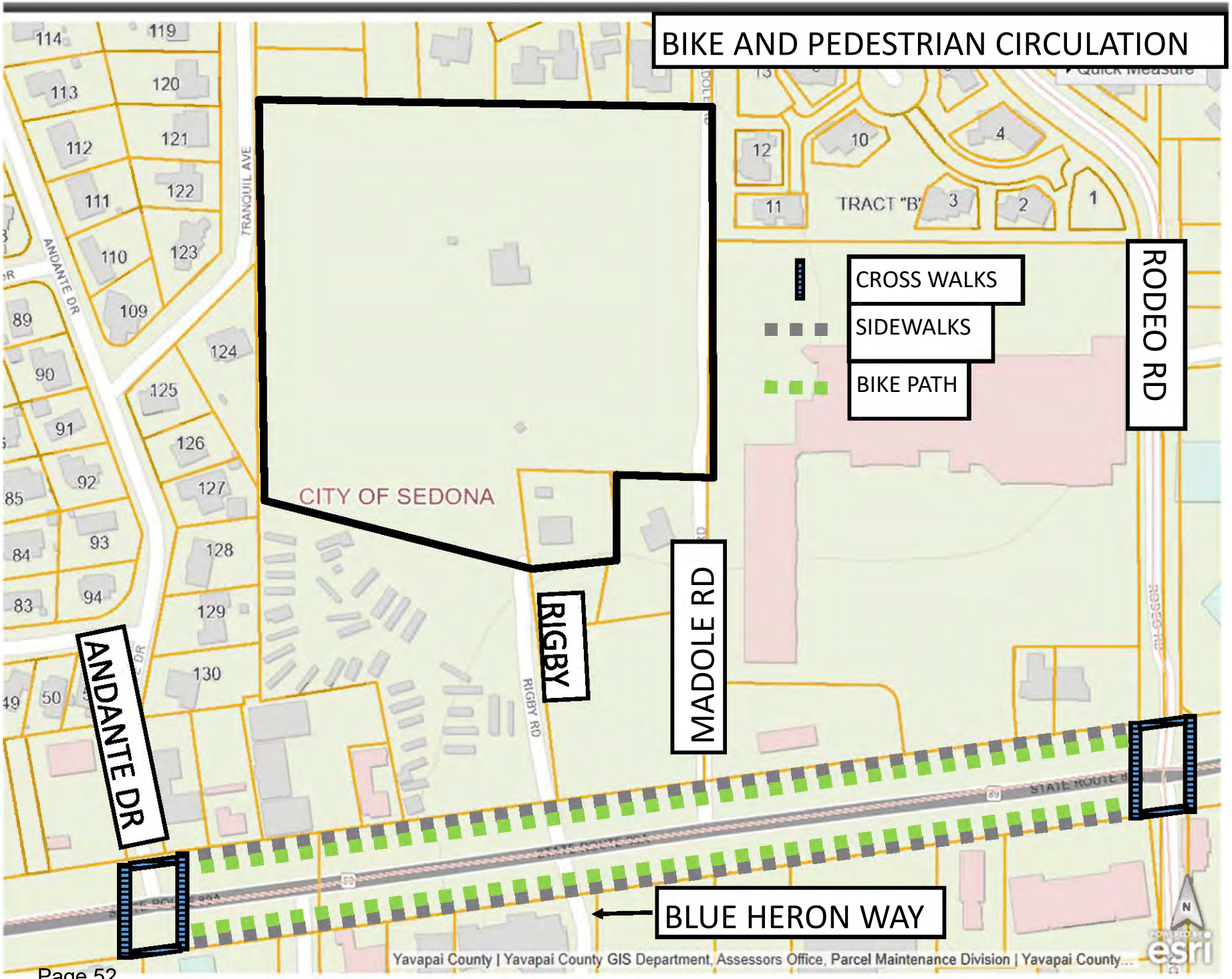

SECTION 5.4.C. CIRCULATION PLAN
STREETS
CITY OF SEDONA
RODEO RD
MADOLE RD
RIGBY
ANDANTE DR
STUTZ BEARCAT
W Arizona 89A
BLUE HERON WAY
TRACT "B"
TRANQUIL AVE
ANDANTE DR
RIGBY RD
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...

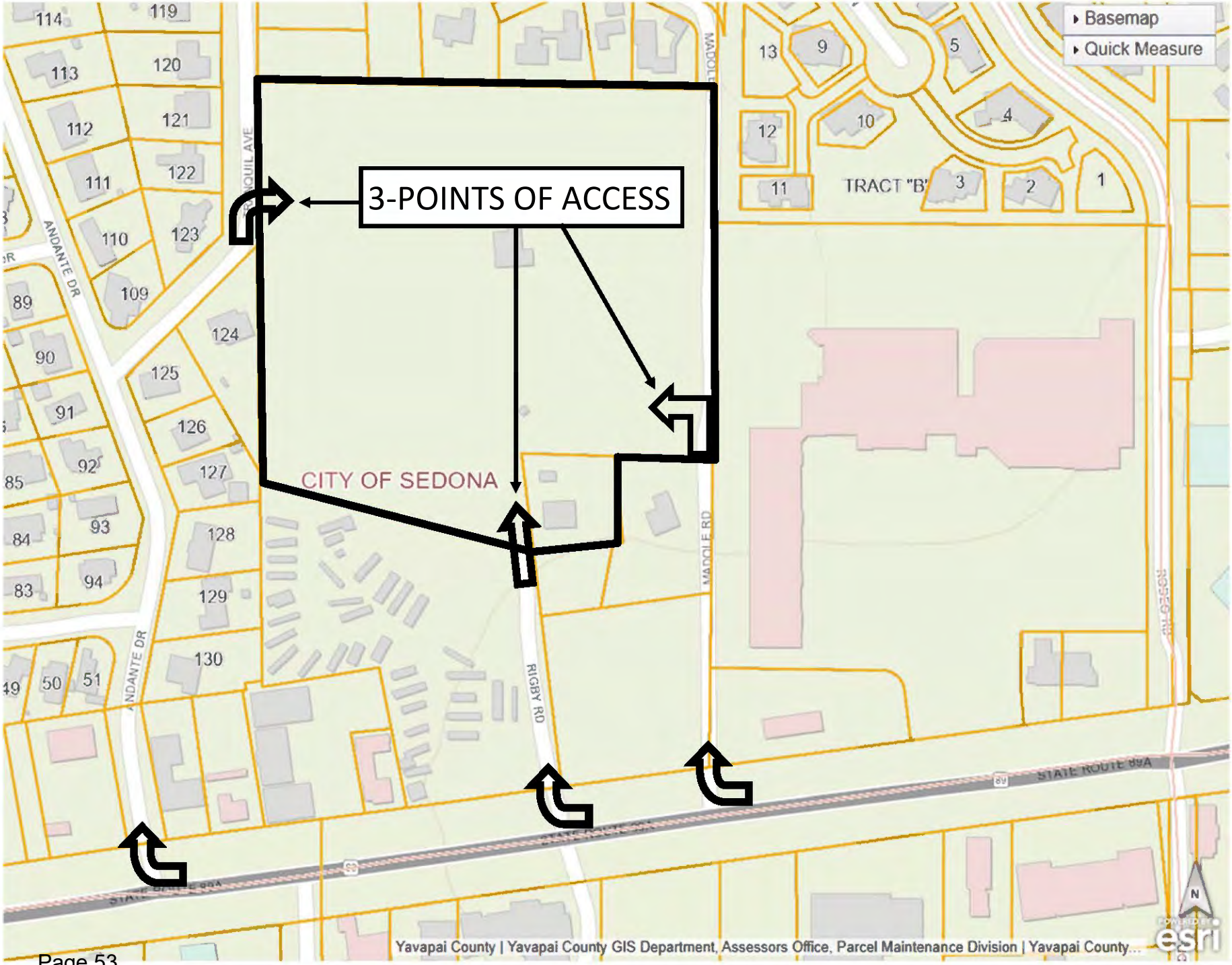
SURROUNDING ZONING

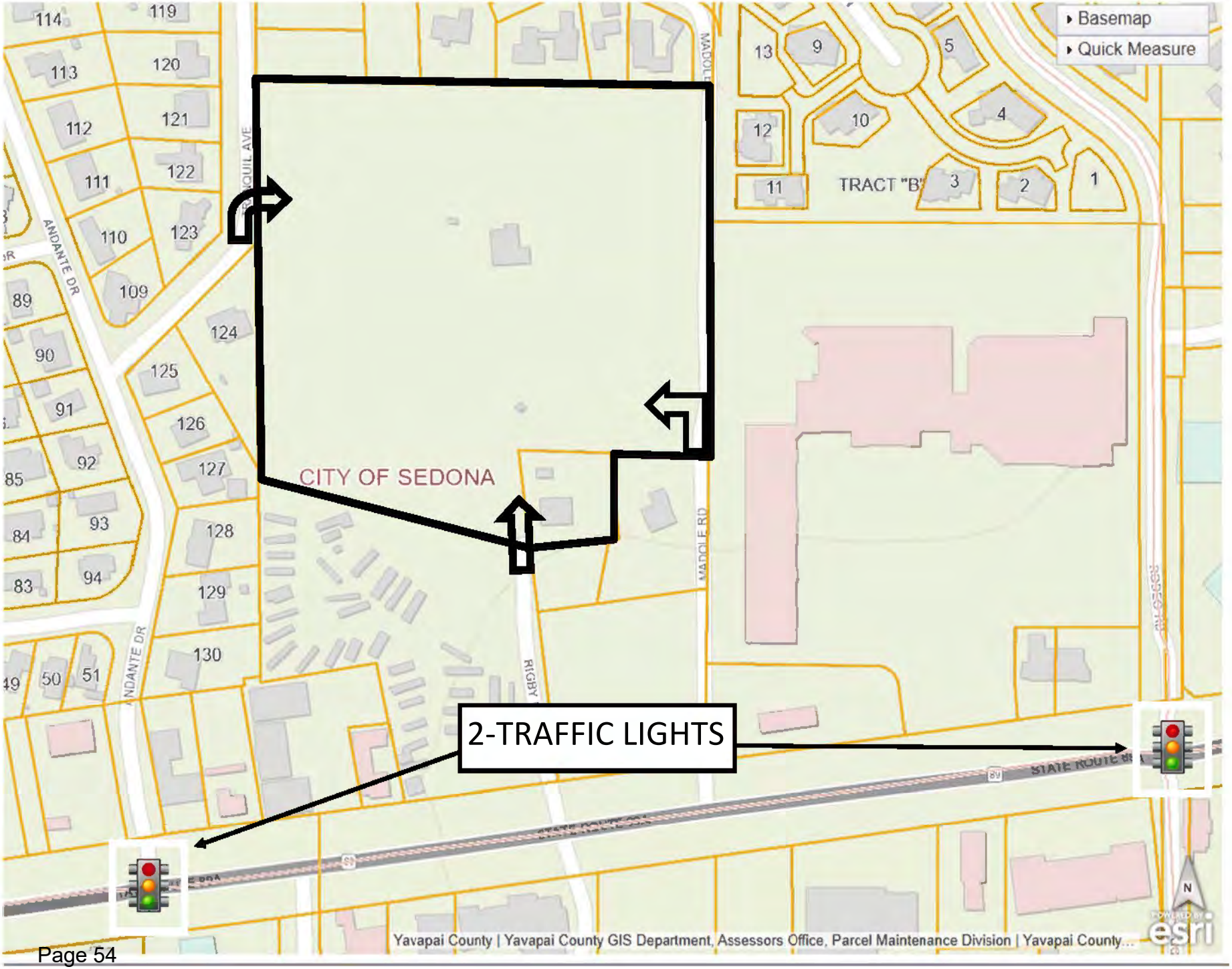


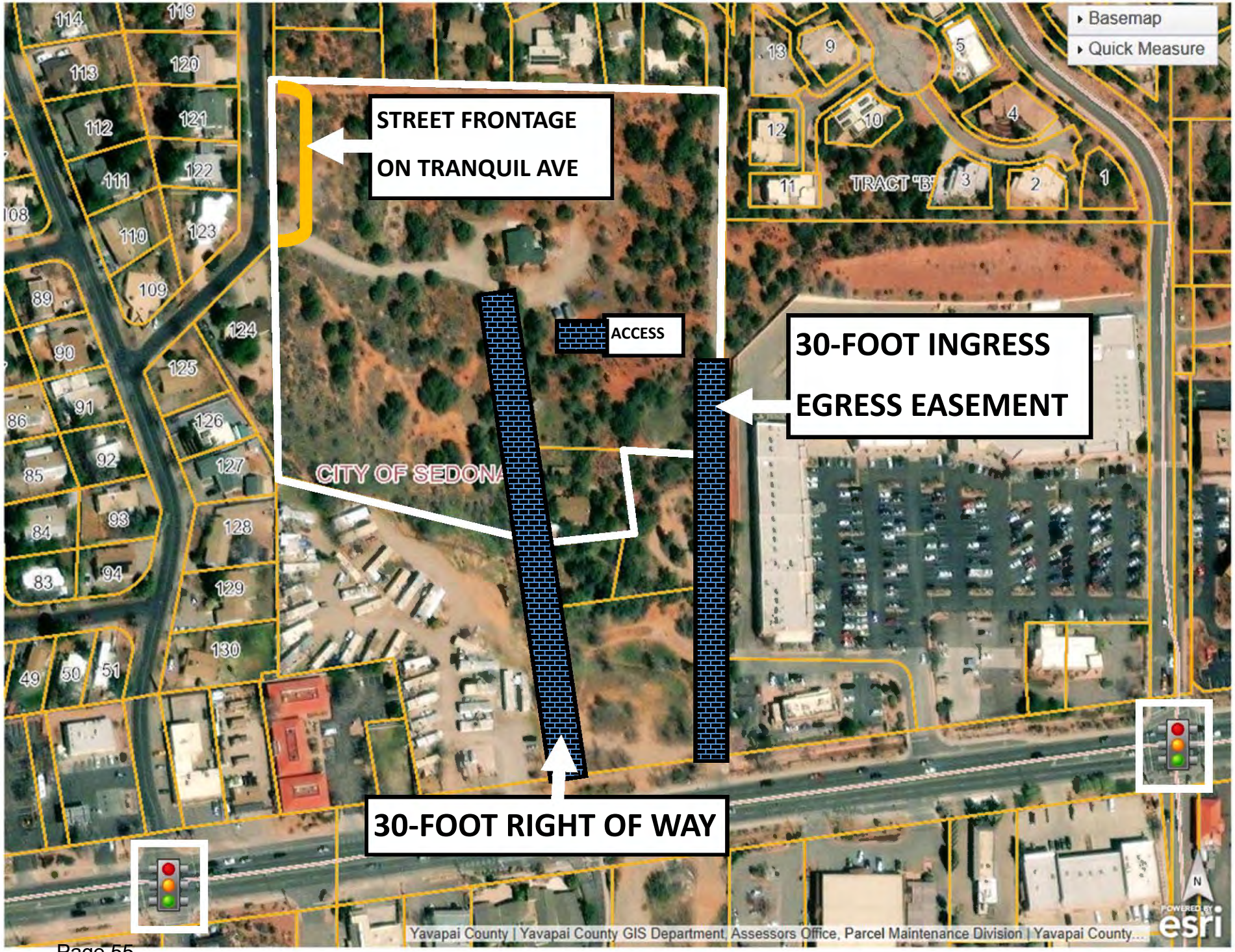
SURROUNDING 500-FEET




BIKE AND PEDESTRIAN CIRCULATION
CROSS WALKS
SIDEWALKS
BIKE PATH
CITY OF SEDONA
RODEO RD
MADOLE RD
RIGBY
ANDANTE DR
BLUE HERON WAY
TRACT "B"
TRANQUIL AVE
ANDANTE DR
RIGBY RD
STATE ROUTE 89A
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...
esri


3-POINTS OF ACCESS
CITY OF SEDONA
TRACT "B"
ANDANTE DR
RIGBY RD
MADDLE RD
STATE ROUTE 89A
Basemap
Quick Measure
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...


CITY OF SEDONA
2-TRAFFIC LIGHTS
TRACT "B"
ANDANTE DR
MIDDLE RD
Basemap
Quick Measure
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...


STREET FRONTAGE
ON TRANQUIL AVE
ACCESS
30-FOOT INGRESS
EGRESS EASEMENT
30-FOOT RIGHT OF WAY
CITY OF SEDONA
TRACT "B"
Basemap
Quick Measure
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...
esri

Luke Sefton, PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

November 19, 2024

To: Cari Meyer
Planning Manager
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336

Regarding: **Spindelman & Soo Young Kim Zone Change Request for – APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road).**

Citizen Participation Plan:

Sefton Engineering will complete mailings to the neighbors informing them of this rezone request. The request is to change the current **RMH: Single-Family and Manufactured Home TO: RM-3: High-Density Multifamily**

Thank You !

1-FOOT TOPOGRAPHY

OF PARCEL 408-24-087 LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA

EXHIBIT "A" LEGAL DESCRIPTION
(FROM THE REFERENCED TITLE REPORT)

Parcel 1:

A tract of land in the Southwest quarter of the Northwest quarter of the Southeast quarter of section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the South 300 feet of said Southwest quarter of the Northwest quarter of the Southwest quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No. 1, which point is identical to the Southwest corner of said Southwest quarter of the Northwest quarter of th Southeast quarter of Section11 and which point lies North 0 degrees, 48 minutes West, 1303.50 feet from the South corner of said Section 11;

Thence North 0 degrees, 48 minutes West, 300.00 feet to corner No. 2;

Thence East 659.60 feet to corner No. 3;

Thence South 0 degrees, 48 minutes East, 300 feet to corner No. 4;

Thence West 659.60 feet to the PLACE OF BEGINNING.

Parcel 2:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the North 99.06 feet feet of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No.1, which point is identical to the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11 and which point lies North 0 degrees, 48 minutes West, 1303.50 feet from the South quarter corner of said Section 11;

Thence East 659.60 feet to Corner No. 2;

Thence South 0 degrees, 48 minutes East, 99.06 feet to Corner No. 3;

Thence West 659.60 feet to Corner No. 4;

Thence North 0 degrees, 48 minutes West, 99.06 feet to the PLACE OF BEGINNING.

Parcel 3.

A tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila ans Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner, which is 474.40 feet, North 7 degrees, 30 minutes West of a point on the North right of way line of Highway 89A, as said right of way existed on August 16, 1951, that lies North 0 degrees, 48 minutes West 503.40 feet;

Thence North 82 degrees, 19 minutes East, 417.00 feet from the South quarter corner of said Section 11;

Thence North 7 degrees, 30 minutes West, 175.00 feet to the Northwest corner, which is a point on the South line of the Douglas Rigby Tract;

Thence East along said Rigby Tract 336.00 feet more or less to the Northeast corner, which is a point on the East line of the said West half of the Southwest quarter of the Southeast quarter of section 11;

Thence South 0 degrees, 30 minutes East along said East line of said West half of the Southwest quarter of the Southeast quarter, 175.00 feet to the Southeast corner;

Thence is a straight line to the Southwest corner, which is the PLACE OF BEGINNING.

Parcel 4:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at Corner No.1, which is a point on the West line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said section 11 and which point lies South 0 degrees, 48 minutes East 99 feet from the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11;

Thence East 330.00 feet to Corner No.2, which is on the center line of the roadway;

Thence South 7 degrees, 30 minutes East, 315.00 feet to Corner No. 3;

Thence North 72 degrees, 14 minutes West, 387.00 feet, more or less, to intersect the West line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, to Corner No. 4;

Thence North 0 degrees, 48 minutes West, 194.30 feet to the PLACE OF BEGINNING.

Parcel 5:

A roadway easement for ingress and egress over and across a strip of land 30.00 feet in width along and adjacent to the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter, and the North half of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 11, Beginning at a point on North the line of the right of way of State Highway 79 (now Alternate 89), at a point that lies North 47 degrees, 46 minutes, 16 seconds East, 881.31 feet from the South quarter corner of said Section 11, and running North 0 degrees, 48 minutes West 707.60 feet to the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11.

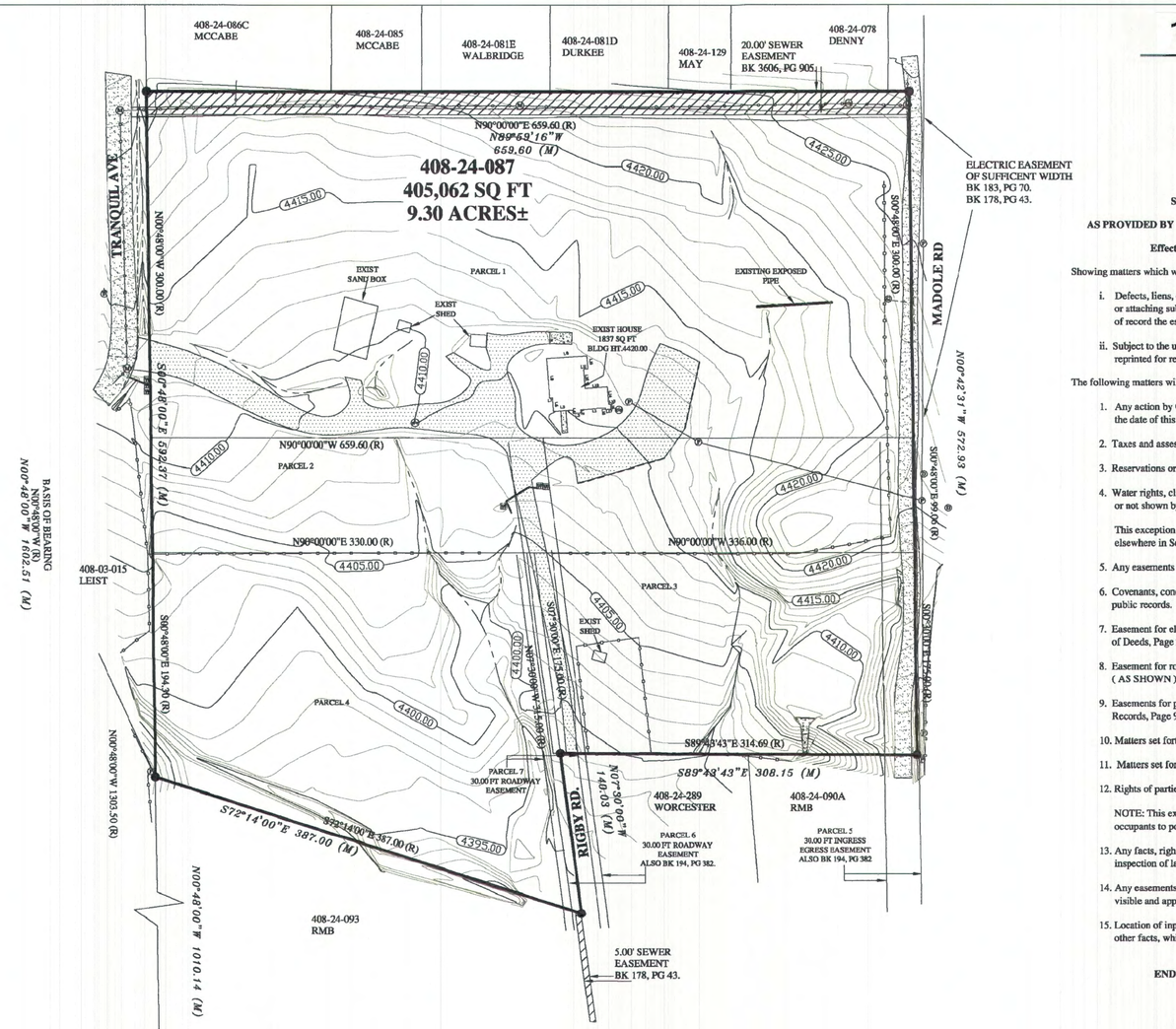
Parcel 6:

A roadway easement 30.00 feet in width, along a center line beginning at a point on the North right of way line of State Highway 79 (now Alternate 89), that lies North 0 degrees, 48 minutes West 503.40 feet and thence North 82 degrees, 19 minutes East 417.00 feet from the South quarter corner of said Section 11, and running

Thence North 7 degrees, 41 minutes West, 749.00 feet to a point on the North line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11. at a point 320.00 feet East of the Northwest quarter of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11.

Parcel 7:

An easement for a right of way for a roadway 30.00 feet on width, being 15.00 feet on the right and 15.00 feet on the left of a center line beginning at Corner No. 2 as set forth in Parcel 4 above, and running thence South 7 degrees, 30 minutes East 649.00 feet, more or less to the North right of way line of Highway 89A, at a point that lies North 0 degrees, 48 minutes West, 503.40 feet and North 82 degrees, 19 minutes East, 417.00 feet from the South quarter corner of said Section 11.



SCHEDULE B- SECTION II
EXCEPTIONS
AS PROVIDED BY STEWART TITLE GUARANTY COMPANY
FILE No. 05501-11545
Effective date: August 04, 2015 at 5:00 PM

Showing matters which will be excepted in the Policy unless the same are disposed of to the satisfaction of the Company.

i. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

ii. Subject to the usual printed exclusions and exceptions contained in the regular form of policy, reprinted for reference on the Addendum attached hereto.

The following matters will be excepted in Schedule B of The Policy to be issued:

1. Any action by County assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of this Policy of Title Insurance.
2. Taxes and assessments collectible by the County Treasurer, a lien not yet due payable for the year 2015.
3. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
4. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.

   This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
5. Any easements or servitudes appearing in the public records.
6. Covenants, conditions, restrictions, leases or grants, exception or reservation of minerals, if any, appearing in the public records.
7. Easement for electric lines and poles and rights incident thereto, as set forth in instrument recorded in Book 186 of Deeds, Page 293.
8. Easement for roadway and rights incident thereto, as set forth in instrument recorded in Book 194 of Deeds, Page 382. (AS SHOWN)
9. Easements for public utilities and rights incident thereto, as set forth in instrument recorded in Book 3606 of Official Records, Page 905. (AS SHOWN)
10. Matters set forth on ALTA/ACSM Land Title Survey, recorded in Book 178 of Land Surveys, Pages 43-53. (AS SHOWN)
11. Matters set forth on ALTA/ACSM Land Title Survey, recorded in Book 183 of Land Surveys, Pages 68-70. (AS SHOWN)
12. Rights of parties in possession.

    NOTE: This exception may be made more specific upon our examination of documents, which entitle the occupants to possession.
13. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of land or by making inquiry of persons in possession thereof.
14. Any easements or rights of way not disclosed by those public records which impart constructive notice and which are not visible and apparent from an inspection of the surface of said land.
15. Location of inprovements, easements, discrepancies, conflicts in boundary lines, shortage in area, enchroachments or any other facts, which a correct survey would disclose..

END OF SCHEDULE B- SECTION II

SURVEYOR'S CERTIFICATE

To: PACIFIC SOUTHWEST DIST WESLEYAN CHURCH, STEWART TITLE & TRUST OF PHEONIX, INC. AND STEWART TITLE GUARANTY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes items 1, 4, 5, 7(a), 7(b)(i), 7(c), 11(a), 11(b), and 13 table A thereof. The field work was completed on September 3, 2015. and is true and accurate to the best of my knowledge and belief.

Date: 09/10/15

Dugan Lee McDonald R.L.S. 26925

LEGEND:

- (P) INDICATES POWER POLE
- (D) INDICATES DOWN GUY (WIRE)
- (C/O) INDICATES CLEAN-OUT
- (F) INDICATES FIRE HYDRANT
- (M) INDICATES MANHOLE
- (G) INDICATES GAS RISER
- (T) INDICATES TELEPHONE RISER
- (W) INDICATES WATER BOX
- INDICATES CEDAR TREE
- INDICATES PINE TREE
- (S/V) INDICATES SEWER VALVE
- ● INDICATES FOUND MONUMENT AS NOTED
- ○ INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 26925"
- (M) INDICATES MEASURED FIELD DIMENSION
- INDICATES SEWER BLUESTAKE
- INDICATES WATER LINE BLUESTAKE
- INDICATES NATURAL GAS BLUESTAKE
- ×###.## INDICATES SPOT ELEVATION

(R) INDICATES RECORD DIMENSION FOUND ON THAT TITLE REPORT, PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE No 05501-11545

SURVEYORS NOTES

1. THIS ALTA/ACSM LAND TITLE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER ABOVE GROUND IMPROVEMENTS, SITUATED ON THE PROPERTY AS SHOWN HEREIN.
2. CERTIFICATE BY SURVEYOR IS LIMITED TO THAT WHICH IS, VISIBLE ONLY, ABOVE OR ON THE GROUND SURFACE, AND LIMITED TO INFORMATION AS PROVIDED WITHIN TITLE REPORT PROVIDED BY STEWART TITLE GUARANTY COMPANY FILE No. 05501-11545.
3. MEASURED LAND AREA:SEE INDIVIDUAL PARCEL AS CONTAINED WITH THE DESCRIPTION PROVIDED HEREON.
4. SURVEYED PROPERTY WAS NOT UNDER CONSTRUCTION AT THE TIME THIS SURVEY WAS PERFORMED.
5. THIS PRINT OF SURVEY AS CAPTIONED HEREIN, WAS PREPARED UNDER MY DIRECT SUPERVISION.
6. THE SURVEY CORRECTLY SHOWS A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED THEREON.
7. THE PRINT OF THIS SURVEY REFLECTS BOUNDARY LINES OF THE DESCRIBED LAND WHICH CLOSE BY ENGINEERING CALCULATIONS AND DO NOT REFLECT ANY BOUNDARY DISPUTES.
8. THERE ARE NO EASEMENTS, PERMANENT STRUCTURES, IMPROVEMENTS, ENCROACHMENTS, RIGHT-OF-WAY, MEANS OF INGRESS OR EGRESS, PUBLIC STREETS OR ROADWAYS, CURB CUTS, ACESS ROADS, MEANS BY WHICH UTILITIES SERVICING THE LAND ENTER THE LAND, DRAINAGE OR, UTILITY LINES, UTILITY CONNECTIONS, LIFT STATIONS, OR SIMILAR FACILITIES UPON OR SERVICING THE LAND. PARTY WALL, OR USE AFFECTING THIS LAND, NOR ANY OVERHANGS OF ANY IMPROVEMENTS UPON ANY EASEMENTS, RIGHT OF WAY OR ADJACENT LAND UPON THIS LAND, THAT THE SURVEYOR OBSERVED OR HAS BEEN MADE AWARE OF AT TIME OF THIS SURVEY EXCEPT AS SHOWN HEREIN.
9. ALL RECORDED EASEMENTS, RIGHTS OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING THE LAND AS LISTED WITHIN THE REFERENCED TITLE REPORT HAVE BEEN CORRECTLY SHOWN ON THE SURVEY.
10. THE LAND AS DESCRIBED HEREIN HAS ACCESS TO AND FROM THE NAMED, DEDICATED AND ACCEPTED PUBLIC ROADWAYS.
11. THERE ARE NO VISIBLE STREAMS, LAKES, WATERWAYS ON OR RUNNING THROUGH THE LAND, CEMETERIES OR BURIAL GROUNDS, EXCEPT AS EXPRESSLY SHOWN ON THE SURVEY.
12. ENCROACHMENTS EXIST ON THE SUBJECT PROPERTY, THERE ARE NO ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ADJACENT PROPERTY.
13. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EARTH MOVING WORK, BUILDING CONSTUCTION OR BUILDING ADDITIONS, NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.49	N85°46'16"E
L2	2.50	N34°13'44"W
L3	7.00	N85°46'16"E
L4	2.50	S34°13'44"E
L5	16.50	N85°46'16"E
L6	12.00	S04°13'44"E
L7	2.50	N85°46'16"E
L8	34.00	S04°13'44"E
L9	35.00	S85°46'16"W
L10	11.10	N34°13'44"W
L11	3.30	N85°46'16"E
L12	17.00	N04°13'44"W
L13	19.00	S85°46'16"W
L14	15.00	N34°13'44"W
L15	1.60	S85°46'16"W
L16	4.50	N34°13'44"W
L17	4.50	N85°46'16"E
L18	1.60	S04°13'44"E

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

JOB # 15-0807A	SHEET 1 OF 1
DATE: 08/03/2015	DRAWN BY: DLM

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 26925 — DUGAN L. McDONALD — STATE OF ARIZONA, U.S.A.

HERITAGE
LAND SURVEYING & MAPPING INC.
DUGAN L. McDONALD R.L.S.
PO BOX 3270
CAMP VERDE, AZ 86322
928-567-9170

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	50 TRANQUIL AVE	Survey Site #:	HPS-1
Historic Name:	RIGBY HOME	Zoning:	RMH-19
APN #:	408-24-087	Acres:	93/4 ACRES
County:	YAVAPAI	Subdivision:	N/A
Owner name:	JAMES SPINDELMAN	Owner Address:	50 TRANQUIL AVE

BUILDING INFORMATION

Construction Date:	1948	Estimated:		Known:		Source:	PREVIOUS
Architect:	HOWARD MADOLE	Not determined:		Known:		Source:	SURVEYS
Builder:	HOWARD MADOLE	Not determined:		Known:		Source:	

Structural Condition *(Describe the current structural condition of the propery)*

Good *(well maintained, no serious problems apparent)*:	✓	Poor *(major problems; imminent threat)*:	
Fair *(some problems apparent)*:		Ruin/Uninhabitable:	
Describe: CURRENT OWNER HAS MADE REPAIRS TO UPGRADE HOUSE			

USES/FUNCTION

Current Use:	RESIDENTIAL
Historic Use:	RIGBY HOUSE
Sources:	PREVIOUS SURVEYS

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

DESIGNED & BUILT BY MADOLE, MID 20th CENTURY ARCHITECT AND THE FIRST IN TOWN TO USE MODERN DESIGN & BUILDING MATERIALS

MADOLE CONSIDERED SEDONA'S 1ST ARCHITECT

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

ELIZABETH & DOUGLAS RIGBY LIVED HERE - PROLIFIC PHOTOGRAPHERS AND WRITERS OF LOCAL LIFE OF SEDONA IN THE 1950's-1980's.

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work or a master, or possesses high artistic values.)*

HOWARD MADOLE WORKED WITH FRANK LLOYD WRIGHT ON USONIAN HOUSE AT TALIESIN WEST

Outbuildings: *(Describe any other buildings or structures on the property and whether they may be considered historic.)*

THERE ARE NEW GARAGE & STORAGE UNIT - NOT ATTACHED TO HOME

Sedona Historic Property Inventory Form — Contributing Features

PROPERTY INFORMATION

Address: 50 TRANQUIL AVE

Historic Name: RIGBY HOUSE

Construction Date: 1948

Period of Significance Dates*:

*National Register properties

CONTRIBUTING FEATURES - EXTERIOR

"Does the feature add to the historic significance of a property?"

Please check the boxes below if it is a contributing or character defining feature, and provide a description of that feature.

☑ **Roof** *(shape, slope, visibility, materials, colors, patterns, roof features (cupolas, chimneys, dormers, etc.)*

CROSS GABLE, COMPOSITION SHINGLE IN GREEN

ROOF JOICED TAIL DETAIL MAINTAINED

☑ **Projections** *(porches, cornices, bay windows, balconies, turrets, overhanging eaves, etc.)*

PORCHES ENCLOSED

☑ **Materials** *(type, colors, patterns, combinations of materials)*

FIREPLACE STUCCOED

☑ **Windows** *(arrangement, pattern, relationship; distinctive features of the windows)*

WINDOWS REPLACED WITH 2 PANE METAL FRAME WITHIN EXISTING OPENINGS, PICTURE WINDOW REPLACED WITH DEVIDED LIGHTS

☑ **Trim and Secondary Features**

(window, daor, or other trim; colors, materials, patterns; shutters, decorative gables, railings, etc.)

WALL MATERIALS, LAPPED WOOD SIDING CHANGED AT BACK PORCH

☑ **Architectural Details** *(workmanship, quality, style, handmade/machine made, artistic, etc.)*

IS AN ADOBE HOUSE, RANCH, VERNACULAR STYLE

☑ **Other** HOME IS STILL A PERSONAL RESIDENCE AND OWNER ISNOT WANTING TO MAKE AN APPLICATION TO LANDMARK! HPC IS HOPING NEW BUYERS WILL AGREE TO ITS LANDMARKING. THE PROPERTY

CONTRIBUTING FEATURES - INTERIOR

Are there interior features that contribute to the historic significance of the property? Yes ☐ No ☒

If the answer is yes, please check the appropriate box and describe those features below.

☐ **Doors**

COULD NOT GO INSIDE HOME

☐ **Fireplace**

NO ACCESS TO INTERIOR

INTEGRITY *(To be eligible, a property must have integrity-it must be able to visually convey its importance.)*

1. Location

Original site:	✓	Moved:		Date:		Original Site:	

2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

CURRENT OWNER ENCLOSED PORCHES USING SEALER THAT IS CLEAR TO KEEP ADOBE ORIGINAL

3. Setting *(Describe the natural and/or built environment around the property)*

THE NATIVE SHRUBS & TREES HAVE BEEN KEPT ~~KEPT~~ AND MAINTAINED - NOTHING OVERGROWN

Describe how the setting has changed since the property's period of significance: CHANGES MADE TO HOUSE HAS KEPT ITS INTEGRITY

4. Materials *(Describe the materials used in the following elements of the property)*

Walls (structure):	ADOBE	Foundation: CONCRETE - BRICKS MADE FROM EARTH ON SITE	Roof:	GREEN COMPOSITION
Wall Sheathing:	LAPPED WOOD SIDING AND ADOBE			
If the sheathing has been altered, what was it originally?				
Windows:	REPLACED FROM DETERIORATING WOOD CASEMENTS			
If the windows have been altered, what were they originally?	WOOD FRAMED SILLS AND LINTELS			

5. Workmanship *(Describe the distinctive elements, if any, of craftsmanship or method of construction)*

FIRST MADOLE HOME BUILT BY MADOLE

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

Individually, the Property is eligible:	✓	Individually, the Property is not eligible:	
Property is eligible as a contributor to a potential historic district:		Property is not eligible as a contributor to a potential historic district:	
More information needed to evaluate:			

If not considered eligible, state reason:

FORM COMPLETED BY:

Name:	K. STUPAK, B. WOODS	Date:	APRIL 8, 2025

Sedona Historic Property Inventory Form — Contributing Features

☑ **Floors**

BACK ENTRY IS FLAGSTONE PATIO FLOOR

☑ **Walls**

ADOBE & SHINGLE - LAPPED WOOD

☑ **Architectural Details**

SINGLE STORY HOME OF APROX 1800 S.F.

☑ **Rooms**

6

☑ **Other**

HOWARD MADOLE BUILT MANY UNUSUAL HOMES IN SEDONA THAT REPRESENTED FIRST VIEW ARCHITECURE STYLE

CONTRIBUTING FEATURES – SITE/SETTING

Which elements of the site contribute to the historic significance of the property?

☑ **Setting**

Consider: outbuildings, landscaping, hardscape; walkways, driveways; location, orientation, views; alignment or relationship of features/structures on the site.

ADOBE STUDIO & SERVICE WASH HOUSE 25X25 REMOVED BUT NOT ATTACHED TO HOME - EVER

HOWARD MADOLES FIRST HOME BUILT IN SEDONA USING ADOBE

FORM COMPLETED BY:

Name: K. STUPAK, B. WOODS Date: APRIL 8, 2025

City of Sedona, Land Development Code Article 8 Definitions:

"Contributing" means a classification applied to any historic resource signifying that it contributes to the defining characteristics and integrity of the Landmark or Designated Historic District.

"Integrity" means a measure of the authenticity of a historic resource's identity, evidenced by the survival of physical characteristics that existed during its historic or prehistoric period in comparison with its unaltered state. For example, a historic building of high integrity has few alterations or ones that can be easily reversed, and an archaeological site with high integrity is one that is relatively undisturbed. Evaluation criteria in determining integrity include a historic resource's association, design, feeling, location, and materials.

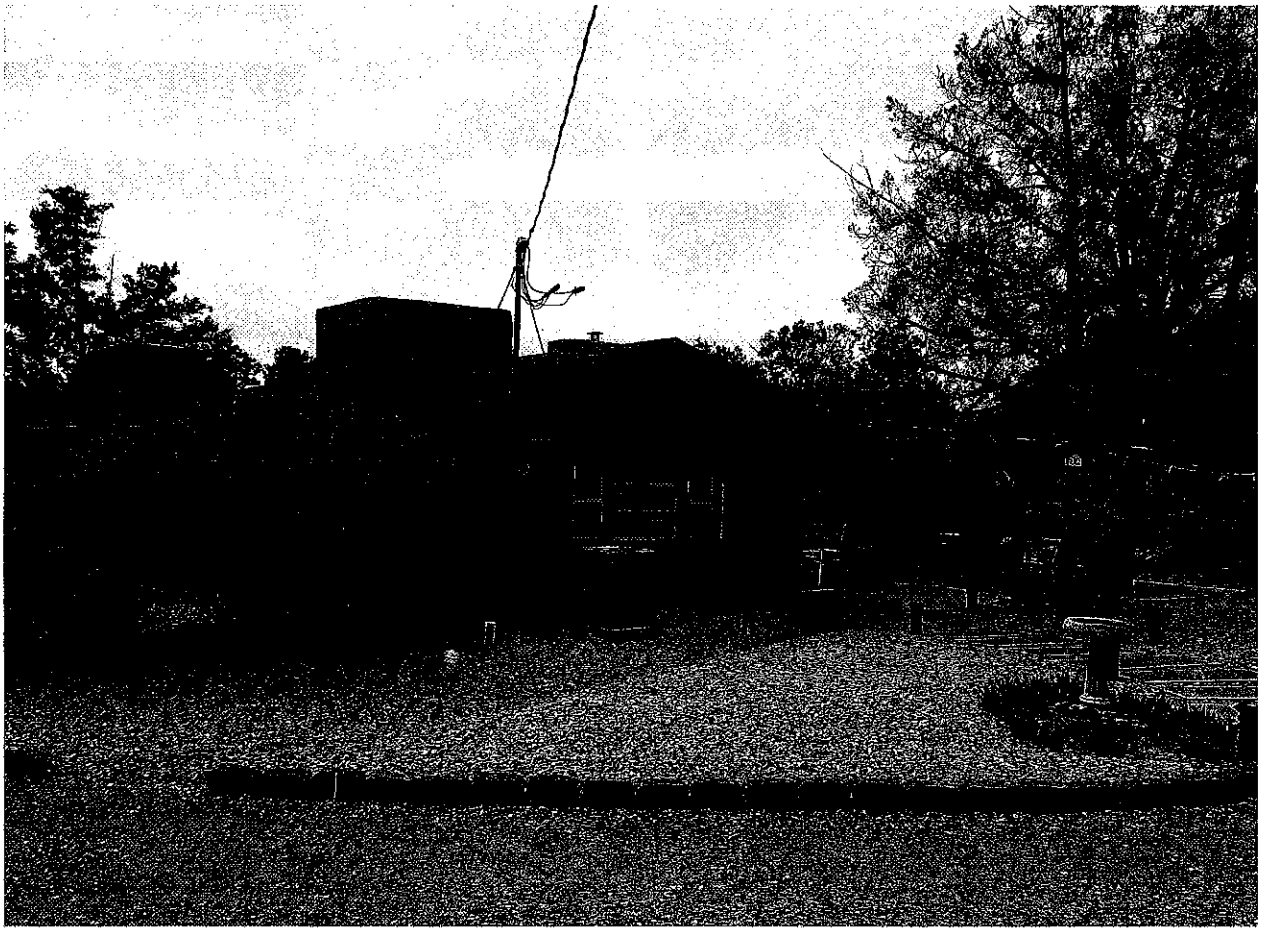
National Park Service, National Register Glossary:

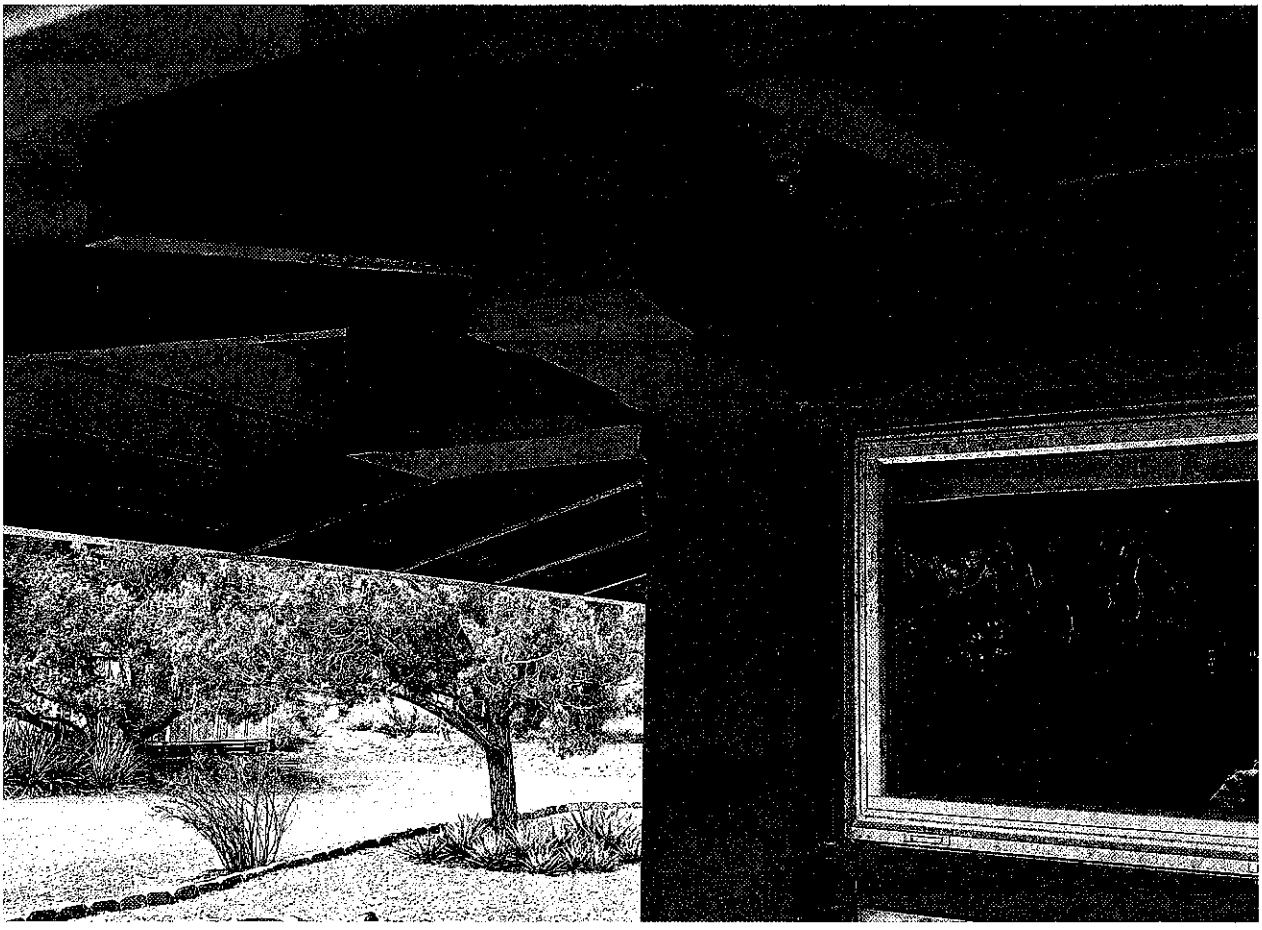
"Contributing resource"- a building, site, structure, or object adding to the historic significance of a property.

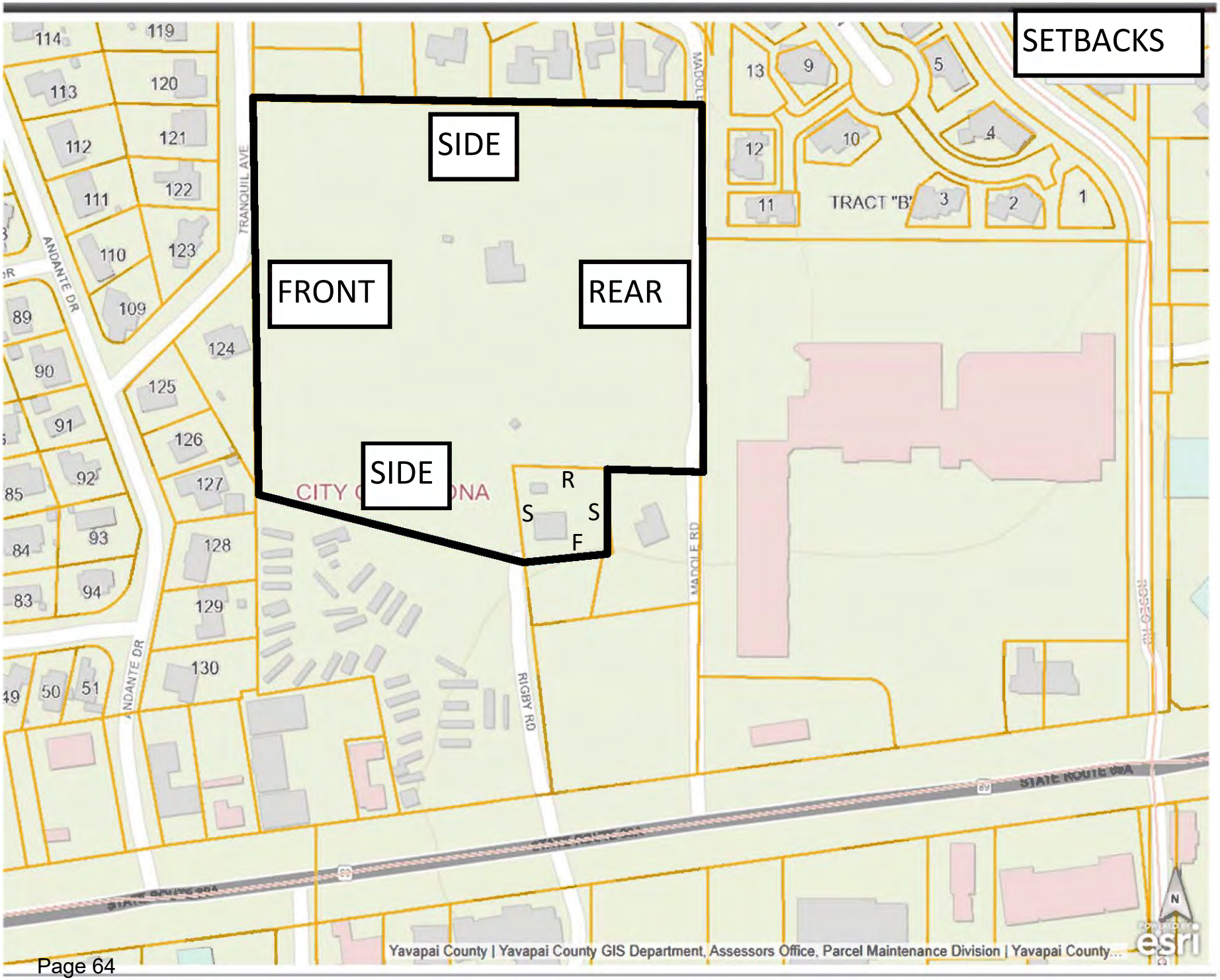
"Integrity" -authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.










SETBACKS
SIDE
FRONT
REAR
SIDE
R
S
S
F
TRACT "B"
TRANQUIL AVE
ANDANTE DR
MADDOLE RD
RIGBY RD
STATE ROUTE 89A
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...
esri

City of Sedona Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

PZ24-00018 (ZC) Rigby Madole Multifamily Zone Change
Planning Comments, January 16, 2025

This application is requesting a zoning designation of RM-3 (High Density Multifamily) and is classified as a residential rezoning application and is subject to the requirements of ARS 9-462.11. Based on Staff's review of the submitted materials, this application has been deemed Administratively Incomplete, with deficiencies as outlined in the following comments. Due to the State-mandated time frames for review of residential rezoning applications, the applicant is strongly encouraged to reach out to City Staff to discuss the noted deficiencies prior to resubmittal of the application.

LDC Section 8.3.C(7): If an application has not been resubmitted to address staff-noted deficiencies within three months, such application shall be deemed abandoned and all fees forfeited. The applicant may request three additional months to address staff-noted deficiencies. Abandoned applications shall require a new pre-application meeting and may be subject to additional fees.

It is the applicant's responsibility to be aware of submittal deadlines. Staff may not alert an applicant that a deadline is approaching and may not accept submittals after the deadlines.

1. Comprehensive Review

a) The application has been submitted for comprehensive review. The following comments identify areas where information is missing, does not comply with City codes, or are areas of suggested changes to bring the project into greater compliance with City goals.

b) A public hearing date has not been scheduled for this project. A hearing date will be set after the applicant has had a chance to review the comments provided and either responds with resubmitted plans or requests that the project move forward without changes.

c) Contact the following Staff members if you have any questions regarding what will be required:

- Cari Meyer, Planning Manager, cmeyer@sedonaaz.gov, (928) 203-5049, for questions regarding development standards, submittal requirements, the review process, and long-range plans (Community Plan, GO! Sedona Pathways Plan, Transportation Master Plan, etc.)
- Jeanne Frieder, Housing Manager, jfrieder@sedonaaz.gov, (928) 203-5138 for questions regarding affordable housing and the DIGAH (Development Incentives and Guidelines for Affordable Housing).

d) The following comments reference sections of the Land Development Code (LDC) and Design Review, Engineering, and Administrative Manual (Manual). These documents are available for review at the following links:

- LDC: https://sedona.municipal.codes/SLDC
- Manual: https://www.sedonaaz.gov/home/showdocument?id=38278

2. Overall Submittal

a) In the following comments, Staff has made every attempt to comprehensively outline the deficiencies and clearly explain where more information is needed. Additional comments may be generated once the plans are resubmitted. The applicant and their representatives should carefully review all applicable code sections and ensure the plans submitted clearly show compliance. Please contact staff with any questions.

3. Fire District Review

a) Please contact Kirk Riddell, Fire Marshal (kriddell@sedonafire.org or 928-204-8926), regarding Fire District requirements for this project or future development.
   a. SEFTON ENGINEERING STAFF MET WITH KIRK RIDDELL, AND KIRK SAID THAT AS LONG AS THE SITE HAS TWO POINTS OF ACCESS AND ADEQUATE WATER SUPPLY THE FIRE DISTRICT CAN RESPOND TO AND DEFEND THE FUTURE DEVELOPMENT IF NEEDED.

4. Letter of Intent (LOI)

a) Discuss how the project addresses the requirements of the Land Development Code and any additional guidelines contained in the Administrative Manual. All applicable sections must be addressed, please refer to specific sections of these documents in the LOI. See Manual Sections 1.1.D, 1.1.E(2), 1.1.H, 1.2.A(1).
   a. Section 1.1.D. This LOI presents the project in a comprehensive manner, and provides a sufficient overview of how the project meets applicable City requirements.
   b. Section 1.1.E(2). Written Narrative. The LOI provides a narrative of all applicable sections.
   c. Section 1.1.H. Other Documentation. All applicable documents provided
   d. 1.2.A(1). Application Submittal Requirements.
      i. This section requires: topographic maps with 1-foot contours. A-1 FOOT CONTOUR MAP PROVIDED
      ii. A tree plan. A trees survey was provided.
      iii. All watercourses, rock outcrops, native vegetation and trees. Where applicable, this information is provided on the tree survey.

b) The LOI should contain specific references to the Community Plan and how the proposed project complies with the vision, values, goals, and key policies.
   a. Added the following: The future developer will be required to preserve the unique natural beauty and character, with key values focused on conservational stewardship, cultural custom, and quality of life. In addition, future development will expand infrastructure, maintain scenic viewsheds, and encourage pedestrian oriented design.

c) In addition to the Community Plan, the LOI should address how the project is consistent with other adopted plans, including the Transportation Master Plan, Climate Action Plan, and the GO! Sedona Pathways Plan. Please contact Staff if you need copies of any of these documents.
   a. Added the following: All future development will be required to follow the strategies within the Transportation Master Plan to improve traffic congestion and overall connectivity.

5. Housing Commitments

a) The LOI states that the applicant is committing to restricting short term rentals for 15 years with a minimum lease term of 30 days. The minimum time frame considered for other projects has been 30 years, with some going up to 50 or more years, with minimum lease terms of 90 days. In addition, those projects have included a development plan, so there has been an anticipated timeframe of when those units would be available. Proposing a 15-year restriction for 30-day rentals without a development plan/knowing when the units will be available is significantly less than has been offered for other projects and will likely not be supported by Staff.
   a. UPDATED TO 90-DAYS AND 30-YEARS

b) See comments from Housing Staff for additional information.
   a. Done

c) Contact Planning and Housing Staff (contact information above) to discuss this aspect of the project.

6. GO! Sedona Pathways Plan (GO! Plan)

a) The GO! Plan includes a bikeway/shared use path (SUP) connection through this property. While the precise location of this connection can be determined in the future when a development plan is reviewed for this property, this application needs to provide an easement through the property. The easement can be undefined/subject to further refinement, but would need to be from Tranquil Avenue to Madole Road (west property line to east property line) and a minimum of 15 feet wide (to accommodate a 10-foot-wide SUP plus area for landscaping/grading). This easement is needed for the project to be consistent with the GO! Plan, one of the City's adopted plans. Consistency with adopted plans is a required finding for approval (LDC Section 8.3.E(5)c).

a. THE PROPERTY OWNERS AGREE TO AN UNDEFINED 15-FOOT-WIDE PATH FROM TRANQUIL AVENUE TO MADOLE ROAD. THE LOCATION OF THE PATH WILL BE DETERMINED AT THE TIME OF DEVELOPMENT.

7. Existing Structures on the Properties

a) The LOI states that there is an existing house on APN 408-24-087 and an existing mobile home on APN 408-24-089. Indicate whether those structures are proposed to remain. The proposed RM-3 zoning requires a Conditional Use Permit (CUP) for Detached Single-Family Dwellings and Manufactured Homes. If the structures are to remain, a CUP application must be added to this application. Please contact Staff to discuss what information is needed to add the CUP application. If the structures are to be removed, provide an anticipated date of demolition.

- THE MANUFACTURED HOME IS NOT HABITABLE AND WILL BE REMOVED WITHING 6-MONTHS AFTER THE ZONE CHANGE APPROVAL. THE PROPERTY OWNERS WOULD LIKE TO CONTINUE TO LIVE IN THE SINGLE-FAMILY DWELLING AND APPLIED FOR A CUP.

b) While the existing house on APN 408-24-087 may have undergone too many alterations to be considered for historic landmark status, it may still have some significance to the history of Sedona. If it is to be removed, the City would like the opportunity to document the house for historic purposes and work with the property owner to ensure anything historically significant is not lost. Please contact Staff for more information.

a. THE PROPERTY OWNERS HAVE AGREED TO ALLOW THE CITY TO DOCUMENT THE HOUSE FOR HISTORIC PURPOSES.

8. Site Plans/Site Information

a) Include size of the properties without the access/ingress/egress easements.
   a. SEFTON ENGINEERING PROVIDED THIS NEW MAP

9. Setbacks (LDC Section 2.24.D)

a) The plans/survey should specify which property line will be considered the front/rear/side. This will allow neighboring property owners to review potential impacts on their properties and eliminate any confusion in the future.

- If the properties are to remain separate, indicate front/rear/side setbacks for both properties.
  a. A SETBACK MAP IS NOW PROVIDED.

10. Grading and Drainage (LDC Section 5.3)

a) Portions of the site are within City Designated 100-year and 500-year floodplains. Show the extent of the floodplains on the plans.
   a. PROVIDED MAPS SHOWING THE EXTENT OF THE FLOODPLAINS.

11. Access, Connectivity, and Circulation (LDC Section 5.4)

a) Any future development of this property will be required to build 5-foot-wide sidewalk(s) along the frontages of all public and private roads, including Tranquil Avenue, Rigby Road, and Madole Road. As the City builds out the Shared Use Path network, 10-foot-wide sidewalks and shared use pathways are preferred. As part of the zone change, the property owner should consider committing to constructing 10-foot-wide sidewalks as part of a future development. This can be committed to through a development agreement for the property.
   a. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

b) A vehicle connection through the site would be highly encouraged. This can be through a future parking area and may be able to serve emergency access requirements as well.
   a. THIS WILL NOT BE PROVIDED AT THIS TIME.

12. Exterior Lighting (LDC Section 5.8)

a) Provide an inventory of existing exterior lighting. The form can be found at the following link:

https://www.sedonaaz.gov/home/showpublisheddocument/44952/637732617633670000

Any non-conforming lighting should be removed or brought into compliance as part of this zone change.
   a. SPINDELMANS TO PROVIDE LIGHTING APPLICATION WITH LIGHTING INVENTORY

13. Future Development Concerns

a) While it is understood that no development is proposed with this application, there are a number of development constraints that the property owner should be aware of now, as they will need to be addressed with any future development proposal. These include, but are not limited to:

- All access roads into the site will be required to meet minimum Fire District standards. Requirements will be based on the number of units proposed.
  a. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- Adequate water supply for the units as well as for fire suppression systems (sprinklers, hydrants) will be required. Coordinate with Sedona Fire District and Arizona Water Company to determine these requirements.
    b. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- All three access points to the property (Tranquil, Rigby, and Madole) are impacted by City-designated floodways and floodplains. This is a concern for emergency response and may require improvements to the roads.
    c. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- Based on the number of units ultimately proposed, improvements to the Rigby Road and/or Madole Road intersections at W State Route 89A may be required. This will need to be evaluated as part of a traffic impact analysis for a future project.
    a. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- Development within the floodway/floodplain will be restricted. The use of this area for recreational amenities would be encouraged.
  AGREED
- Increasing the amount of traffic on Rigby Road and Madole Road may require improvements to those roads and may need to be reviewed by the owners of those private roads. As these are not public roads,

this is something the property owner will be responsible for investigating and determining the correct way to make those improvements/who would need to sign off.

a. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- Letters of Serviceability: The property owner is encouraged to discuss the utility needs for potential future development to understand what types of infrastructure improvements will be required.
  - APS HAS PROVIDED THE FOLLOWING INFORMATION AND ADDITIONAL INFOREMATION IS INCLUDED WITH THIS SUBMITTAL: ***APS have determined that upgrades to existing APS infrastructure will be required. APS is proposing to extend two additional overhead phases on the existing poles at least to the property line and further if needed. We would also need to install a switching cabinet and can serve single phase or three phase transformers from there (This comment is from APS employee Kellie McCune)***.
  - ARIZONA WATER COMPANY HAS PROVIDED THE FOLLOWING INFORMATION AND ADDITIONAL INFOREMATION IS INCLUDED WITH THIS SUBMITTAL: ***Both parcels are currently served by AZ Water with a 1 1/4" diameter galvanized steel main. In addition, there is a 4-inch water main line with a fire hydrants right in front of the properties Tranquil Avenue frontage (This comment from Casey Goff AZ Water's Water Distribution Superintendent).***

Public Works Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 · Fax: (928) 282-5348;
Hanako Ueda, EIT (928) 203-5024

PZ24-00018 (ZC) Madole
Rigby Zone Change
01/15/25

Engineering Comments

Please address all comments by the next submittal:

1. Please refer to the City's newest floodplain study from 2021/2022 rather than the 1994 study.
    a. The letter of intent states that the entire project area is only impacted by a 500-year floodplain and therefore there is "no impact". This is only true for APN 408-24-089. The larger parcel 408-24-087 is impacted by a floodway and 100-year floodplain as well.
        UPDATED THE LETTER OF INTENT TO SAY THE FOLLOWING: These two parcels are located within the City of Sedona Floodplain Management, 2021/2022 Study. The southwest corners of these parcels are located within a 500-year floodplain per this study, and the southwest corner of Assessor's Parcel Number: 408-24-087 is within the City of Sedona's 100-year Flood Zone. Assessor's Parcel Number: 408-24-089, is not.

2. Comment for future development: Please provide a drainage easement along the floodway for future improvement projects.
3. Comment for future development: Please provide a ped/bike and vehicle connection between Tranquil and Madole. Alignment TBD.
4. Comment for future development: All 3 current entrances must cross floodways to access the lot. These will need to be improved prior to building higher density developments.
    a. The City will require at least 2 points of access. Please check with Sedona Fire who may require more depending on the number of units.

Prior to Issuance of Building Permit:

- Provide a Traffic Impact Analysis.
- An elevation Certificate from an Arizona Registered Land Surveyor is required for each building.
- Infrastructure within the ADOT ROW must be approved by ADOT. It is recommended to attend a pre-application meeting with ADOT.
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (DREAM 3.1.H.6.i).
- For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per DREAM 3.1.G.1.
- A form of financial assurance for civil improvements will be required.
- Provide Preliminary & Final Grading and Drainage Plans. The site plan shall meet the requirements of DREAM Chapter 3.1.
- Provide the Preliminary & Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Provide NOI's from ADEQ (grading, water, wastewater).
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
Glenn Smith, Project Manager
David Nicolella, Project Manager/Planner
Leonard Filner, Planner

August 19, 2025

Neighborhood Meeting Report.

On Thursday, July 24th at 3pm, a meeting was held at the Sefton Engineering Consultants conference room, located at 40 Stutz Bearcat, Sedona AZ 86336. Eighteen (18) people attend the meeting, and the following is a list of the concerns that were brought up during the meeting:

- Density; going from 4 dwellings units per acre to 20 dwellings units per acre is too big a change.
- There should be a buffer between the RS-10 zoning to the north and the proposed high density multi-family zoning.
- Is this the correct location for high density multi-family?
- A multi-family development will add too much housing to this area.
    - *RESPONSE: These first four bullet points have been addressed by the City of Sedona in the process of establishing the 2023 Community Plan. To address the current housing shortage the City of Sedona designated the property as high density multifamily. Three open citizen participation meetings were held seeking input for this designation over several years. Some participants at the neighborhood meeting did participate in the review process for the 2023 Community Plan and at that time said yes to this development but now have changed their minds; others stated that they did not participate prior to this meeting.*
    RESPONSE: The first bullet point, the current RMH zoning has the potential for the development to be used for short-term and entertainment rentals. In alignment with the 2023 Community Plan designation of high density multifamily the project will be subject to a development agreement with the condition of approval prohibiting short- term rentals (rental terms less than 90 days) for 30 years. This ensures that the housing will be reserved for residents, not transient visitors.
    RESPONSE: The 2nd bullet point. Across the northern portion of the property there is a 20 ft wide utility easement which currently runs between Tranquil and Madole and serves as a buffer for future development. At the time of development, if the developer decides, this buffer may be widened to accommodate a road for ingress and egress to the property. Also, expansion of the Madole and Rigby easements will meet this utility easement. This infrastructure would become a buffer for density at the north of the property. We (the owners) have been asking and also will request the developer build lower density buildings along the north end of the property and higher density buildings towards the south of the property. This is a development issue and there will be ample time to address it at the time of development.
    RESPONSE: The 3rd bullet point. The question of whether this is the correct location for high-density multifamily should be addressed to the City Planners for the 2023 Community Plan. We have been asked for the past 10 years to agree to the designation for this property as high density multifamily.

Luke Sefton, PE, CFM
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Leonard Filner, Planner

RESPONSE: the 4th bullet point. We have been told that compared to other cities Sedona does not have enough multifamily or affordable housing units, that within the City of Sedona there is limited land available for multifamily housing, and that the large areas of public lands that surround the city restrict the amount of land available.

- Because of the city's affordable housing allowances the final density and building heights are unknown at this time.
  - *RESPONSE:. Residential Realtors have pushed fear that affordable housing has no limits to the height of a multifamily development nor to the number of units. We have been informed that vertical heights are defined by City Code and are restricted to two stories high. As there is no development included in this application, the number of units will be determined in the future by the developer and the city.*

- Madole Road:
  - Turning left out of Madole Road is dangerous.
  - Madole Road is not wide enough to accommodate the proposed density.
    - *RESPONSE: In the Neighborhood Meeting the Madole Road issues were not clarified nor addressed. The application includes a proposed development agreement as required by the City; a traffic impact study will be required. The developer will be responsible for implementing all recommended improvements to Tranquil, Rigby and Madole as per city codes, including roadway modifications, traffic control measures, and pedestrian bicycle safety enhancements. The developer will be responsible for all costs associated with required road improvements adjacent to or necessary for safe access to the project as determined by city codes and by the City Engineer.*

- This will cause increased traffic problems on Tranquil Road and traffic increase into the surrounding neighborhoods.
  - *RESPONSE: Residents on Whitetail Lane expressed concerns about increased traffic and congestion on SR89A. Their location is such that they will not be using Madole, Rigby or Tranquil. Many new residents of a future multifamily and affordable housing development will be existing residents in Sedona and will be relocating to the site, consequently the overall traffic may be increased at Madole, Rigby and Tranquil, however the overall increase of traffic on SR89A will be minimal as these residents are currently using the city's road system.*

- If there is ever a wildfire emergency evacuation event the increased density will cause safety issues.

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- *RESPONSE: Sefton Engineering reviewed the requirements for fire emergencies with the Sedona Fire District, and the letter of Intent agrees to meet all Fire Emergency Requirements.*

- A multi-family development will cause storm water control and maintenance of stormwater infrastructure problems.
  - *RESPONSE: The application identifies an area at the SW corner of the property which is within the 100 year and 500-year flood zone. The future developer will address and maintain stormwater infrastructure on the property.*

- A multifamily development will increase crime rates.
  - *RESPONSE: We do not know about crime rates with multifamily developments however we will communicate with the Sedona Police Department to see if there is any study on this matter.*

- A multifamily development will decrease property values.
  - *RESPONSE: Residential Realtors have expressed concerns about decreased property values in the vicinity of multifamily developments however Commercial Realtors have assured us that this is not correct. Median housing values in Sedona have continued to increase annually since 2008 with increased development. Commercial development has had no adverse effect on adjacent property values.*

- A multifamily development will have a negative impact on wildlife.
  - *RESPONSE: This multifamily development will affect wildlife roaming patterns of this property. There are many thousands of acres of Federal and State lands surrounding the City of Sedona. There will not be any overall negative impact on wildlife as wildlife will reestablish new patterns of roaming.*

- A multifamily development will cause an increased amount of safety issues.
  - *RESPONSE: We do not know which safety issues the participants were expressing so this is difficult to address.*

- The developer will not be able to afford the infrastructure costs.
  - RESPONSE: The developer's ability to afford infrastructure costs is also our concern. Due to the City of Sedona's high standard of requirements we hope that the City will work with the developer to meet those standards.

c.) Concerns, issues and problems the applicant is unwilling or unable to address, and why.

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
Glenn Smith, Project Manager
David Nicolella, Project Manager/Planner
Leonard Filner, Planner

According to the property owners, the main issues are that some of the neighbors who participated in the hearings for the 2023 Community Plan have changed their minds; and the owner of short-term rentals whose properties are bordering the north side of the property is against multifamily and affordable housing because she sees it as against her interests. She created a petition, collected signatures and created turmoil in the neighborhood. We did not know what she was doing so we couldn't calm the fears and the doubts of other neighbors. For example, all the strong reactions come from lack of clarity. One resident to the northwest of the property is concerned about losing his view. He coauthored the petition, collected signatures and provided pictures of how their views will be affected. The current RMH zoning allows for 2 story residential houses and already has the possibility of obstructing the views.

Another concern is that until there is an exact development being proposed neighbors cannot visualize what the development will entail and are fearful to express their support for the development. A multifamily development with an affordable housing component clearly addresses the housing needs of Sedona. We have difficulty accepting the opposition to the zone change by owners who are out of the area and not themselves full-time residents. We can communicate with neighbors who are long term renters however we find it difficult in principle to seek the approval of short term and long-term rental owners who own properties nearby. Can the city give us some guidance on what the city policy is on this matter? We have called every participant at the Neighborhood Meeting who live within 300 ft of the property, signed the attendance sheet, and left their telephone number. We have had several conversations and met with four households to clarify certain questions about the zone change and potential multifamily development. Some participants have not returned repeated phone calls.

Also, according to the property owners requesting the zone change, among the attendees at the meeting were property owners, long-term and short-term rental owners, tenants, representatives of out-of-town owners and a developer. The City of Sedona provided a mailing list of 69 owners to Sefton Engineering: 29 are out of town and 6 are located in Sedona, which are LLCs, partnerships and Inc, representing in total more than 50% of the ownership. Tranquil Avenue are all long-term or short-term renters except for one owner who works from home. Madole Rd. is mixed use for long-term and short-term rentals, and several owners who live there. 10 addresses on Whitetail Lane are not affected by traffic on Madole Rd. or Tranquil Ave or any future traffic development on Rigby Road.

Finally, attached is the "Sign in sheet" and a number of letters that were submitted at the neighborhood meeting.

Sincerely,

David Nicolella
Sefton Engineering's Project Manage
40 Stutz Bearcat Drive. Sedona, AZ 86336

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
Glenn Smith, Project Manager
David Nicolella, Project Manager/Planner
Leonard Filner, Planner

928-202-3999 Ext. 104. dn@sefengco.com
Sefton Project Number: 240802

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
Glenn Smith, Project Manager
David Nicolella, Project Manager/Planner
Leonard Filner, Planner

SIGN IN SHEET FOR THE JULY 24th NEIGBHOOD MEETING

ASSESSOR'S PARCEL NUMBERS: 408-24-087 & 089

NAME:	**ARE YOU WITHIN 300 FEET OF THIS REQUEST**	
DR HARRY A. BLATTICK	YES	928.451.6610
Juliet Pinnelo	NO	513-646-0857
Velma Kelhi		937.545.2921
KEVIN ZOLLINGER	YES	925 321 4842
Natalia Sicorol	Yes	
David Donohue	Yes	
Glenn Welbridge	Yes	928.300.2062
JUDITH JAGLA		928 660 0009
RAMASWAMI VENKATESWARAN	Yes	918 399 0516
Yuji Richard Kyan	yes	972 741 7665
Greg C. Hall	YES	240 Maddoka Rd
KRIS FISCHER	YES	928-202-8602
JANE CHAB	11	11
Laurie + Eric Ruther	Yes	
Mara Dennis	Yes	235 Maddoka Rd 928-600-2038
Michael Gobbet	yes	11
Elizabeth Brito	Yes	610-613-2291

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

Attachment 3

Review Agency Comments

City of Sedona Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

PZ24-00018 (ZC) Rigby Madole Multifamily Zone Change
Planning Comments, January 16, 2025

This application is requesting a zoning designation of RM-3 (High Density Multifamily) and is classified as a residential rezoning application and is subject to the requirements of ARS 9-462.11. Based on Staff's review of the submitted materials, this application has been deemed Administratively Incomplete, with deficiencies as outlined in the following comments. Due to the State-mandated time frames for review of residential rezoning applications, the applicant is strongly encouraged to reach out to City Staff to discuss the noted deficiencies prior to resubmittal of the application.

LDC Section 8.3.C(7): If an application has not been resubmitted to address staff-noted deficiencies within three months, such application shall be deemed abandoned and all fees forfeited. The applicant may request three additional months to address staff-noted deficiencies. Abandoned applications shall require a new pre-application meeting and may be subject to additional fees.

It is the applicant's responsibility to be aware of submittal deadlines. Staff may not alert an applicant that a deadline is approaching and may not accept submittals after the deadlines.

1. Comprehensive Review

a) The application has been submitted for comprehensive review. The following comments identify areas where information is missing, does not comply with City codes, or are areas of suggested changes to bring the project into greater compliance with City goals.

b) A public hearing date has not been scheduled for this project. A hearing date will be set after the applicant has had a chance to review the comments provided and either responds with resubmitted plans or requests that the project move forward without changes.

c) Contact the following Staff members if you have any questions regarding what will be required:

- Cari Meyer, Planning Manager, cmeyer@sedonaaz.gov, (928) 203-5049, for questions regarding development standards, submittal requirements, the review process, and long-range plans (Community Plan, GO! Sedona Pathways Plan, Transportation Master Plan, etc.)
- Jeanne Frieder, Housing Manager, jfrieder@sedonaaz.gov, (928) 203-5138 for questions regarding affordable housing and the DIGAH (Development Incentives and Guidelines for Affordable Housing).

d) The following comments reference sections of the Land Development Code (LDC) and Design Review, Engineering, and Administrative Manual (Manual). These documents are available for review at the following links:

- LDC: https://sedona.municipal.codes/SLDC
- Manual: https://www.sedonaaz.gov/home/showdocument?id=38278

2. Overall Submittal

a) In the following comments, Staff has made every attempt to comprehensively outline the deficiencies and clearly explain where more information is needed. Additional comments may be generated once the plans are resubmitted. The applicant and their representatives should carefully review all applicable code sections and ensure the plans submitted clearly show compliance. Please contact staff with any questions.

3. Fire District Review

a) Please contact Kirk Riddell, Fire Marshal (kriddell@sedonafire.org or 928-204-8926), regarding Fire District requirements for this project or future development.

4. Letter of Intent (LOI)

a) Discuss how the project addresses the requirements of the Land Development Code and any additional guidelines contained in the Administrative Manual. All applicable sections must be addressed, please refer to specific sections of these documents in the LOI. See Manual Sections 1.1.D, 1.1.E(2), 1.1.H, 1.2.A(1).

b) The LOI should contain specific references to the Community Plan and how the proposed project complies with the vision, values, goals, and key policies.

c) In addition to the Community Plan, the LOI should address how the project is consistent with other adopted plans, including the Transportation Master Plan, Climate Action Plan, and the GO! Sedona Pathways Plan. Please contact Staff if you need copies of any of these documents.

5. Housing Commitments

a) The LOI states that the applicant is committing to restricting short term rentals for 15 years with a minimum lease term of 30 days. The minimum time frame considered for other projects has been 30 years, with some going up to 50 or more years, with minimum lease terms of 90 days. In addition, those projects have included a development plan, so there has been an anticipated timeframe of when those units would be available. Proposing a 15-year restriction for 30 day rentals without a development plan/knowing when the units will be available is significantly less than has been offered for other projects and will likely not be supported by Staff.

b) See comments from Housing Staff for additional information.

c) Contact Planning and Housing Staff (contact information above) to discuss this aspect of the project.

6. GO! Sedona Pathways Plan (GO! Plan)

a) The GO! Plan includes a bikeway/shared use path (SUP) connection through this property. While the precise location of this connection can be determined in the future when a development plan is reviewed for this property, this application needs to provide an easement through the property. The easement can be undefined/subject to further refinement, but would need to be from Tranquil Avenue to Madole Road (west property line to east property line) and a minimum of 15 feet wide (to accommodate a 10 foot wide SUP plus area for landscaping/grading). This easement is needed for the project to be consistent with the GO! Plan, one of the City's adopted plans. Consistency with adopted plans is a required finding for approval (LDC Section 8.3.E(5)c).

7. Existing Structures on the Properties

a) The LOI states that there is an existing house on APN 408-24-087 and an existing mobile home on APN 408-24-089. Indicate whether those structures are proposed to remain. The proposed RM-3 zoning requires a Conditional Use Permit (CUP) for Detached Single-Family Dwellings and Manufactured Homes. If the structures are to remain, a CUP application must be added to this application. Please contact Staff to discuss what information is needed to add the CUP application. If the structures are to be removed, provide an anticipated date of demolition.

b) While the existing house on APN 408-24-087 may have undergone too many alterations to be considered for historic landmark status, it may still have some significance to the history of Sedona. If it is to be removed, the City would like the opportunity to document the house for historic purposes and work with the property owner to ensure anything historically significant is not lost. Please contact Staff for more information.

8. Site Plans/Site Information

a) Include size of the properties without the access/ingress/egress easements.

9. Setbacks (LDC Section 2.24.D)

a) The plans/survey should specify which property line will be considered the front/rear/side. This will allow neighboring property owners to review potential impacts on their properties and eliminate any confusion in the future.

- If the properties are to remain separate, indicate front/rear/side setbacks for both properties.

10. Grading and Drainage (LDC Section 5.3)

a) Portions of the site are within City Designated 100-year and 500-year floodplains. Show the extent of the floodplains on the plans.

11. Access, Connectivity, and Circulation (LDC Section 5.4)

a) Any future development of this property will be required to build 5 foot wide sidewalk(s) along the frontages of all public and private roads, including Tranquil Avenue, Rigby Road, and Madole Road. As the City builds out the Shared Use Path network, 10 foot wide sidewalks and shared use pathways are preferred. As part of the zone change, the property owner should consider committing to constructing 10 foot wide sidewalks as part of a future development. This can be committed to through a development agreement for the property.

b) A vehicle connection through the site would be highly encouraged. This can be through a future parking area and may be able to serve emergency access requirements as well.

12. Exterior Lighting (LDC Section 5.8)

a) Provide an inventory of existing exterior lighting. The form can be found at the following link:

https://www.sedonaaz.gov/home/showpublisheddocument/44952/637732617633670000

Any non-conforming lighting should be removed or brought into compliance as part of this zone change.

13. Future Development Concerns

a) While it is understood that no development is proposed with this application, there are a number of development constraints that the property owner should be aware of now, as they will need to be addressed with any future development proposal. These include, but are not limited to:

- All access roads into the site will be required to meet minimum Fire District standards. Requirements will be based on the number of units proposed.
- Adequate water supply for the units as well as for fire suppression systems (sprinklers, hydrants) will be required. Coordinate with Sedona Fire District and Arizona Water Company to determine these requirements.
- All three access points to the property (Tranquil, Rigby, and Madole) are impacted by City-designated floodways and floodplains. This is a concern for emergency response and may require improvements to the roads.
- Based on the number of units ultimately proposed, improvements to the Rigby Road and/or Madole Road intersections at W State Route 89A may be required. This will need to be evaluated as part of a traffic impact analysis for a future project.
- Development within the floodway/floodplain will be restricted. The use of this area for recreational amenities would be encouraged.
- Increasing the amount of traffic on Rigby Road and Madole Road may require improvements to those roads and may need to be reviewed by the owners of those private roads. As these are not public roads,

this is something the property owner will be responsible for investigating and determining the correct way to make those improvements/who would need to sign off.

- Letters of Serviceability: The property owner is encouraged to discuss the utility needs for potential future development to understand what types of infrastructure improvements will be required.

Public Works Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 · Fax: (928) 282-5348;
Hanako Ueda, EIT (928) 203-5024

PZ24-00018 (ZC)
Madole Rigby Zone Change
01/15/25

Engineering Comments

Please address all comments by the next submittal:

1. Please refer to the City's newest floodplain study from 2021/2022 rather than the 1994 study.
    a. The letter of intent states that the entire project area is only impacted by a 500-year floodplain and therefore there is "no impact". This is only true for APN 408-24-089. The larger parcel 408-24-087 is impacted by a floodway and 100-year floodplain as well.
2. Comment for future development: Please provide a drainage easement along the floodway for future improvement projects.
3. Comment for future development: Please provide a ped/bike and vehicle connection between Tranquil and Madole. Alignment TBD.
4. Comment for future development: All 3 current entrances must cross floodways to access the lot. These will need to be improved prior to building higher density developments.
    a. The City will require at least 2 points of access. Please check with Sedona Fire who may require more depending on the number of units.

Prior to Issuance of Building Permit:

- Provide a Traffic Impact Analysis.
- An elevation Certificate from an Arizona Registered Land Surveyor is required for each building.
- Infrastructure within the ADOT ROW must be approved by ADOT. It is recommended to attend a pre-application meeting with ADOT.
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (DREAM 3.1.H.6.i).
- For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per DREAM 3.1.G.1.
- A form of financial assurance for civil improvements will be required.
- Provide Preliminary & Final Grading and Drainage Plans. The site plan shall meet the requirements of DREAM Chapter 3.1.
- Provide the Preliminary & Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Provide NOI's from ADEQ (grading, water, wastewater).
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).

Attachment 4

Letter from Historic Preservation Commission

Historic Preservation Commission
102 Roadrunner Dr.
Sedona, AZ 86336

July 21, 2025

Dear Members of the Sedona Planning and Zoning Commission,

The City of Sedona Historic Preservation Commission has recently completed an historic survey of the structure located at 50 Tranquil Avenue, commonly known as the Rigby House. This survey was completed in advance of an anticipated request for a zoning change and sale of the property for redevelopment.

The Rigby House was built in 1948. It was designed by prominent local architect Howard Madole. It is one of the only adobe buildings in Sedona. It is named for local newspaper reporter Elizabeth Rigby, who reported for *Red Rock News* and *Arizona Republic*. As one of the only adobe buildings in town, designed by Sedona's most famous architect, and owned for a long time by one of Sedona's most noteworthy residents the house certainly is historic.

The current owners do not wish to pursue Historic Landmark designation for the structure. The Historic Preservation Commission respects this decision. It is nonetheless the Commission's hope that when the project comes under consideration by the Planning and Zoning Commission for future development that consideration is given to preservation of this historic building.

If the Historic Preservation Commission can be of assistance in answering any questions about this property we will be happy to provide those.

Sincerely,

Nate Meyers
Chair
Sedona Historic Preservation Commission

Cc: Sedona City Council
Sedona City Manager

Attachment 5

Public Comments

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Wed 7/16/2025 2:15 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	07/16/2025 2:15 p.m.
Response #:	683
Submitter ID:	7639
IP address:	2600:1700:2d23:87d0:cd66:4779:a565:827d
Time to complete:	13 min. , 57 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Location: 50 Tranquil Avenue and 80 Rigby Road (APN: 408-24-087 & 089)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   This is a ridiculous Idea! There is already traffic congestion issues for residents and to rezone for up to 5x larger development is absurd. There is a reason that the history of this property was only to allow 40 units. And being that it's zoned for manufactured homes will allow for middle to low income to participate. 40 units on 10 acres is a reasonable request. If the shoe was on the other foot we doubt seriously that the people purposing this zone change would want it in their back or front yard. For these reasons and others we respectfully oppose this zone change.

   Thank you for your attention to this project

   Harry and Tublai Christensen
   280 Madole RD. Sedona

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**
   Name: Harry mcgee christensen

Address (or Street Name):	280 MADOLE ROAD
City of Residence	SEDONA
E-mail:	harrychristensen22@att.net

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Thu 7/17/2025 7:44 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	07/17/2025 7:44 a.m.
Response #:	684
Submitter ID:	7640
IP address:	47.215.244.189
Time to complete:	11 min. , 5 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Madole Rigby Tranquil Multifamily Project

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   This is another ridiculous proposal to turn a peaceful neighborhood into one with excessive traffic and. Ouse. A similar proposal a few hundred yards up the road on Andante was soundly turned down by the city about three years ago for reasons of excessive traffic generation at the Andante/ 89A junction, this project would do the same thing at the same junction, as neither, the Rigby nor the Madole Road junctions can feed any significant traffic onto 89A. Already, the few families on Madole Road experience significant delays trying to turn on to 89A, as traffic out of the Safeway parking lot comes barreling out.
   The area is already zoned for industrial housing at a moderate density, this would provide the best opportunity for affordable housing rather multi- story units that would be significantly higher cost units.

   The City of Sedona should again turn down this proposal and allow no zone change.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**
   Name: Ramaswami Venkateswaran

Address (or Street Name):	290 Madole Road
City of Residence	Sedona
E-mail:	Winchelt618@gmail.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
via amazonses.com

Date Fri 7/18/2025 12:11 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	07/18/2025 12:10 p.m.
Response #:	685
Submitter ID:	7643
IP address:	72.35.122.1
Time to complete:	28 min. , 5 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I have multiple concerns about this zone change proposal.. top on the list is traffic congestion which already makes it very difficult to make a left turn onto HWY 89A from Madole Road....As it is now there are very few cars going in and out there because Madole is a dead end road with mostly only residents using it...However because of the adjacent Safeway anchored mall and traffic from there and the south bound traffic we have to wait for the light to change to red to even think about making an approach unto the highway.. with up to an additional 300 cars trying to use the highway from Rigby that will be a nightmare and accidents waiting to happen . A light there would only back up traffic to the point that cars would back up from the Adante light blocking Access completely....There is a reason the zoning is as it is currently ...with a large development already adjacent on one side of madole another large development allowing for 5 times the volume of housing currently allowed is unnecessary.....current zoning allows for low income housing already and there are multiple developments nearby that accommodate that goal for more housing. Madole Road is a quiet peaceful neighborhood and Tranquil Road is not named Tranquil for no reason...also a dead end street with little traffic ...The Access to Adante from it however is a different story as Traffic on Adante is already very heavy....The interests of ONE homeowner in the neighborhood to change the perfectly zoned single family designation which allows them to develop up to 40 homes on his property should be enough for them and should not outweigh the peace safety and

ambiance of the entire surrounding neighborhood of which the majority of residents I've spoken with are entirely against this zone change!

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Phyllis Gunther
Address (or Street Name):	275 Madole Rd
City of Residence	Sedona
E-mail:	jonniegunther@gmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Thu 7/24/2025 4:21 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	07/24/2025 4:21 p.m.
Response #:	687
Submitter ID:	7651
IP address:	84.17.45.159
Time to complete:	46 min. , 7 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

1.) This is an inappropriate zone change from RMH Single-Family Homes (4 DU per acre) to RM-3 High- Density Multifamily (20 DU per acre). Per Sedona City Land Development Codel I quote: “RM-3 is intended to accommodate high-density multifamily resident uses,” and “this district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.” This would not be the appropriate transition district as we Madole residents do not live in a multifamily district. We live in a Single-Family district (RMH). The appropriate transitional district between Madole residents (Single-Family RMH) and a Multifamily district would be RM-1 (8 DU per acre) which the Sedona City Land Development Code states:“can also serve as a transition between medium-and high-density single-family districts and other multifamily and/or mixed use zoning districts.” It is clearly not appropriate to place a Single-Family District (RMH) next to a High-Density Multifamily District (RM-3) with no transitional district (i.e. RH-1) in-between.
2.) If Madole Road is used as the second access road, it is not up to any minimum standard of safety for the (preliminary) increased traffic estimates. It is an unmaintained one-lane road with no curbing and an undersized culvert which funnels water from a large floodplain that would be greatly increased by this development. During and after storms, water has damaged the culvert and flowed over the roadway. The city does not maintain the culvert even though it is part of a city-recognized storm drainage system. Neither does the city maintain the roadway. 13 homes

currently use the roadway and it is deteriorating over time. We have to maintain the road as best we can with semi-annual asphalt patching by volunteers. It would never bear up to more traffic and would be extremely hazardous to drive blindly up the one-lane hill.(You cannot see oncoming traffic going up or down the hill.) The roadway easement for entering the property off Madole Road is right after the top of the hill. It would be dangerous to enter or exit the property with the blind-hill adjacent to the ingress/egress easement. Also, there is no traffic light at the intersection of Madole Road and HWY. 89A and it is already dangerous exiting and entering Madole Road. The current intersection could not safely bear any increased traffic.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Michael Goblet & Maria Denny
Address (or Street Name):	235 Madole Road
City of Residence	Sedona
E-mail:	mcgoblet@gmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

(o) Yes

Thank you,
City of Sedona

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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
via amazonses.com

Date Tue 9/9/2025 7:55 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/09/2025 7:55 a.m.
Response #:	715
Submitter ID:	7736
IP address:	2605:59c0:40fa:6f00:bc70:d188:6a74:c55e
Time to complete:	5 min. , 37 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I strongly support adding low cost housing for Sedona business employees, who currently live outside of the City (Cottonwood, Clarkdale, Cornville) in order to find affordable housing.

   However, this needs to be a safe area for employees & families, and not taken over by law-breakers.

   Some Locals with say: "Given the location, the development of this land will have adverse direct, or indirect, impacts on our neighborhoods and more. These concerns could be in way of safety, traffic, noise, environmental, wild life, property value, and much more. "

   But I feel that the benefits to local businesses, who struggle to hire local employees, far outweigh those concerns.

   Please Proceed !

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Anita Dalton
Address (or Street Name):	341 State Route 179 Attn: Robert Simpson Attn: Robert Simpson
City of Residence	Sedona
E-mail:	SedonaNewAge@gmail.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Date Tue 9/9/2025 9:59 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/09/2025 9:59 a.m.
Response #:	717
Submitter ID:	7739
IP address:	47.155.39.146
Time to complete:	22 min. , 3 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   The area should not be rezoned as proposed. Too dense. Sedona needs to slow down on growth, and be happy with the robust economy and economics it has. We are locked in surrounded by national forests, with fire risk, water availability and other matters concerning the community. We do not have full septic service to all residents, particularly parts of uptown, and we are discussing re zoning to welcome more density? Insanity. As of 9.9.25, on MLS accessed by realtor.com, there are currently 422 homes for sale in the greater Sedona & VOC area. 190 of those are asking 700,000 or less.137 are asking the median nationwide sale price of approx. 430-450k. We have no housing shortage. The city rezoning to build is a waste of public resources and adds density where it is not wanted, needed or sustainable. If a total of over 400 homes are currently for sale, where is the demand? Perhaps prices need to fall. The city needs to let the market work. Further, to address "affordable housing for workers" concerns, and writing as a real estate investor & developer who specializes in affordable housing in the Quad Cities and Verde Valley, and who also lives and owns a home in Sedona - ANDY developer coming in to build units here will be renting them at market or higher rents if the project is successful, unless it is highly subsidized, and even then, it will not last. If you are curious what market rents for a glut of new units are/cost, look at Prescott/ Prescott Valley, which is currently on the cusp of a rental housing glut. Many units offered at market or slightly below market rents, appealing to younger & working families are not being rented. In an area with far more high paying jobs than Sedona and Verde Valley. I would like to see data that makes a

reasonable argument that new units built in Sedona will be rented or bought. I feel all housing in the greater Sedona, VOC, Cottonwood, Flag and Verde Valley areas priced at or below the national median rent or purchase price need to be sold or rented to successfully argue we need to build dense housing in Sedona, on one of the busiest corridors in the High country. 89a in west Sedona should be re named "Santa Monica Boulevard" - those from Los Angeles will get the joke.

Let the free market work. There is lax demand for housing in Sedona, proven by my argument above. Our community is a magical place, as is all communities in the high country and surrounding areas. Growth here is slow, and should be slow. It is remote, it has limited resources and those who live here make a conscious decision to do so. Everyone I work with and interact with from waiters, to carpenters, to painters to cleaners have a place to live. Many live in surrounding communities and commute (as I did for many years in California). This is the reality of life in America. The cost of housing in Sedona is high for a reason: there is demand and it's special. Slow down.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Not applicable
Address (or Street Name):	NA
City of Residence	Sedona, AZ
E-mail:	NA

4. Would you like to receive notices about this project, such as public meeting dates?

(o) No

Thank you,
City of Sedona

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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
via amazonses.com

Date Tue 9/9/2025 8:10 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/09/2025 8:10 a.m.
Response #:	716
Submitter ID:	7737
IP address:	24.121.197.39
Time to complete:	3 min. , 44 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil Rigby Madole

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   The traffic there is already horrendous! There are beautiful homes back there which you want to demean with low income apartments? Isn't the ones planned by the Catholic Church enough? How many do you think we need?

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Carol Thomas
Address (or Street Name):	85 Adobe Trl
City of Residence	Sedona
E-mail:	cltluvdogs@gmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Mon 9/8/2025 5:25 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/08/2025 5:25 p.m.
Response #:	714
Submitter ID:	7735
IP address:	47.215.225.237
Time to complete:	4 min. , 12 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   NO to rezoning without a plan! Why would this get submitted "Zone Change request from RMH:Single-FamilyandManufacturedHometoRM-3:
   High-Density Multi family. No site plan or development at this time, just a zone change"
   NO rezoning without a site plan!

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Donna Varney
Address (or Street Name):	240 Page Parkway
City of Residence	Sedona
E-mail:	sedonaweddingcakes@gmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

RECEIVED
SEP 0 9 2025
CITY OF SEDONA
COMMUNITY DEVELOPMENT

Emergency Parking Area on Madole Rd Made useless by non-Madole Rd property owner.

No City Permit issued, or permission asked of property owners who are responsible for maintaining Madole Rd.

To whom it may concern,

A few months ago, I stopped to question a wildcat contractor I had met before, about what he was doing putting shade cloth on a chain link fence, and placing what turns out to be 44 red rocks of different sizes along Madole Rd spanning the area of the utility pole at the top of a small rise about 1.6 miles from the intersection of 89A. He said a lady in the area didn't like the view and the shade cloth was guaranteed for seven years.

I had had a run in with this person a few years ago and did not want another conflict, so I drove on and discussed what was happening with a neighbor lady. I observed that if there was an emergency in that area, the responding vehicles would have no place to park to allow a second emergency vehicle to pass, should there be a another emergency further down the road. Sure enough, some weeks later, a young lady was injured when she fell off her bike in that area, and the first responders had no choice but to block Madole Rd while they tended to the victim. The neighbor lady just happened to be driving to her house, and was delayed for half an hour. That delay could have meant disaster with a second emergency, and could have been avoided if the red rocks were removed.

As to the shade cloth, it has begun to disintegrate as I predicted to the wildcat contractor, and while not a safety issue, it will soon become an eyesore, and should be removed along with the red rocks.



Please find attached numerous photos of this situation.

George C Hall
240 Madole Rd – (928) 713-4045
profh@silentmovies.com







35 - 1-2.psd



36 - 3.psd



37 - 4-5.psd



38 - 6-7.psd



39 - 8.psd



40 - 9-10.psd



41 - 11.psd



42 - 12.psd



43 - 13.psd



44 - 14-15.psd



45 - 16-17.psd



46 - 18-19.psd



47 - Pole.psd



48 - 20.psd



49 - 21-22.psd



50 - 23-24-25.psd



51 - 23-24-25.psd



52 - 26-27.psd



54 - 28.psd



55 - 29.psd



56 - 30-31.psd



57 - 32-33.psd



58 - 34-35.psd



59 - 36-37.psd



60 - 38-39.psd



61 - 40-41.psd



62 - 42-43.psd



63 - 44.psd

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
via amazonses.com

Date Mon 9/8/2025 4:31 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/08/2025 4:31 p.m.
Response #:	713
Submitter ID:	7734
IP address:	47.215.232.152
Time to complete:	7 min. , 9 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I am opposed to changing the zoning of this property. The traffic impact will be overstressing the Andante intersection. This will lead to safety issues. If there is a large number of residences in this small area it will lead to noise issues that will take away the serenity of our beautiful area. There is a very large amount of wildlife that use that area as a corridor. Rezoning would eliminate that habitat.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Natalia C Sidorov
Address (or Street Name):	40 Buckskin Lane
City of Residence	Sedona
E-mail:	davedonohue01@gmail.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Tue 9/9/2025 11:01 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/09/2025 11:00 a.m.
Response #:	718
Submitter ID:	7740
IP address:	47.215.229.25
Time to complete:	2 min. , 51 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-rigby-madole

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   This kind of housing is a "must have" here in Sedona. Nimby objections should be taken with a grain os salt.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Peter Bloomer
Address (or Street Name):	310 Last Wagon Dr.
City of Residence	SEDONA
E-mail:	bloomerwagon@gmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

   (o) Yes

Outlook

FW: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Tue 9/9/2025 1:55 PM
To Cari Meyer <CMeyer@sedonaaz.gov>

FYI for planning file

From: Mary Elizabeth Raines <list@laughingcherub.com>
Sent: Tuesday, September 9, 2025 1:32 PM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;
Importance: High

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name:	Mary Elizabeth Raines
E-Mail Address:	list@laughingcherub.com
Phone Number:	Information not Disclosed
Address:	2510 Mule Deer Rd. 86336-3806
Message:	Dear City Council and Mayor Jablow: First of all, thank you for your service to our beautiful city for which, I'm afraid, you do not get sufficient praise. It is not easy holding a public office these days! Secondly, I would like to comment on the proposed Zone change coming up on Sept. 17th for the tract of land between 50 Madole Rd and 80 Tranquil Ave. I do not believe that we should have ANY zone changes

in the heart of the city. The current zoning was put in place for a purpose.

Concerns:

1. Traffic. We are already at our limit. Two hundred more units means at least 200 more cars in the heart of West Sedona. That's a LOT more traffic. It will make it harder for locals to get around, and make 89A even more impossible than it has become.

2. Increased pollution: traffic, noise, and light pollution.

3. Fire. One report said that evacuating from Sedona in the event of a fire would be similar to Paradise, CA. We simply cannot handle high-density housing. It is already frightening as it is.

4. Quality of Life. While there are repercussions against NIMBY, I believe the city should focus on honoring the quality of life for those who have long lived here and who elected all of you, rather than cowtowing to "developers" who are only in it to enrich themselves. Our zones were purposefully and thoughtfully created. Please do not turn our charming city, which is already being hurt by too much new construction, into some kind of overcrowded, overly-congested wreck.

4. We need parks and open spaces more than high-density housing. We are losing the natural beauty of our area, views which used to be spectacular are swiftly being blocked (have you driven down 89A lately?), and we are driving out wildlife, all of which have long been a draw and a pleasure for both residents visitors alike.

Just in the past two weeks, a lot kitty-corner from me that had been full of trees was bulldozed to dirt. ALL the

	trees were destroyed to build a new house. To me that is unconscionable. The landscapes and beauty of our area are why most people came here in the first place. Your constituents in Sedona, more than most places in the world, value nature and beauty. We need to add open spaces to our city, not apartment buildings. To rezone a quiet neighborhood in the middle of the city for high-density housing is just not right, no matter what the loud lawyers and greedy developers want. Please honor and be influenced by the voices of those who elected you and help preserve our quality of life and our city. Sincerely, Mary Elizabeth Raines

Caution: This message appears to be from someone inside our organization, but that does not guarantee its safety. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

AB 3281 CDAction Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, September 16, 2025 - 4:30 p.m.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL

Chair Levin called the meeting to order at 4:30 p.m., led the Pledge of Allegiance and requested roll call.

Planning & Zoning Commission Participants: Chair Levin, Vice Chair Charlotte Hosseini and Commissioners Kali Gajewski, Will Hirst, Jo Martin, Rob Smith and Sarah Wiehl.

Staff Member(s) Present: Kurt Christianson, Dae Marie Foti, Steve Mertes, Cari Meyer, Megan Yates and Hanako Ueda

Historic Preservation Commissioner(s) Present: Chair Nate Meyers

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF

Chair Levin mentioned Commissioner Wiehls term will end on October 31, 2025.
Cari Meyer updated the Commission that City Council approved the Hillside Parking Lot Zone Change. City Council also had a Work session on the Western Gateway Master Plan and provided Staff with direction on desired elements of the plan. The Master Plan will return to the Commission for review at least one more time however, a date has not yet been set.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. September 2, 2025 (R)

Chair Levin referenced the minutes for the September 2, 2025, regular meeting and, hearing no corrections, stated that the minutes will stand approved.

4. PUBLIC FORUM: (This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)

Chair Levin opened the public forum at 4:32 p.m. and having no requests to speak, the Chair closed the public forum at 4:33 p.m.

5. Election of Planning and Zoning Commission Chair and Vice-Chair

City Attorney Kurt Christianson discussed the rules governing commission elections and seat vacancies. He clarified that the positions of Chair and Vice Chair are held on a calendar year basis.

When Chair Levin's term ends on October 31, 2025, Vice Chair Hosseini will automatically assume the role of Chair. At that time, the Commission may elect a new Vice Chair to fill the vacancy.

At the first meeting of the new calendar year, the Commission will elect a new Chair and Vice Chair for the upcoming year.

6. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:

a. Public Hearing/discussion/possible action regarding a request for approval of a Zone Change (ZC) from RMH (Single Family and Manufactured Home, 4 dwelling units per acre) to RM-3 (High-Density Multifamily, 20 dwelling units per acre) to allow for future development of the property with multifamily housing (no development proposed at this

time) and approval of a Conditional Use Permit (CUP) to allow for use of the existing single-family house until a future development is approved. The subject properties are located at 50 Tranquil Avenue and 80 Rigby Road, north of the Windsong Mobile Home Park and west of the Safeway Shopping Center. APN: 408-24-087 & -089. Case Number: PZ24-00018 (ZC, CUP) Property Owner: Kim Soo Young & James Spindelman Applicant: Sefton Engineering (David Nicolella)

Introduction by Chair Levin

Presentation by Cari Meyer

Commission's questions of staff

Presentation by Applicant, Luke Sefton, Sefton Engineering and James Spindelman, Property Owner.

Commission's questions of Applicant

Chair Levin opened the public comment period at 5:49 p.m. and the following people spoke in favor: Ramaswami Venkateswaran, Sedona, AZ; and Rob Schabatka, Sedona, AZ.

The following people spoke in opposition: Glenn Walbridge, Sedona, AZ; Peter Baenziger, Sedona, AZ; Kevin Zollinger, Sedona, AZ; George Hall, Sedona, AZ; Judy Hawk, Sedona, AZ; and David Quinn, Sedona, AZ.

Nate Meyers, Chair of the Sedona Historic Preservation Commission, spoke regarding the preservation of the historic home.

Having no additional requests to speak, the Chair closed the public hearing at 6:09 p.m.

Commission's comments

MOTION: Vice Chair Hosseini moved to recommend to the Sedona City Council denial of the proposed zoning request as set forth in case number PZ24-00018 (ZC), Tranquil-Rigby-Madole Zone Change, based on lack of compliance with ordinance requirements, inconsistency with the Sedona Community Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as specified in LDC Sections 8.3 and 8.6, and failure to satisfy the Zone Change findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission. Commissioner Hirst seconded the motion.

VOTE: Motion carried six (6) for and one (1) opposed. (Gajewsky, Hirst, Hosseini, Levin, Wiehl, and Martin in favor and Commissioner Smith opposed.)

Commissioner Smith stated his opposition, noting that while he is supportive of higher density and two-story development, though he would prefer a slightly lower overall density.

MOTION: Vice Chair Hosseini moved for denial of case number PZ24-00018 (CUP), Tranquil-Rigby-Madole, based on lack of compliance with all ordinance requirements of LDC Sections 8.3 and 8.4 and failure to satisfy the Conditional Use Permit findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval. Commissioner Martin seconded the motion.

VOTE: Motion carried six (7) for and zero (0) opposed. (Gajewsky, Hirst, Hosseini, Levin, Wiehl, Martin, and Smith in favor.)

7. Discussion/possible action regarding amendments to the Planning and Zoning Commission Rules and Procedures

Introduction by Cari Meyer

Commission's questions and comments

The Commission discussed the possibility of reducing its meeting schedule from two meetings per month to one, in response to the new state-mandated law regarding design review and subdivision plats.

MOTION: Commissioner Hirst moved to amend the Planning & Zoning rules and operating procedures, City Ordinance 88-6, Article 9: Meetings. The first sentence for Article 9.2 to read "Meetings of the Commission shall be scheduled on the first Tuesday of each month at 4:30 p.m." Commissioner Gajewsky seconded the motion.

VOTE: Motion carried six (6) for and one (1) opposed. (Gajewsky, Hirst, Hosseini, Levin, Wiehl, and Smith in favor and Commissioner Martin opposed.)

Commissioner Martin expressed opposition to the proposed change, stating that she believes the decision is premature. She recommended that the Commission wait at least six months after the new law takes effect before considering any changes to the meeting schedule.

8. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, October 7, 2025
b. Tuesday, October 21, 2025

Cari noted that two items are scheduled for the October 7, 2025, meeting: a Development Review for the Best Western Expansion and a Conditional Use Permit for the shuttle parking lot at State Route 179 and Bowstring. The Commission requested a site visit to the shuttle parking lot in advance of the meeting. Commissioner Smith stated that he would like to attend the October 7, 2025, meeting virtually, as he will be out of town on that date.

At this time, no items are scheduled for the October 21, 2025, meeting.

9. EXECUTIVE SESSION

Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission 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

Chair Levin adjourned the meeting at 6:45 p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on September 16, 2025.

_____ _____

Megan Yates, *Assistant Planner* Date

Sefton Engineering Consultants
Your Ideas to Completion
Surveying • Engineering • Land Planning

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

November 5, 2025
REVISED

To: Cari Meyer
Planning Manager
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
Project: 240802

INTRODUCTION:

This Revised Letter of Intent is submitted in support of a request to rezone approximately 9.8 acres located at 50 Tranquil A**ve** APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road); and a request for a Conditional Use Permit for: APN 408-24-087 only,(9.4-Acres, 50 Tranquil Ave) from RMH (Single Family and Manufactured Home) to RM-3 (High-Density Multi-Family Residential). The property owners James Spindelman and SooYoung Kim seek to bring the zoning into conformity with Sedona's Community Plan (2024) designation of the site as High-Density Multi-Family (20DU/AC) to create an additional 9.8 acres of High-Density Multi-Family zoning for future development. The request is legislative in nature and does not include a specific site plan or development proposal at this time. By planning for housing within the West Sedona corridor the property owners intend to support the community's goal of ensuring a balanced, livable and sustainable housing supply. This approach reserves scarce urban land for attainable and affordable housing rather than short-term or commercial use. This also positions the site for thoughtful development consistent with Sedona's vision for the future. The intent is to preserve this centrally located parcel for future attainable and affordable housing as the community continues to face significant housing restraints.

The future development will provide a fixed percentage of units to Sedona's essential workforce such as healthcare employees, police, firemen and hospitality workers, as well as groups such as fixed income elderly households displaced by short term rentals. Affordability would be preserved through the approval of this zoning request and would require a minimum of the following affordable and workforce housing percentages:

- 15% of housing units allocated to workforce housing for households earning 80-150% AMI for Yavapai County
- 10% of housing units allocated to affordable housing for moderate income households earning 60-80% AMI for Yavapai County, and
- 5% of units dedicated to low income households earning less than 60% AMI for Yavapai County.

The developer will commit to keeping this percentage of the units affordable for a minimum of 30 years from the time that the 1st Certificate of Occupancy is issued.

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- Our understanding of the Community Plan is that it is very broad based and inclusive, which allows for subjective interpretations. With regards to this application we see that this zone change is clearly consistent with the Community Plan's aim to address the housing shortage in Sedona. This revised letter of intent is to show that the Planning and Zoning Commission denial was disconnected from the city's own Community Plan. At the September 16, Planning and Zoning Commission meeting Luke Sefton suggested we table our application to clarify what the Commissioners were requesting. The city's attorney asked the Commissioners to take action to meet the 180-day requirement of the new law. Our aim is to present the City Council with a clear and whole picture of the process. The following revisions to this letter of intent, highlighted in yellow, are presented by Sefton Engineering on behalf of our clients. The aim is to demonstrate to the city Council that the reasons for the city staff's recommended denial have been addressed and will be fully incorporated into any future development plans. The city's staff reasons for denial are recorded in the Tuesday, September 16, 2025 Planning and Zoning Commission Packet.

LETTER OF INTENT: The James Spindelman & Soo Young Kim Zone Change Request for: APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road); and a request for a Conditional Use Permit for: APN 408-24-087, only (9.4-Acres, 50 Tranquil Ave). If the zone change is approved the property owners would like to continue to live in the existing Detached Single- Family Dwelling. The proposed RM-3 zoning requires a Conditional Use Permit (CUP) for the Detached Single-Family Dwelling. This zone change request includes a CUP application to allow the property owners to continue to live in the existing Detached Single-Family Dwelling. The property owners are uncertain about the duration of their Conditional Use Permit (CUP) , as their relocation depends on both the approval of a zone change and the new landowner's building permit approval. Accordingly, they are requesting that the CUP remain in effect until the new landowner's building permit approval.

Purpose: The request is to change the current **RMH: Single-Family and Manufactured Home TO: RM-3: High-Density Multi-family**. At this time a site plan or development plan is not proposed**.** The purpose of this zone change is to create an additional 9.8-Acres of High-Density Multi-family zoning for future multi-family development. According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, and the 2023 Community Plan, there is a current housing shortage in Sedona. James Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

- Concerning the matter of proceeding without a site plan or development plan, the City of Sedona has approved two notable Community Focus Areas (CFAs) zone changes without site plans. They are the Schnebly CFA & Oak Creek Heritage District, and the Western Gateway and Soldiers Pass areas. Here is a summary of the general zone change descriptions:
    - **Schnebly CFA & Oak Creek Heritage District**
        - **Zone Change Description:** In 2020, amendments were approved for the Oak Creek (OC) District and the Schnebly CFA plan. These changes, following discussions in 2019, involved the removal of campgrounds as an allowable use within the CFA and OC District. A specific Oak Creek Heritage District zoning designation was created in 2018 for this CFA to ensure future development

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aligns with its vision.
    - **General Purpose:** The changes were intended to preserve the heritage character of the area along Schnebly Hill Road, north of SR 179, and east of Oak Creek. They help guide future development to a mix of uses that preserve the Oak Creek riparian corridor and scenic views.
    - **This zone change was done without a development plan. This confirms that a site-specific development plan is not a prerequisite for the City Council to change the zoning of a property.**
- **Western Gateway CFA and Soldiers Pass CFA**
    - **Zone Change Description:** In 2022, the City Council approved amendments to the plans for both the Western Gateway and Soldiers Pass CFAs. The amendments specifically removed or de-emphasized "lodging" references in favor of encouraging "mixed-use development".
    - **General Purpose:** The goal of these changes was to favor residential and mixed-use development over large-scale, resort-style lodging facilities. This was part of a larger effort to grow residential areas and address community concerns about the balance of development within Sedona.
        - **This zone change didn't require a development plan.** The City Council can amend the official zoning map based on legislative criteria, which doesn't involve reviewing a specific building or site layout.

- The property owners have agreed to and accept the CONDITIONS OF APPROVAL that are included in the staff report.
- The future development will provide a fixed percentage of units to Sedona's essential workforce such as healthcare employees, police, firemen and hospitality workers, as well as groups such as fixed income elderly households displaced by short term rentals. Affordability would be preserved through the approval of this zoning request and would require a minimum of the following affordable and workforce housing percentages:
    - 15% of housing units allocated to workforce housing for households earning 80-150% AMI for Yavapai County
    - 10% of housing units allocated to affordable housing for moderate income households earning 60-80% AMI for Yavapai County, and
    - 5% of units dedicated to low income households earning less than 60% AMI for Yavapai County.
- The developer will commit to keeping this percentage of the units affordable for a minimum of 30 years from the time that the 1st Certificate of Occupancy is issued.

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Location: The parcels are situated on the north side of west State Route 89A, approximately 700 feet west of Rodeo Road, within the City of Sedona.

Luke A. Sefton (Sefton Engineering Consultants) Authorized Agent for the Project: Mr. Sefton moved to Sedona in 1987, and for the past 20 years has been the Principal Engineer and President of Sefton Engineering Consultants, Inc., where he continues to be responsible for the day-to-day management of the team of engineers, surveyors, planners, and designers for a multitude of projects in Northern Arizona. Each one of these team members has many years of experience in Sedona and have a vested interest in the future of Sedona, as residents, friends, and neighbors.

Consistence with Sedona Community Plan, Existing Zoning, and Other Applicable Plans: The Sedona Community Plan, dated March 26, 2024, designates this 9.8-Acre area as "Multi-Family High Density (20 DU/AC) and situates it within the future West Sedona Community Focus Area. The proposed zone change to: **RM-3: High-Density Multi-family,** conforms to the Sedona Community Plan designation. Pages 42-43 of the Plan describe this corridor as a mixed-use and multi-family residential area intended to balance housing, commerce, and transportation connectivity. Policy 4.6 calls for "*transforming commercial corridors into a mix of residential, commercial and public uses well-connected for walking, biking or transit".* The subject parcel directly abuts existing commercial zoning and is located within walking distance of grocery stores, restaurants, transit stops, and neighborhood services. This is precisely the type of infill site envisioned for compact, connected housing development. Rezoning to RM-3 advances multiple Community Plan Goals:

- **Housing Goal 5.1-5.5**: Expand Sedona's mix of housing types to meet the needs of a vibrant community; promote development of affordable and market rate housing.

- **Land Use Goal 4.6:** Encourage compact, mixed use, pedestrian oriented development in West Sedona that enhances livability and reduces reliance on automobiles.

- **Community and Environmental Guiding Principles**: Promote efficient use of land within existing urban areas, preserving open space and natural resources elsewhere.

The Sedona Community Plan emphasizes the need for multi-family development to address housing diversity and affordability, and supports the development of various housing types, including multi-family units, to meet the needs of the community. The plan also highlights the importance of creating a balanced mix of housing options to accommodate different income levels and lifestyles.

Currently, the existing zoning for this 9.8-Acres has a Zoning Designation of **RMH: Single-Family and Manufactured Home.** The owners are requesting the zone change to **RM-3: High-Density Multi-family** specifically to make the zoning consistent with the Sedona Community Plan. If this 9.8-Acres is successfully rezoned to **High-Density Multi-family** zoning then this land will be available for future multi-family development which will assist in addressing the current housing shortage in Sedona.

The future developer will be required to preserve the unique natural beauty and character, with key values focused on conservational stewardship, cultural custom, and quality of life. In addition, future development will expand infrastructure, maintain scenic viewsheds, encourage pedestrian oriented design, and follow

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the strategies within the Transportation Master Plan to improve traffic congestion and overall connectivity.

Multi-family development in Sedona can bring several potential benefits to the community:

1. Increased Housing Diversity: Multi-family developments can provide a variety of housing options, catering to different income levels and lifestyles. This can help create a more inclusive community.
2. Affordability: By increasing the supply of housing, multi-family developments can help reduce housing costs and make it more affordable for residents to live in Sedona.
3. Efficient Land Use: Multi-family developments can make better use of available land, and preserve open spaces.
4. Economic Growth: New housing developments can attract businesses and services, boosting the local economy and creating job opportunities.

- The property owners have accepted and will abide by the conditions for approval detailed in the staff report (See Exhibit A).

- The future development will provide a fixed percentage of units to Sedona's essential workforce such as healthcare employees, police, firemen and hospitality workers, as well as groups such as fixed income elderly households displaced by short term rentals. Affordability would be preserved through the approval of this zoning request and would require a minimum of the following affordable and workforce housing percentages:
  - 15% of housing units allocated to workforce housing for households earning 80-150% AMI for Yavapai County
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- The developer will commit to keeping this percentage of the units affordable for a minimum of 30 years from the time that the 1st Certificate of Occupancy is issued.

GO! Sedona Pathways Plan (GO! Plan): Another consideration is the city's request for a shared use path commitment as a result of the zone change process. The owners are requesting the zone change to **RM-3: High-Density Multi-family,** specifically to make the zoning consistent with the Sedona Community Plan. At the time of the development process the developer will work with the City of Sedona to determine the location of a shared use path.

- AS PART OF THE CONDITIONS OF APPROVAL, located on page 20 of 143 in the packet:
  - Commitment for the future development of the property to include a shared use path, subject to the following:
    - Path shall connect Tranquil Avenue to Madole Road
    - Easement for the path shall be a minimum of 15 feet wide
    - Path shall be a minimum of 10 feet wide
    - Path shall include landscaping in accordance with LDC requirements

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- Path shall provide amenities including lighting, signage, and a water bottle filling station, subject to LDC requirements and review and approval by the Community Development Director.
- 100% of the cost of the shared use path and amenities shall be born by the property owners. No financial contributions or Development Impact Fee credits will be provided by the City.

Site Overview: The site is currently divided into two parcels. The larger parcel APN: 408-24-087, gets its primary access from Tranquil Ave., and provides access to an existing single-family dwelling. According to Yavapai County records, it appears that the existing structure was constructed in 1948, and consists of approximately 1,822 square feet. This home is known as the Rigby house, and because of modifications to the front entry way the property can no longer qualify as a Historic Landmark. The second parcel, APN: 408-24-089, has a mobile home on it and an out building.

Existing Structures on the Properties: Currently, the property owners, James Spindelman & Soo Young Kim, live in their approximately 1,822 square foot single family residence, located on APN 408-24-087 (9.4-Acres, 50 Tranquil Ave), and they would like to continue to live in their home after the zone change is approved. In order to make this possible a conditional use permit would have to be approved to allow a detached single-family dwelling in the RM-3 High Density Multi-family zoning district. The property owners are uncertain about the duration of their Conditional Use Permit (CUP) , as their relocation depends on both the approval of a zone change and the new landowner's building permit approval. Also, the City would like the opportunity to document the house for historic purposes and to work with the property owners to ensure that anything historically significant will not be lost. The property owners have agreed to this stipulation.

In addition, on parcel 408-24-089 089 (0.4-Acres, 80 Rigby Road) there is a storage building, and a shell of an uninhabitable, dilapidated 1967 Mobile Home. According to Planning staff, in order for that Mobile Home to remain on site after the approval of the zone change a conditional use permit would be required. Instead of applying for a conditional use permit the property owners have agreed to remove the dilapidated 1967 Mobile Home within 6-months after the zone change approval.

Deed Restrictions: Through the zone change process, the property owners are willing to place a deed restriction on their 9.8-Acre parcels, Assessor's Parcel Number: 408-24-087 and 408-24-089, to restrict short term rentals for a minimum of 90-days. This restriction will be in place for 30-years from the day that the new zoning designation takes effect.

- To restrict short-term rentals for a minimum of 90-days. This restriction will be in place for 30-years from the date that the first certificates of occupancy are issued.

LDC Section 2.24.D. Setbacks: A map has been included with this submittal showing which property lines are considered the front/rear/side setbacks for both properties.

LDC Section 5.3. Grading and Drainage:
Portions of the site are within City Designated 100-year and 500-year floodplains. The City reviews flood

hazard areas when building improvements or development plans are submitted for permits. This ensures that proposed building improvements are safe from flooding and do not adversely impact neighboring properties. Clustering will occur to ensure that the floodplain will not be impacted.

LDC Section 5.4. Access, Connectivity, and Circulation: The property owners are aware that for any future development the city's Land Development Code, and D.R.E.A.M., has the legal authority to require build 5-foot-wide sidewalk(s) along the frontages of all public and private roads, including Tranquil Avenue, Rigby Road, and Madole Road.

- AS PART OF THE CONDITIONS OF APPROVAL:
  - Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.
  - Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
  - The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.

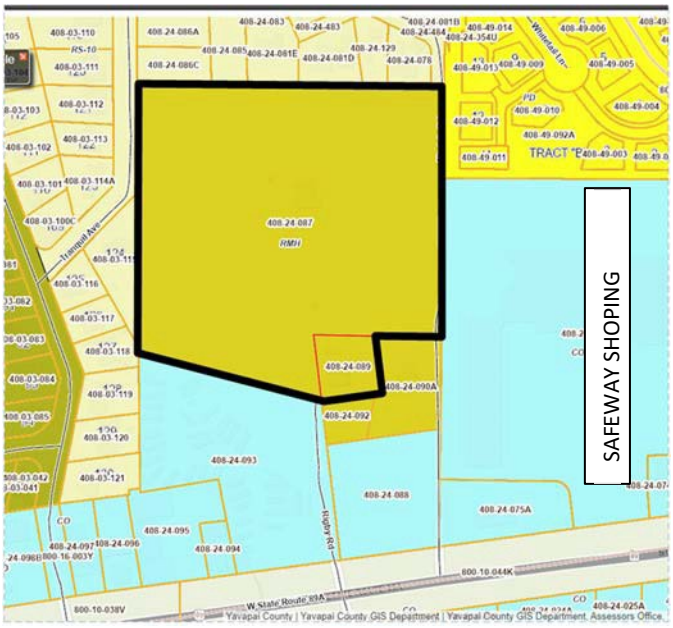
LCD Section 5.8. Exterior Lighting: An inventory of existing exterior lighting is provided with this submittal.

Future Development Concerns: The property owners are aware that for any future development the city's Land Development Code, and D.R.E.A.M., has the legal authority to require the following development standards:

- All access roads into the site will meet the Fire District standards.
- Water supply requirements for the units as well as for fire suppression systems will be met. Currently, there is an Arizona Water Company 4-inch water main with a fire hydrant adjacent to the site on Tranquil Avenue. Future road improvements will be made, if required, to Rigby Road, Madole Road, and Tranquil Avenue.

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Circulation: This 9.8-Acre area has three points of access. There are two points of access from West State Route 89A, Madole Road, and Rigby Road, both are 30-foot-wide roadway easements. The third access is from Tranquil Ave. This is a 50-foot-wide City of Sedona right of way, and provides direct access to the site, see Circulation Plan.



Topographic and Flood Zone Designation: This is a relatively flat terrain, covered with shrubs and native grass. The parcels are located in Zone X of the FEMA Flood Insurance Rate Map 04025C1435H, effective February 8, 2024. Also, these two parcels are located within the City of Sedona Floodplain Management, 2021/2022 Study. The southwest corners of these parcels are located within a 500-year floodplain per this study, and the southwest corner of Assessor's Parcel Number: 408-24-087 is within the City of Sedona's 100-year Flood Zone. Assessor's Parcel Number: 408-24-089, is not.

- The site is impacted by City-designated floodways and floodplains. Clustering will occur to mitigate any impact to the City-designated floodways and floodplains.
    - As part of the CONDITIONS OF APPROVAL:
        - Prior to the development of the property, a Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
        - The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
        - Commitment to locate development outside of the City designated floodways and floodplains.

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Letters of Serviceability: We received Will Serve Letters from the following utility providers:

- APS. In addition to a Will Serve Letter, APS provided the following information: ***APS has determined that upgrades to existing APS infrastructure will be required. APS is proposing to extend two additional overhead phases on the existing poles at least to the property line and further if needed. We would also need to install a switching cabinet and can serve single phase or three phase transformers from there (This comment is from APS employee Kellie McCune)***.

- ARIZONA WATER COMPANY: In addition to a Will Serve Letter, AZ Water provided the following information: ***Both parcels are currently served by AZ Water with a 1 1/4" diameter galvanized steel main. In addition, there is a 4-inch water main line with a fire hydrant right in front of the properties Tranquil Avenue frontage (This comment is from Casey Goff AZ Water's Water Distribution Superintendent).***

- CENTURYLINK
- CITY OF SEDONA WASTEWATER DEPARTMENT
  - Two City of Sedona sewer manholes are located on the site
- SEDONA FIRE DISTRICT
  - On March 4, 2025, Sefton Engineering met with Kirk with Sedona Fire. Kirk said, "As long as the site has two points of access and adequate fire flow he has no objection to a 196-unit apartment complex".

- LUMEN
- UNISOURCE; and
- PATRIOT DISPOSAL

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ARTICLE 7: SUBDIVISION: N/A

ARTICLE 8: ADMINISTRATION AND PROCEDURES

8.3.D Citizen Review Process:
The applicant's Citizen Participation Plan will be prepared in accordance with LDC Section 8.3.D., to ensure early and effective citizen participation, and to give citizens and property owners adequate opportunities to learn about the application. The target area shall include property owners with a 300-foot radius of the property, and other interested parties who may request to be notified. The plan is to let potentially affected citizens know of the request and provide an opportunity to express their support or concerns, and to complete a report outlining the results of the citizen review process. Also, this report will be based on guidance from City staff, and will include a notification letter mailed out to the neighbors informing them of this zone change request. The mailing will facilitate ongoing communication between the applicant, interested citizens, and property owners.

8.3.E.(5).c. Consistency with Sedona Community Plan and Other Applicable Plans:
The request is to change the current **RMH: Single-Family and Manufactured Home TO: RM-3: High-Density Multi-family.** If the zone change is approved, then the properties zoning will be brought into consistency with the Sedona Community Plan. In addition, this zone change will create an additional 9.8-Acres of High-Density Multifamily zoning for future multi-family development. According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The James Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

8.3.E.(5).d. Compliance with Sedona's Land Development Code (LDC) and Other Applicable Plans:
This Letter of Intent, and all the other submitted documentation, confirms that the proposed Zone Change will be in compliance with applicable section (s) *of the Sedona Land Development Code.*

8.3.E.(5).e. Minimize Impact on Surrounding Property Owners: The proposed zone change will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety, and welfare of the surrounding residential area.

8.3.E.(5).f. Consistent with Intergovernmental Agreements: The proposed zone change shall be consistent with any adopted intergovernmental agreements and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into the Sedona Land Development Code.

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8.3.E.(5).g. Minimize Adverse Environmental Impacts: The property has direct access to all public infrastructure which will minimize adverse environmental impacts to watercourses and drainage ways.

- Based on the Sedona Land Development Code (LDC) and the Design Review, Engineering, and Administrative Manual (DREAM), any development will have to comply with the following main points regarding environment and sustainability:
- **Land Development Code (LDC)**
  - **Natural environment preservation:** The code prioritizes fitting development into the natural contours of the land, preserving natural features like rock outcroppings, native vegetation, and mature trees. It mandates minimizing disturbance to sensitive areas such as steep slopes and floodplains.
  - **Open space and wildlife:** Development is to be designed to preserve open space for natural resources, wildlife habitat, and scenic values. The code encourages clustering dwellings to conserve larger, uninterrupted natural areas.
  - **Energy conservation:** It promotes sustainable building designs and construction practices, including using solar or other alternative energy systems. The code explicitly allows for flexibility in building standards to accommodate solar energy systems.
  - **Dark Sky compliance:** As an International Dark Sky City, Sedona's code requires exterior lighting to be shielded and directed downward to reduce light pollution, which benefits wildlife and preserves scenic views.
- **Design Review, Engineering, and Administrative Manual (DREAM)**
  - **Context-sensitive design:** The DREAM manual, which supplements the LDC, includes design guidelines that emphasize principles compatible with Sedona's natural environment. This includes blending structures into the landscape through appropriate colors and materials.
  - **Sustainable building practices:** Beyond aesthetics, the manual provides details to guide developers in practices that encourage sustainable development, such as selecting low-maintenance building materials suitable for the semi-arid climate.
  - **Drainage and grading:** The manual includes specific engineering standards for grading and drainage to minimize environmental impacts. Site design is expected to reduce the amount of disturbed land for impervious surfaces like roads and parking.

- Any proposed development within Sedona must adhere to the Climate Action Plan guidelines, as mandated by the Land Development Code (LDC) and the Design Review, Engineering, and Administrative Manual (DREAM).
  - **Greenhouse Gas Reduction Targets:** The CAP establishes specific goals for reducing community-wide greenhouse gas emissions, such as a 50% reduction by 2030.
  - **Encouraging Sustainable Design:** The code promotes building designs and construction practices that are more sustainable, which includes provisions for integrating solar and other alternative energy systems.
  - **Preparing for Climate Impacts:** The CAP addresses the need for the community to adapt to climate change by building resilience against threats like increased flooding, wildfires, and extreme heat.
  - **Community and Developer Involvement:** Achieving CAP goals requires collaboration from residents, businesses, community leaders, and local government. The Land

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Development Code and DREAM manual facilitate this by providing a framework for incorporating these objectives into development projects.

8.3.E.(5).h. Minimizes Adverse Fiscal Impacts:

8.3.E.(5).i. Compliance with Utility, Service, and Improvement Standards: The property has received confirmation from the utility providers that the easements provided are adequately designed to meet their needs.

8.3.E.(5).j. Provides Adequate Road Systems and Traffic Mitigation: The land has direct access to the surrounding street system and currently has good ingress and egress availability.

8.3.E.(5).k. Provides Adequate Public Services and Facilities: Not applicable at this time.

8.3.E.(5).l. Rational Phasing Plan: NA

8.6.A.2.e. Conditional Rezoning Approval: At this time a site plan and a development proposal is not being presented. The goal of the zone change is to bring the properties zoning into compliance with the City of Sedona's Community Plan. This will ensure compatibility with adjacent land uses, public policy, and adopted plans.

8.8.D. Affordable Housing Alternative Standards Request: If the zone change is approved future developers will have the option to use this section of the Land Development Code in order to encourage and expedite affordable housing recommendations of the Sedona Community Plan and the City's adopted Development Incentives and Guidelines for Affordable Housing (DIGAH). In addition, According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The James Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

The future development will provide a fixed percentage of units to Sedona's essential workforce such as healthcare employees, police, firemen and hospitality workers, as well as groups such as fixed income elderly households displaced by short term rentals. Affordability would be preserved through the approval of this zoning request and would require a minimum of the following affordable and workforce housing percentages:

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The developer will commit to keeping this percentage of the units affordable for a minimum of 30 years from the time that the 1st Certificate of Occupancy is issued.

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Conclusion:

This rezoning supports the City's efforts to rebalance its housing stock, sustain the local workforce, and advance a livable, resilient Sedona. By acting now to align zoning with the adopted Community Plan, the City preserves this strategic parcel for future development.

This Letter of Intent, along with all other submitted documentation, confirms that the proposed zone change will comply with the Sedona Community Plan and all applicable sections of the Sedona Land Development Code as follows:

Section 8.3.E(5), Approval Criteria:

- The zone change complies with the City's Community Plan's land use designation.
- The zone change is compliant with the Sedona Land Development Code and other applicable regulations.
- The zone change will be developed in a manner that:
  - Has minimal impacts on surrounding property owners.
  - Minimizes adverse environmental impacts.
  - Minimizes adverse fiscal impacts.
  - Provides an adequate road system.
  - Provides adequate public services and facilities.
- This request has been reviewed through the pre-application meeting process in accordance with Section 8.3.B of the Sedona Land Development Code.
  - The land for this zone change will be harmonious with the surrounding area.
  - The location of this zone change has access to safe ingress and egress for vehicle, bicycle, and pedestrian traffic.
  - The area of this zone change is adjacent to public infrastructure, including adequate water supply, sewage disposal, electric service, storm drainage, and other utilities.
  - All future public infrastructure will be constructed in accordance with the Engineering Standards Manual.
  - This zone change will comply with all ordinances and regulations of the city and the Arizona Revised Statutes.

Thank You!

James Spindelman and Soo Young Kim

Sefton Engineering Consultants
Your Ideas to Completion
Surveying • Engineering • Land Planning

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Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

(EXHIBIT A)

Conditions of Approval: PZ24-00018 (ZC)

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
2. The applicant shall enter into a Development Agreement with the City of Sedona that covers, at a minimum, the following items:
    a. Availability of all future units on the properties for long-term rental for a minimum of 30 years from the date of issuance of Certificate of Occupancy.
    b. Commitment for the future development of the property to include a shared use path, subject to the following:
        i. Path shall connect Tranquil Avenue to Madole Road
        ii. Easement for the path shall be a minimum of 15 feet wide
        iii. Path shall be a minimum of 10 feet wide
        iv. Path shall include landscaping in accordance with LDC requirements
        v. Path shall provide amenities including lighting, signage, and a water bottle filling station, subject to LDC requirements and review and approval by the Community Development Director.
        vi. 100% of the cost of the shared use path and amenities shall be born by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.
    c. Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.
        i. Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
        ii. The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
        iii. The cost of the traffic improvements shall be born by the property owner.
    d. Commitment to locate development outside of the City designated floodways and floodplains.
3. All existing structures on APN 408-24-089 (80 Rigby Road) shall be demolished within six (6) months of zone change approval. The property owner shall obtain a Demolition Permit from the Community Development Department and pass all required inspections within 6 months of approval.

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4. All existing lighting shall be brought into compliance with the requirements of LDC Section 5.8 (Exterior Lighting) within six (6) months of zone change approval. The property owner shall submit an Exterior Lighting application for review and approval by the Community Development Department prior to changing any of the lighting fixtures. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required.
5. The zoning for the subject property shall be considered vested when the Development Agreement is approved, executed, and recorded. If a Development Agreement is not recorded, and other conditions are not satisfied, the City may initiate proceedings to revoke the zoning, subject to the provisions of Sedona Land Development Code Section 8.6.A(3)g.2 and applicable State statutes.
6. Within thirty days of approval of the zone change, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Change approval.

SEFTON ENGINEERING'S RESPONSES TO STAFF'S RECOMMENDATIONS FOR DENIAL

The following document is a point-by-point response to the City staff's denial, as stated in the September 16th, 2025 Planning and Zoning Commission Packet, starting on page 9 of 143, addressing each of the comments cited. Sefton Engineering Consultants, on behalf of our clients, aims to demonstrate to the City Council that all of the reasons for denial have been addressed and will be fully incorporated into any future development plans. Below are staff's recommendations and Sefton Engineering Consultant's responses highlighted in yellow:

Based on lack of compliance with ordinance requirements, inconsistency with the Sedona Community Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as detailed in the attached Staff Report and accompanying exhibits, Staff recommend denial of the proposed Zone Change:

In April 2024, our clients met with the planning manager to discuss rezoning the properties as Multi-Family High Density (20-DU/AC) in order to bring the properties into alignment with the designation which was established in the 2024 Community Plan. She assured them that this would be possible and she recognized that no development would be proposed at the time of the rezone application, nor would it be required for the zone change. Following her suggestion they hired a land use attorney and Sefton Engineering Consultants. Soon after there were discussions about including a shared use path as part of a future development. Our clients agreed to this and met with the Public Works Department staff. They mutually agreed to the wording which was included in the Letter of Intent. There was discussion that a preliminary traffic study would be required but since no development would be included in this zone change a complete traffic study would be left to a later stage of the process. There were no discussions about the Climate Action Plan, or the Land Development Code throughout the rezone process. It was assumed that those aspects along with the Transportation Master Plan would be part of the City's requirement of the developer. The first mention of these plans from staff was at the beginning of September 2025 when staff drafted their recommendation for denial. During the September 16th Planning and Zoning meeting the planning manager stated that a development plan is not required for a zone change, and yet, many of her comments reference the lack of a development plan. During the meeting the Chairman of the Commissioners apologized to our clients that they were misled to believe a zone change would be possible without a development plan.

DISCUSSION (ZONE CHANGE)

Community Plan Compliance

Zone change applications are evaluated for general consistency with city-wide policies of the Community Plan. Zone changes are not expected to implement every policy but should show consistency with the direction of the Community Plan. The following is Staff's evaluation of how the application does (or does not) address these policies.

Guiding Principles

Guiding Principles were included in the 2024 Community Plan and are intended to set the standard for our community interactions with each other, our surroundings, and with those who are guests of our community.

One of the guiding principles is in regard to housing (Community Plan, page iv). The following outcome statement is intended to reflect the following future condition:

Sedona has diverse housing options that are safe, secure, and affordable.

This zone change would allow the property to be developed at a higher density than is currently allowed. However, the only commitment included in the application is that there will be a prohibition of short-term rental of the units for 30 years from the date the zoning is effective. As no development plan is proposed, the number of years that future units would be under this restriction is unknown. Further, the application makes no commitments for number of units, affordability, diversity of unit type, etc. While this application would increase the amount of land available for multifamily development, the impact that it would have on the overall housing stock in the City is unknown at this time.

- The City of Sedona has approved two notable Community Focus Areas (CFAs) zone changes without site plans:
  - Based on past actions, two notable Community Focus Areas (CFAs) in the City of Sedona that have undergone zone changes or plan amendments are the Schnebly CFA & Oak Creek Heritage District, and the Western Gateway and Soldiers Pass areas. Here is a summary of the general zone change descriptions:
  - **Schnebly CFA & Oak Creek Heritage District**
    - **Zone Change Description:** In 2020, amendments were approved for the Oak Creek (OC) District and the Schnebly CFA plan. These changes, following discussions in 2019, involved the removal of campgrounds as an allowable use within the CFA and OC District. A specific Oak Creek Heritage District zoning designation was created in 2018 for this CFA to ensure future development aligns with its vision.
    - **General Purpose:** The changes were intended to preserve the heritage character of the area along Schnebly Hill Road, north of SR 179, and east of Oak Creek. They help guide future development to a mix of uses that preserve the Oak Creek riparian corridor and scenic views.
      - **This zone change was done without a development plan. This confirms that a site-specific development plan is not a prerequisite for the City Council to change the zoning of a property.**
  - **Western Gateway CFA and Soldiers Pass CFA**
    - **Zone Change Description:** In 2022, the City Council approved amendments to the plans for both the Western Gateway and Soldiers Pass CFAs. The amendments specifically removed or de-emphasized "lodging" references in favor of encouraging "mixed-use development".
    - **General Purpose:** The goal of these changes was to favor residential and mixed-use development over large-scale, resort-style lodging facilities. This was part of a larger effort to grow residential areas and address community concerns about the balance of development within Sedona.
      - **This zone change didn't require a development plan.** The City Council can amend the official zoning map based on legislative criteria, which doesn't involve reviewing a specific building or site layout.

- The future development will provide a fixed percentage of units to Sedona's essential workforce such as healthcare employees, police, firemen and hospitality workers, as well as groups such as fixed income elderly households displaced by short term rentals. Affordability would be preserved through the approval of this zoning request and would require a minimum of the following affordable and workforce housing percentages:
  - 15% of housing units allocated to workforce housing for households earning 80-150% AMI for Yavapai County
  - 10% of housing units allocated to affordable housing for moderate income households earning 60-80% AMI for Yavapai County, and
  - 5% of units dedicated to low income households earning less than 60% AMI for

Yavapai County.
    - The developer will commit to keeping this percentage of the units affordable for a minimum of 30 years from the time that the 1st Certificate of Occupancy is issued.

- The property owners have agreed to accept the CONDITIONS OF APPROVAL that are included in the staff report. These conditions, revised the commencement of the deed restrictions to "At the time of Certificate of Occupancy Issuance", assuming 30-years of restriction. (See Addendum A).

Another guiding principle is related to Circulation (Community Plan, page v). The following outcome statement is intended to reflect the following future condition:

> *Build a complete and connected circulation network that is safe, convenient, and efficient for all users and all modes of travel.*

The properties are accessed by three different roads. Two (Rigby and Madole) are private and access W 89A at uncontrolled intersections while one (Tranquil) is public and connects to W 89A at a signalized intersection (Andante). All three roads cross a City-designated floodway and floodplain. The Letter of Intent states that a traffic impact analysis will not be done until a development is proposed and a future developer will make improvements to Rigby and Madole, if required, with no mention of Tranquil. The revised LOI clarifies that the developer will make any required improvement to Madole, Rigby and Tranquil Avenue.

The GO! Sedona Pathways Plan shows a shared use path through this property. The Letter of Intent states a future developer will work with the City to determine the location of a shared use path, but makes no commitments regarding connection, width, design, or payment of the pathway.

- From the Letter of Intent: **GO! Sedona Pathways Plan (GO! Plan):** Another consideration is the city's request for a shared use path commitment as a result of the zone change process. The owners are requesting the zone change to **RM-3: High-Density Multi-family,** specifically to make the zoning consistent with the Sedona Community Plan. At the time of the development process the developer will work with the City of Sedona to determine the location of a shared use path.
- AS PART OF THE CONDITIONS OF APPROVAL, located on page 20 of 143 in the packet:
    - Commitment for the future development of the property to include a shared use path, subject to the following:
        - Path shall connect Tranquil Avenue to Madole Road.
        - Easement for the path shall be a minimum of 15 feet wide.
        - Path shall be a minimum of 10 feet wide.
        - Path shall include landscaping in accordance with LDC requirements.
        - Path shall provide amenities including lighting, signage, and a water bottle filling station, subject to LDC requirements and review and approval by the Community Development Director.
        - 100% of the cost of the shared use path and amenities shall be borne by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.

Land Use (page 33-51)
Chapter 4 of the Community Plan is the Land Use Chapter. Policies from this chapter that could relate to this application include the following:

- Policy 4.4: Support cluster development to direct development away from more environmentally sensitive portions of a site.
  - *Staff Response: The site is impacted by City-designated floodways and floodplains. The application makes no commitment to clustering development away from these areas.*
    - The property owners will cluster development away from impacted floodways and floodplains. In addition, the Letter of Intent states the following:
      - **LDC Section 5.3. Grading and Drainage:** Portions of the site are within City Designated 100- year and 500-year floodplains. The City reviews flood hazard areas when building improvements or development plans are submitted for permits. This ensures that proposed building improvements are safe from flooding and do not adversely impact neighboring properties.
      - As part of the CONDITIONS OF APPROVAL:
        - Prior to the development of the property, a Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
        - The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
        - The cost of the traffic improvements shall be borne by the property owner.
        - Commitment to locate development outside of the City designated floodways and floodplains.

- Policy 4.5: Allow densities greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability, and availability to address housing needs in areas designated for Multifamily High Density, Commercial, and Mixed-use.
- Policy 4.10: For the term of this Plan, prioritize housing growth within City limits (as of 2023), focusing our efforts on affordability and diversity
  - *Staff Response to Policies 4.5. & 4.10: While the application would increase the amount of land available for high-density multifamily housing, the only commitment to housing availability is a prohibition on short term rentals for 30 years from the date of zoning approval. With no development plan or other commitments related to diversity or affordability, it is difficult to determine how a project on this property could address housing needs.*
    - The property owners have agreed to two main points regarding the development:
      - The property owners have accepted and will abide by the conditions for approval detailed in the staff report (See Exhibit A).
      - The future development will provide a fixed percentage of units to Sedona's essential workforce such as healthcare employees, police, firemen and hospitality workers, as well as groups such as fixed income elderly households displaced by short term rentals. Affordability would be preserved through the approval of this zoning request and would require a minimum of the following affordable and workforce housing percentages:
      - 15% of housing units allocated to workforce housing for households earning 80-150% AMI for Yavapai County
      - 10% of housing units allocated to affordable housing for moderate income

households earning 60-80% AMI for Yavapai County, and
- 5% of units dedicated to low income households earning less than 60% AMI for Yavapai County.

- The developer will commit to keeping this percentage of the units affordable for a minimum of 30 years from the time that the 1st Certificate of Occupancy is issued.

Housing (page 53-59)
Chapter 5 of the Community Plan is the Housing Chapter. Policies from this chapter that could relate to this application include the following:

- Policy 5.1: Expand Sedona's mix of housing types to meet the needs of a diverse and vibrant community.
  - *Staff Response: While the application would increase the amount of land available for high-density multifamily housing, the only commitment to housing availability is a prohibition on short term rentals for 30 years from the date of zoning approval. With no development plan or other commitments related to diversity or affordability, it is difficult to determine how a project on this property could address housing needs.*
    - Without comprehensive development plans or formal commitments addressing diversity and affordability the City of Sedona has approved zone changes and plan amendments for several Community Focus Areas (CFAs), including the Schnebly CFA/Oak Creek Heritage District and the Western Gateway/Soldiers Pass areas. A key part of understanding this process is recognizing the distinction between a legislative zone change and the separate, administrative approval of a site-specific development plan.
    - The future development will provide a fixed percentage of units to Sedona's essential workforce such as healthcare employees, police, firemen and hospitality workers, as well as groups such as fixed income elderly households displaced by short term rentals. Affordability would be preserved through the approval of this zoning request and would require a minimum of the following affordable and workforce housing percentages:
      - 15% of housing units allocated to workforce housing for households earning 80-150% AMI for Yavapai County
      - 10% of housing units allocated to affordable housing for moderate income households earning 60-80% AMI for Yavapai County, and
      - 5% of units dedicated to low income households earning less than 60% AMI for Yavapai County.
    - The developer will commit to keeping this percentage of the units affordable for a minimum of 30 years from the time that the 1st Certificate of Occupancy is issued.

Circulation (page 61-78)
Chapter 6 of the Community Plan is the Circulation Chapter. Policies from this chapter that could relate to this application include the following:

- Policy 6.1: Develop a multi-modal circulation network that provides for safe alternatives to get around town while improving traffic flow and reducing reliance on the automobile.
- Policy 6.2: Take a comprehensive, holistic approach to transportation and land use planning to improve resident's quality of life and the visitor experience.
- Policy 6.5: Design projects for people, ensuring the experience is safe, comfortable, interesting, and efficient.

- Policy 6.7: Create a network of pedestrian and bicycle infrastructure improvements and connections linking neighborhoods, activity centers, and popular destinations, and promote walkable, bike-able connections to transit stops.
- Policy 6.8: Plan future transportation improvements and land use development that supports walkable, mixed-use areas.
  - *Staff Response to Circulation Policies: The GO! Sedona Pathways Plan shows a shared use path through this property. While the application has acknowledged this and has stated that a future developer will work with the City to determine the best location for a SUP, no commitments regarding connectivity, width, design, or who will pay for the SUP have been included in the proposal.*
    - A development would likely include a road from Madole to Tranquil which will provide an alternate route to Andante (feeder alternative) through to Sanborn and Thunder Mountain Road which will improve traffic flow on SR89A.
    - The site's close proximity to SR89A allows for ease of access to the Sedona Transit System which improves traffic flow and reduces reliance on automobile uses. It's close proximity to amenities, eg; the Safeway Center, Post Office, Banking, and Cinemas encourages walkability.
    - From the Letter of Intent: **GO! Sedona Pathways Plan (GO! Plan):** Another consideration is the city's request for a shared use path commitment as a result of the zone change process. The owners are requesting the zone change to **RM-3: High-Density Multi-family,** specifically to make the zoning consistent with the Sedona Community Plan. At the time of the development process the developer will work with the City of Sedona to determine the location of a shared use path.
    - AS PART OF THE CONDITIONS OF APPROVAL:
      - Commitment for the future development of the property to include a shared use path, subject to the following:
        - Path shall connect Tranquil Avenue to Madole Road.
        - Easement for the path shall be a minimum of 15 feet wide.
        - Path shall be a minimum of 10 feet wide.
        - Path shall include landscaping in accordance with LDC requirements.
        - Path shall provide amenities including lighting, signage, and a water bottle filling station, subject to LDC requirements and review and approval by the Community Development Director.
        - 100% of the cost of the shared use path and amenities shall be borne by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.

Environment and Sustainability (page 79-94)

Chapter 6 of the Community Plan is the Circulation Chapter. Many of the policies in this chapter speak to site and building design. Without a development plan to review and no commitments within the application regarding future development, consistency with this chapter cannot be evaluated.

- Based on the Sedona Land Development Code (LDC) and the Design Review, Engineering, and Administrative Manual (DREAM), any development will have to comply with the following main points regarding environment and sustainability:
- **Land Development Code (LDC)**
  - **Natural environment preservation:** The code prioritizes fitting development into the natural contours of the land, preserving natural features like rock outcroppings, native

vegetation, and mature trees. It mandates minimizing disturbance to sensitive areas such as steep slopes and floodplains.
    - **Open space and wildlife:** Development is to be designed to preserve open space for natural resources, wildlife habitat, and scenic values. The code encourages clustering dwellings to conserve larger, uninterrupted natural areas.
    - **Energy conservation:** It promotes sustainable building designs and construction practices, including using solar or other alternative energy systems. The code explicitly allows for flexibility in building standards to accommodate solar energy systems.
    - **Dark Sky compliance:** As an International Dark Sky City, Sedona's code requires exterior lighting to be shielded and directed downward to reduce light pollution, which benefits wildlife and preserves scenic views.
- **Design Review, Engineering, and Administrative Manual (DREAM)**
    - **Context-sensitive design:** The DREAM manual, which supplements the LDC, includes design guidelines that emphasize principles compatible with Sedona's natural environment. This includes blending structures into the landscape through appropriate colors and materials.
    - **Sustainable building practices:** Beyond aesthetics, the manual provides details to guide developers in practices that encourage sustainable development, such as selecting low-maintenance building materials suitable for the semi-arid climate.
    - **Drainage and grading:** The manual includes specific engineering standards for grading and drainage to minimize environmental impacts. Site design is expected to reduce the amount of disturbed land for impervious surfaces like roads and parking.

Adopted Plans

Staff evaluated the zone change relative to other adopted plans, including the GO! Sedona Pathways Plan, the Transportation Master Plan, and the Climate Action Plan. This evaluation is summarized below

GO! Sedona Pathways Plan (GO! Plan)

The GO! Plan aims to connect community destinations with safe and convenient routes so residents can walk or ride from home to shopping centers and commercial areas. The GO! Plan shows a shared use path through this property, which would provide a pedestrian connection from the Harmony neighborhood (and the Andante Shared Use Path currently under construction) to the Safeway Shopping Center. While the application states that a future developer will work with the City to determine the best location for a SUP, no commitments regarding connectivity, width, design, or who will pay for the SUP have been included in the proposal.

- The Conditions of Approval stipulate that the property owner is solely responsible for funding and constructing a shared-use path (SUP). This path will link Tranquil Avenue and Madole Road, featuring a 15-foot-wide easement and a 10-foot-wide path. All landscaping must meet LDC requirements, and the path will include amenities such as lighting, signage, and a water bottle filling station, which are subject to review and final approval by the Community Development Director. No financial contributions or Development Impact Fee credits will be provided by the City.

Transportation Master Plan (TMP)

Strategies in the TMP that this application could address, but does not, include the following:

- x Strategy 6: Neighborhood Vehicle Connections: Set of new neighborhood vehicular connections meant to accommodate local residents and keep short trips off SR 89A. Several possible street connections are identified. (Lack of street connectivity in West Sedona)
- x Strategy 11: Bicycle and Pedestrian Improvements: Bicycle boulevard parallel both north and south of SR 89A using existing streets and some new connecting pathways (Lack of comfortable and safe bicycle and pedestrian choices throughout Sedona)

- AS PART OF THE CONDITIONS OF APPROVAL:
  - Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.
  - Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
  - The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
  - The cost of the traffic improvements shall be borne by the property owner.

Climate Action Plan (CAP)
Many of the recommendations in the CAP apply to new development, which is not applicable to this application. While the application could include commitments as to how future development could meet the recommendations in the CAP, it does not.

- Any proposed development within Sedona must adhere to the Climate Action Plan guidelines, as mandated by the Land Development Code (LDC) and the Design Review, Engineering, and Administrative Manual (DREAM).
  - **Greenhouse Gas Reduction Targets:** The CAP establishes specific goals for reducing community-wide greenhouse gas emissions, such as a 50% reduction by 2030.
  - **Encouraging Sustainable Design:** The code promotes building designs and construction practices that are more sustainable, which includes provisions for integrating solar and other alternative energy systems.
  - **Preparing for Climate Impacts:** The CAP addresses the need for the community to adapt to climate change by building resilience against threats like increased flooding, wildfires, and extreme heat.
  - **Community and Developer Involvement:** Achieving CAP goals requires collaboration from residents, businesses, community leaders, and local government. The Land Development Code and DREAM manual facilitate this by providing a framework for incorporating these objectives into development projects.

Conclusion (Zone Change Evaluation)
The decision of whether to approve a particular zone change is a legislative policy action left to the judgment and discretion of the Planning and Zoning Commission and City Council. A variety of factors are considered when making these decisions, including how the proposal relates to the community's vision and overall consistency with the Sedona Community Plan and other applicable plans. The Planning and Zoning Commission is being asked to evaluate the proposal and forward a recommendation to the City Council.

While no project is expected to meet all of the recommendations and visions of the Community Plan and other adopted plans, zone change applications are expected to move the City closer to realizing this vision and projects should not detract from any of the visions. While the project as proposed is consistent with some of these recommendations, it falls short in other areas. The evaluation above outlines the project's consistency/non-consistency in detail. To summarize:

- x Housing is one of the primary goals of the City and this application would increase land available for multifamily development. No development plan has been proposed or reviewed, and the applicant has only committed to a restriction on short term rentals for 30 years from the date of zoning approval. With no development plan or other commitments related to diversity or

affordability, it is difficult to determine how a project on this property could address housing needs.

- The property owners have agreed to and accept the Conditions of Approval. (See Addendum A).
- The cost of the traffic improvements shall be borne by the property owner.
- The future development will provide a fixed percentage of units to Sedona's essential workforce such as healthcare employees, police, firemen and hospitality workers, as well as groups such as fixed income elderly households displaced by short term rentals. Affordability would be preserved through the approval of this zoning request and would require a minimum of the following affordable and workforce housing percentages:
  - 15% of housing units allocated to workforce housing for households earning 80-150% AMI for Yavapai County
  - 10% of housing units allocated to affordable housing for moderate income households earning 60-80% AMI for Yavapai County, and
  - 5% of units dedicated to low income households earning less than 60% AMI for Yavapai County.
  - The developer will commit to keeping this percentage of the units affordable for a minimum of 30 years from the time that the 1st Certificate of Occupancy is issued.

x The GO! Sedona Pathways Plan shows a shared use path through this property. While the application acknowledges this and states that a future developer will work with the City to determine the best location for a SUP, no commitments regarding connectivity, width, design, or who will pay for the SUP have been included in the proposal.

- AS PART OF THE CONDITIONS OF APPROVAL:
  - Commitment for the future development of the property to include a shared use path, subject to the following:
    - Path shall connect Tranquil Avenue to Madole Road.
    - Easement for the path shall be a minimum of 15 feet wide.
    - Path shall be a minimum of 10 feet wide.
    - Path shall include landscaping in accordance with LDC requirements.
    - Path shall provide amenities including lighting, signage, and a water bottle filling station, subject to LDC requirements and review and approval by the Community Development Director.
- 100% of the cost of the shared use path and amenities shall be borne by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.

x The properties are accessed by 3 different roads. Two (Rigby and Madole) are private and access W 89A at uncontrolled intersections while one (Tranquil) is public and connects to W 89A at a signalized intersection. All three roads cross the same City-designated floodplain and floodway. The Letter of Intent states that a traffic impact analysis will not be done until a development plan is proposed and states that a future developer will make improvements to Rigby and Madole, if required, with no mention of Tranquil. In addition, the LOI does not include a commitment that the cost of the improvements will be borne by the developer.

- The Letter of Intent states the following:
  - **LDC Section 5.4. Access, Connectivity, and Circulation:** The property owners are aware that for any future development the city's Land Development Code, and D.R.E.A.M., has the legal authority to require build 5-foot-wide sidewalk(s) along

the frontages of all public and private roads, including Tranquil Avenue, Rigby Road, and Madole Road.

- **Future Development Concerns:** The property owners are aware that for any future development the city's Land Development Code, and D.R.E.A.M., has the legal authority to require the following development standards:
  - All access roads into the site will meet the Fire District standards.
  - Water supply requirements for the units as well as for fire suppression systems will be met.
  - Currently, there is an Arizona Water Company 4-inch water main with a fire hydrant adjacent to the site on Tranquil Avenue.
  - Future road improvements will be made, if required, to Rigby Road and/or Madole Road intersections at West State Route 89A.

- The property owners have agreed to the following:
  - As part of the CONDITIONS OF APPROVAL: Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.
  - Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
  - The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
  - The cost of the traffic improvements shall be borne by the property owner.

DISCUSSION (CONDITIONAL USE PERMIT)

A secondary application is included for a Conditional Use Permit (CUP) to allow for continued occupancy of the existing single-family house if the zone change is approved. The proposed RM-3 designation requires a CUP for a single-family detached house; no additional use specific standards apply to this use. No changes to the site are proposed in conjunction with the CUP request. The applicant has requested that the CUP remain in effect until building permits for development of the property are issued.

- The applicant is requesting that the CUP remain in effect until the new landowner's building permit is approved.

APPROVAL CRITERIA APPLICABLE TO ALL APPLICATIONS (ZC & CUP)

All development applications are reviewed under LDC Article 8 (Administration and Procedures). LDC Section 8.3 contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. LDC Section 8.3.E(5) contains the approval criteria applicable to all development, subdivision, and rezoning applications.

A. Generally

Unless otherwise specified in this Code, City review and decision-making bodies shall review all development, subdivision and rezoning applications submitted pursuant to this article for compliance with the general review criteria stated below.

Staff Evaluation: *The project has been reviewed for compliance with all applicable criteria. Therefore, staff believe this criterion is met.*

B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Staff Evaluation: *There are no previous approvals that the current proposal would need to be consistent with. The application is in compliance with this criterion.*

C. Consistence with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies;
and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

Staff Evaluation: *As outlined in the evaluation of the zone change, this proposal is not consistent with, and does not conform to the Sedona Community Plan, the GO! Sedona Pathways Plan, the Transportation Master Plan, and the Climate Action Plan, as the application as currently submitted does not provide enough detail to allow staff to fully evaluate the proposal. While there may be areas where more detail can be provided, the applicant has requested that the application move forward to the Planning and Zoning Commission as-is.*

- At the September 16, Planning and Zoning Commission meeting Luke Sefton suggested we table the application to clarify what the Commissioners were requesting. The city's attorney asked the Commissioners to take action to meet the 180-day requirement of the new law, and they recommended denial. Furthermore, the Planning and Zoning Commissioners and the Planning Staff were not consistent with the approval criteria under LDC Section 8.3.E(5). The public benefit of the property as designated by the Community Plan, as specified in the LDC RM-3 Multi-family high density (20DU/AC), and as described in this document, outweighs the recommendation for denial of Planning and Zoning Commissioners and the Planning Staff. Since the first meeting to discuss the zone change in April, 2024 the Planning Manager stated that a zone change is possible without a development plan. During the September 16th, Planning Zoning Meeting, she stated again "development plans are not required for a zone change".

While housing is a goal of the City, there is not enough detail in the current proposal to determine how this zone change would address the City's housing needs for availability, affordability, and diversity.

- The future development will provide a fixed percentage of units to Sedona's essential workforce such as healthcare employees, police, firemen and hospitality workers, as well as groups such as fixed income elderly households displaced by short term rentals. Affordability would be preserved through the

approval of this zoning request and would require a minimum of the following affordable and workforce housing percentages:

- 15% of housing units allocated to workforce housing for households earning 80-150% AMI for Yavapai County
- 10% of housing units allocated to affordable housing for moderate income households earning 60-80% AMI for Yavapai County, and
- 5% of units dedicated to low income households earning less than 60% AMI for Yavapai County.

- The developer will commit to keeping this percentage of the units affordable for a minimum of 30 years from the time that the 1st Certificate of Occupancy is issued.

The Transportation Master Plan and GO! Sedona Pathways Plan both show this property being used for key connections in the overall transportation and pathways network of the City. While the applicant has stated that a future developer will work with the City regarding these items, no firm commitments regarding design and financing of improvements are included in this proposal.

- As part of the CONDITIONS OF APPROVAL: Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.
- Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
- The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
- The cost of the traffic improvements shall be borne by the property owner.

Due to the lack of detail and specificity in the current application, staff does not believe this criterion is met for the zone change application. If the Commission finds that the zone change application is consistent, the CUP application for continued use of the existing single family residence would also be consistent with adopted plans.

- The revised LOI and this document is to demonstrate to the city Council that the reasons for the city staff recommended denial have been addressed and will be fully incorporated into any future development plans.

D. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Evaluation: *The properties meet the minimum requirements for the RM-3 zone. The existing lighting is non-conforming and would have to be brought into compliance if the zone change were approved. The other code requirements would be reviewed as a part of a future development review.*

The CUP has been submitted as a requirement for continued use of the existing single-family residence under the proposed RM-3 zoning. If the zone change is approved, the CUP is needed for the property to be in compliance with the LDC.

Staff believes that this criterion is met if conditions are in place to require the replacement of non-conforming lighting.

- The agreed conditions of approval require replacement of non-conforming lighting within 6-months of zone change approval.

E. Minimize Impacts on Surrounding Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the surrounding property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Evaluation: *The applicant completed a Citizen Participation Plan and submitted a Citizen Participation Report (CPR) (Attachment 2).*

The application has been posted on the City's website since submittal and Staff completed all required public noticing, including a published notice in the Red Rock News, mailings to property owners within 300 feet of the subject parcels, and posted signs on the property.

Written comments were received by Staff brought up the following:

- Concern regarding traffic impacts and capacity of existing roads
- Whether allowing 5 times current density is appropriate
- Impacts of high-density residential adjacent to single-family residential
- Support for low-cost and affordable housing projects

Staff Response: The applicant received many of the same comments during the public outreach. While the CPR includes responses, many of those responses do not match what has been submitted in the application/Letter of Intent, so it is unclear what is being committed to as part of the formal application.

The CPR states that they "have difficulty accepting the opposition to the zone change by owners who are out of the area and not themselves full-time residents… we find it difficult in principle to seek the approval of short term and long-term rental owners who own properties nearby." Due to this statement, staff has concerns whether the applicant made a good-faith effort to address concerns of the surrounding property owners, as required by this criterion.

- This statement is taken out of context. It goes on to request what the city's policy is to address owners who are out of the area.
- The owners called all of the attendees of the neighbors meeting (some could not be reached) to understand their concerns. Many of their concerns and fears were addressed in these calls. One of the neighbors did change his mind and spoke in support of the zone change at the September 16th meeting.

Due to the lack of changes to the application as a result of the Citizen Participation Process, inconsistencies between the responses in the CPR and what is presented in the LOI, and statements in the CPR, Staff does not believe this criterion has been met.

- Most of the concerns brought up in the neighborhood meeting have already been addressed by the City of Sedona in the process of designating the property as suitable for high density multifamily in the 2024 Community Plan.
- To address the current housing shortage the City of Sedona designated the

property as high density multifamily. Three open citizen participation meetings were held seeking input for this designation over several years.

F. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Staff Evaluation: *There are no intergovernmental agreements that impact this project. This criterion does not apply to this request.*

G. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: *A large portion of the site is in its natural state. This criterion is primarily reviewed when a development application is submitted, but the zone change application could limit development in sensitive areas (such as the floodway/floodplain). No such conditions are included. Therefore, staff does not believe this criterion is met for the zone change.*

- Based on the Sedona Land Development Code (LDC) and the Design Review, Engineering, and Administrative Manual (DREAM), any development will have to comply with the following main points regarding environment and sustainability:
- **Land Development Code (LDC)**
  - **Natural environment preservation:** The code prioritizes fitting development into the natural contours of the land, preserving natural features like rock outcroppings, native vegetation, and mature trees. It mandates minimizing disturbance to sensitive areas such as steep slopes and floodplains.
- Clustering will occur to ensure that the floodplain will not be impacted.

As the CUP would authorize the continued use of the property as a single-family residence, no adverse environmental impacts are anticipated with the CUP application and the criterion would be considered met.

H. Minimize Adverse Fiscal Impacts

The proposed development shall not result in significant adverse fiscal impacts on the City.

Staff Evaluation: *The applicant has paid all applicable fees associated with this application and will pay all fees associated with permits required for the proposed work. Some of the issues (roadway improvements, shared use path) are left to the discretion of a future developer without a clear indication of who will pay for the improvements. Unless this is specifically addressed, there may be adverse fiscal impacts to the City when it comes to funding the improvements. Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.*

- AS PART OF THE CONDITIONS OF APPROVAL:
  - 100% of the cost of the shared use path and amenities shall be born by the property owners. No financial contributions or Development Impact Fee credits will be provided by the City.
  - The cost of the traffic improvements shall be born by the property owner.

- In 2016, Public Works stated that they have plans to ameliorate flooding problems along the southern part of the property which also included the trailer park, the bank property, and the one-acre in between. Now the city is demanding the future developers take on this responsibility.

As the CUP would authorize the continued use of the property as a single-family residence, no adverse fiscal impacts are anticipated with the CUP application, and the criterion would be considered met.

I. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Staff Evaluation: *All applicable agencies have reviewed the proposal. The Sedona Fire District has raised concerns about emergency access to the site, as all 3 access roads cross the same floodway/floodplain. The LOI states that a future developer will make improvement to Madole Road, in accord with the result of the traffic study and requirements of the Fire Marshal. It is not clear if improvements to Rigby or Tranquil are included in this commitment.*

Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.

- The LOI has been revised to include Madole, Rigby, and Tranquil Avenue
- AS PART OF THE CONDITIONS OF APPROVAL:
  - The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue
- The Letter of Intent States:
  - SEDONA FIRE DISTRICT
    - On March 4, 2025, Sefton Engineering met with Kirk with Sedona Fire. Kirk said, "As long as the site has two points of access and adequate fire flow he has no objection to a 196-unit apartment complex".
    - All access roads into the site will meet the Fire District standards.

As the CUP would authorize the continued use of the property as a single-family residence, no changes to the utility, service, and improvements standards for the property are anticipated with the CUP application and the criterion would be considered met.

J. Provides Adequate Road Systems

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

Staff Evaluation: *The proposal would use existing road systems. Two of the three roads accessing the property are private and substandard. While increasing the permissible density from 4 units per acre to 20 units per acre for a ±9.5 acre parcel will likely require roadway and access improvements, the applicant has not provided an evaluation of existing roads or*

estimated what improvements may be needed, stating that will be the responsibility of a future developer. Improvements to private roads would likely require the approval and/or participation of other property owners, who, as of writing this report, have not indicated their support of the project.

Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.

- AS PART OF THE CONDITIONS OF APPROVAL:
  - Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.
  - Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways
  - The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
  - The cost of the traffic improvements shall be borne by the property owner.
- The developer will negotiate with the neighboring property owners to determine what portion if any they will be responsible for the roadway improvements.

As the CUP would authorize the continued use of the property as a single-family residence, no impacts to the road systems are anticipated with the CUP application and the criterion would be considered met.

K. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Staff Evaluation: *While increasing the permissible density from 4 units per acre to 20 units per acre for a ±9.5 acre parcel will likely impact public services, the applicant has not provided an evaluation of what those impacts will be or estimated what improvements may be needed, stating that will be the responsibility of a future developer.*

Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.

The following was included in the Letters of Intent:

- **Letters of Serviceability:** We received Will Serve Letters from the following utility providers:
  - APS. In addition to a Will Serve Letter, APS provided the following information: ***APS has determined that upgrades to existing APS infrastructure will be required. APS is proposing to extend two additional overhead phases on the existing poles at least to the property line and further if needed. We would also need to install a switching cabinet and can serve single phase or three phase transformers from there (This comment is from APS employee Kellie McCune).***

- ARIZONA WATER COMPANY: In addition to a Will Serve Letter, AZ Water provided the following information: ***Both parcels are currently served by AZ Water with a 1 1/4" diameter galvanized steel main. In addition, there is a 4-inch water main line with a fire hydrant right in front of the properties Tranquil Avenue frontage (This comment is from Casey Goff AZ Water's Water Distribution Superintendent).***
- CITY OF SEDONA WASTEWATER DEPARTMENT
  - Two City of Sedona sewer manholes are located on the site.
- SEDONA FIRE DISTRICT
  - On March 4, 2025, Sefton Engineering met with Kirk with Sedona Fire. Kirk said, "As long as the site has two points of access and adequate fire flow he has no objection to a 196-unit apartment complex".

- In addition, the City of Sedona has approved two notable Community Focus Areas (CFAs) zone changes without site plans. They are the Schnebly CFA & Oak Creek Heritage District, and the Western Gateway and Soldiers Pass areas.

As the CUP would authorize the continued use of the property as a single-family residence, no impacts to public services and facilities are anticipated with the CUP application and the criterion would be considered met.

L. Rational Phasing Plan

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

Staff Evaluation: *The application does not propose new development, and a phasing plan is not required. Therefore, staff believes this criterion is met.*

Land Development Code Findings: Conditional Use Permit

LDC Section 8.4.B contains the procedures and rules for conditional use permit applications. This section does not have any additional approval criteria.

The single-family house is a permitted use in the current RMH zone, but a conditionally permitted use in the proposed RM-3 zone. As the CUP is only needed based on the zone change request, whether the CUP meets the findings outlined in the LDC is dependent on whether the zone change request does.

Staff Recommendation: Rezoning (Zoning Map Amendment)

Staff is recommending denial of the proposed Zone Change based on the following:

1. As outlined in the staff report and staff evaluation, the proposal is not in compliance with applicable goals and policies of the Community Plan.
2. As outlined in the staff report and staff evaluation, the proposal is not in compliance with applicable goals and policies of other adopted plans, including the Transportation Master Plan, the GO! Sedona Pathways Plan, and the Climate Action Plan.
3. The proposal does not comply with applicable review criteria as outlined in the Staff Report.

LDC Section 8.3.C(6) and ARS Section 9-462.11
This application is considered a residential rezoning. LDC Section 8.3.C(6) and ARS Section 9-462.11 set the required timeframes for processing residential rezonings. These sections require the City to approve or deny a residential rezoning application within 180 days of submittal of a complete application. A complete application was submitted for this project on June 25, 2025, so the application must be either approved or denied by December 22, 2025.

While in the past, City Staff had the ability to work with applicants to address inconsistencies in their application and get more specificity when needed, we no longer have this ability. Further, the applicant has requested that the application be moved forward as currently submitted.

- This law went into effect January 1st, 2025, we were never told of this 180-day requirement. Do to pressure from the city to meet this 180-day deadline we requested to move forward with the application at the end of August. Our revised application was submitted on June 25th, 2025 and there were no requests from the city for clarification, specificity, comments, or revisions of inconsistencies. There was ample time for this review but staff did not respond until the recommendation for denial was issued on September 10th. Furthermore, at the end of August we submitted revised conditions of approval in order to clarify our intent. This submission was not accepted stating that it was a new document.

Planning and Zoning Commission Options
The Planning and Zoning Commission may recommend denial of the application, as recommended by Staff.

A continuance to allow the applicant to address the outstanding issues is not an option, given the state-mandated timeframes outlined above.

If the Commission disagrees with Staff's findings and recommends approval of this application, Staff has included recommended conditions of approval that may address some of the outstanding issues outlined above. The Commission may modify these as they deem appropriate during the public hearing. These conditions are being proposed by Staff to address the deficiencies in the project noted above, do not reflect the applicant's current proposal, and, as of writing this staff report, have not been agreed to by the applicant. The applicant will have an opportunity to review the proposed conditions of approval prior to the meeting.

In addition to the recommended conditions below, the Commission may consider whether additional conditions regarding housing commitments, building or site design, citizen participation, or historic preservation may be appropriate to address additional areas where the project was found to not be in compliance with approval criteria.

Staff Recommendation: Conditional Use Permit
As Staff is recommending denial of the proposed Zone Change, Staff is also recommending denial of the proposed Conditional Use Permit, as it is not needed if the zoning does not change.

If the Commission finds that the Zone Change meets the required findings and recommends that City Council approve the zone change, approval of the accompanying Conditional Use Permit would be appropriate.

(EXHIBIT A)
Conditions of Approval: PZ24-00018 (ZC)

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
2. The applicant shall enter into a Development Agreement with the City of Sedona that covers, at a minimum, the following items:
    a. Availability of all future units on the properties for long-term rental for a minimum of 30 years from the date of issuance of Certificate of Occupancy.
    b. Commitment for the future development of the property to include a shared use path, subject to the following:
        i. Path shall connect Tranquil Avenue to Madole Road
        ii. Easement for the path shall be a minimum of 15 feet wide
        iii. Path shall be a minimum of 10 feet wide
        iv. Path shall include landscaping in accordance with LDC requirements
        v. Path shall provide amenities including lighting, signage, and a water bottle filling station, subject to LDC requirements and review and approval by the Community Development Director.
        vi. 100% of the cost of the shared use path and amenities shall be born by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.
    c. Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.
        i. Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
        ii. The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
        iii. The cost of the traffic improvements shall be born by the property owner.
    d. Commitment to locate development outside of the City designated floodways and floodplains.
3. All existing structures on APN 408-24-089 (80 Rigby Road) shall be demolished within six (6) months of zone change approval. The property owner shall obtain a Demolition Permit from the Community Development Department and pass all required inspections within 6 months of approval.
4. All existing lighting shall be brought into compliance with the requirements of LDC Section 5.8 (Exterior Lighting) within six (6) months of zone change approval. The property owner shall submit an Exterior Lighting application for review and approval by the Community Development Department prior to changing any of the lighting fixtures. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required.

5. The zoning for the subject property shall be considered vested when the Development Agreement is approved, executed, and recorded. If a Development Agreement is not recorded, and other conditions are not satisfied, the City may initiate proceedings to revoke the zoning, subject to the provisions of Sedona Land Development Code Section 8.6.A(3)g.2 and applicable State statutes.
6. Within thirty days of approval of the zone change, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Change approval.

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Tue 9/9/2025 2:55 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/09/2025 2:55 p.m.
Response #:	721
Submitter ID:	7744
IP address:	47.215.234.95
Time to complete:	6 min. , 43 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   property next to Safeway

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I suggest before we change the zoning on any property we think about the impact to our traffic, our community resources and our small town feel. Is it part of the solution or will it create more problems?
   Why don't we see if the new housing on Shelby and by the fire station has an impact on our homeless population and actually contributes to our community BEFORE we add more housing stacked on top of each other.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Maryann Elaine Livingstone
Address (or Street Name):	195 Canyon Wren Drive
City of Residence	Sedona
E-mail:	maryannsedona54@gmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Wed 9/10/2025 3:15 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/10/2025 3:14 p.m.
Response #:	725
Submitter ID:	7749
IP address:	2607:fb91:410e:af2b:2928:f4d:ad52:2fbf
Time to complete:	6 min. , 19 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I am opposed to this Re-Zoning proposal. There are already too many High Density Housing Projects in town.

   If the city is serious about the Affordable Housing Shortage then they should concentrate on approving only those projects which would guarantee to address the problem - and Stop approving everything else.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	not applicable
Address (or Street Name):	Thunderbird dr
City of Residence	Sedona
E-mail:	j.1.z@hotmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Wed 9/10/2025 1:23 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/10/2025 1:23 p.m.
Response #:	723
Submitter ID:	7747
IP address:	2607:fb91:410e:af2b:49ef:e62a:9b3c:8dd7
Time to complete:	2 min. , 12 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamiy zone change pz24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I am against allowing high density multi family housing in this location.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Jenise DeGraw
Address (or Street Name):	75 Thunderbird Dr.
City of Residence	Sedona
E-mail:	jenised@hotmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

   (o) Yes

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Thu 9/11/2025 11:22 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/11/2025 11:22 a.m.
Response #:	728
Submitter ID:	7753
IP address:	2a09:bac2:5f36:296::42:6b
Time to complete:	43 min. , 57 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   Comments and Concerns: This is not an appropriate property for proposal as it is far too impacting to the environment, public health and quality of life for existing long term property owners and voters. The area already smells of sewage during the monsoons; the intersections for Bashas plaza, Safeway and all the way down to Soldiers Pass and up to Dry Creek are overcrowded and dangerous between 4-6 p.m. weekdays as well as tourist traffic on, but not limited too, weekends. Maintain the quality and integrity of our town which political forebears AND citizenry have historically worked so hard to maintain. Please do all you can to stop this project from moving ahead and retain family neighborhood ideals as mush as possible after the onslaught and degradation of short term rental fiasco. This will only further compound, not ameliorate Sedona's current challenges and issues.

   Suggestion: Aren't there properties south of Red Rock Loop Rd. available for a project of this type? That area is on the bus line and is far less densely populated so could more readily accommodate impacts stated above.
   Thank You!

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Margaret Ney
Address (or Street Name):	NA
City of Residence	Sedona
E-mail:	avenger.mules.6p@icloud.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Date Thu 9/11/2025 10:17 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/11/2025 10:17 a.m.
Response #:	727
Submitter ID:	7752
IP address:	47.215.244.189
Time to complete:	10 min. , 55 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rugby-Madole Multifamily Zone Change

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I had previously expressed to my opposition to this projected Zone Change. However after going over the details and talking to the Landowners requesting this change, I would like to record that I am now fully behind this request. The Citybof Sedona has a multi year land use plan that was adopted after due discussions. This Zone change request fits in with that Plan. Moreover, if nothing is done, the present approved zoning for the area would potentially result in happy development as no special prices would need to be followed to build any housing units that meet the present zoning. This could result in more traffic in the area and there would be no restrictions on the use of any of the units so built in terms of short term rentals. The Zone Change would however force any potential developers to submit to a rigorous b vetting process by state and local agencies and would eventually enable the upgrading of all infrastructure including drainage and road access. Overall, this would be of greater benefit to the community. Sedona is in need of more affordable housing and the Zone change to be in line with the long term development plans of The City of Sedona that does envisage the bio of multi family units subject to strict environmental and infrastructure concerns.

   Please note my support for this zoning change and retract my prior opposition to it , that Zi had expressed before fully study the various aspects of the proposal.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Ramaswami Venkateswaran
Address (or Street Name):	290 Madole Road
City of Residence	Sedona
E-mail:	winchelt618@gmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

(o) Yes

Thank you,
City of Sedona

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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Fri 9/12/2025 7:09 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/12/2025 7:09 a.m.
Response #:	729
Submitter ID:	7755
IP address:	2a09:bac2:5f36:27e1::3f9:2c
Time to complete:	14 min. , 27 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   Disadvantages of high-density housing include increased noise pollution, fire hazards, traffic, lack of privacy, and a general reduction in living space and quality of life for residents. Denser areas also put
   a strain on public infrastructure and services, such as transportation, police/fire services, healthcare, water, sewage; potentially leading to overcrowding, additional crime and higher living costs.
   Additionally, high-density areas often face environmental challenges like pollution and reduced green spaces, and can contribute to stress and social isolation

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Not applicable
Address (or Street Name):	Sedona
City of Residence	Sedona 86336
E-mail:	Not applicable

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Fri 9/12/2025 2:32 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/12/2025 2:32 p.m.
Response #:	730
Submitter ID:	7758
IP address:	47.215.232.66
Time to complete:	38 min. , 57 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC,CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I know Sedona needs homes that are affordable but we do not need high density housing. We would be destroying Sedona and the small community that was foremost at one point in the Community Plans. We don't want Sedona to look like a "City" with three to four story housing. It would be nice to know that our elected officials and those in Planning and Zoning will ensure and maintain the beauty of our landscape, our City. We must remember the increased use of water, sewer and traffic. How much more can our infrastructure handle?
   Yes, the need is there for more housing but the developer bought the property under a specific zoning. Of course, everyone wants to make the most they can from an investment but our beautiful Sedona and it's resident's should not have to suffer for it. The City is being overdeveloped as it is. The City shoud work with this developer to make the most of the property in a respectful way. Could the City give tax abatements for a few years, decrease the impact fees, etc to make this project more affordable to the developer to build single family homes?

   I'm against rezoning this property for high density multifamily housing.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Carol Rizzi
Address (or Street Name):	85 Saddlerock Lane
City of Residence	Sedona
E-mail:	rizz@npgcable.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

(o) Yes

Thank you,
City of Sedona

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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Fri 9/12/2025 4:33 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/12/2025 4:33 p.m.
Response #:	731
Submitter ID:	7759
IP address:	2600:1011:b138:e2cf:ecc9:d455:b271:b503
Time to complete:	9 min. , 34 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   PZ24-00018

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   Please pass this !
   Sedona desperately needs affordable housing... not more 3-Million-dollar Air B&Bs !
   I am sure that any issues of traffic, neighbors, etc. at this location will be ironed-out by the City when some developer eventually submits their plans.
   Thanks, Sanford

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Sanford Jacobs
Address (or Street Name):	Chapel Area permanent resident
City of Residence	Sedona
E-mail:	Not answered

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Sat 9/13/2025 4:54 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/13/2025 4:54 a.m.
Response #:	732
Submitter ID:	7760
IP address:	2600:1011:b138:e2cf:9838:a937:1381:fb45
Time to complete:	10 min. , 28 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I support this Zoning change, we are all aware of shortage of affordable housing.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Ben Abari
Address (or Street Name):	22 Vista Bonita Dr
City of Residence	Sedona
E-mail:	abarib95@gmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

   (o) Yes

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Sun 9/14/2025 1:17 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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Form Name:	Comments on Development Proposals
Date & Time:	09/14/2025 1:17 p.m.
Response #:	733
Submitter ID:	7761
IP address:	24.121.172.56
Time to complete:	5 min. , 59 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   Rezoning to high density is premature, as no development plan has been included and the restriction against STR's would date from the date of rezoning, not date of development plan approval or development completion. In addition, there is no provision for inclusion of affordable housing, and I didn't see any restriction as to building heights or 'cluster' design.

   Therefore, for these reasons, and other unpredictable impacts, I oppose this rezoning.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Jolene Pierson
Address (or Street Name):	3265 Lizard Head Lane
City of Residence	Sedona
E-mail:	sedonajcp@hotmail.com

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Mon 9/15/2025 11:48 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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Form Name:	Comments on Development Proposals
Date & Time:	09/15/2025 11:48 a.m.
Response #:	734
Submitter ID:	7763
IP address:	47.215.236.29
Time to complete:	59 min. , 5 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole MF Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I am opposed to the Tranquil-Rigby-Madole MF Zone Change proposal and urge you to deny it. The purpose of this zone change is to create an additional 9.8 acres of high-density multifamily zoning for future multifamily developments. I believe this is out of character with Sedona, irresponsible given infrastructure challenges and planned development already approved and others in planning, and negligent given Sedona's lack of realistic analysis and planning around current severe wildfire, evacuation and infrastructure risks.

   Our society and way of life are rapidly changing. Sedona planning must become much more forward thinking - longer term - AI will eliminate most jobs sooner than we imagine and likely before any of these planned developments are complete. Sedona is planning for housing hoping to accommodate teachers, healthcare professionals and others whose jobs will soon be eliminated and obsolete. Quality of life will become increasingly important and all of this development is harmful. Does Sedona really want to build an entire infrastructure around low-paying, no-benefit jobs that will likely

be eliminated by AI?

Why does Sedona continue to bet the farm on attracting young families? There is not much here for them - poor jobs - poor education - poor healthcare - eroding quality of life... Yavapai College made it clear approx 8 years ago when stating in city council that after years of trying to design programs and increase enrollment, it finally had to accept that it was the retirees who were here and begin planning around seniors. Young people grow up and move to the valley to go to school, get better jobs, build a life, raise families - and some return upon retirement.

Where is the concern for safety and wellbeing? With Sedona's wildfire risk being among the worst in the nation, and home insurance skyrocketing and even being canceled, I believe it is reckless to continue building anything of density. I am also totally opposed to any 3+-story variances regardless of Sedona's declared housing emergency. It seems impacts on traffic infrastructure are evaluated in a void, individually and separate from all planning and development in the works. This is beyond irresponsible and will continue to cannibalize resident population.

What about doing research and outreach around what type of town we all want Sedona to be? Do we care about residents and the environment or not? There seems to be a chasm between those who want to preserve, protect and continue to enjoy Sedona's beauty, environment, wildlife and rural way of life - everything we moved here for... and those who want to turn it into a continuously growing tourism Disneyland for ever increasing profit, even at the expense of the community and everything that makes Sedona special. There are plenty of bustling cities people can move to in Arizona and elsewhere - but there are very few rural paradises like Sedona. I don't believe that maximally profitizing and continuously trying to expand and grow Sedona is in anyone's best interest, and certainly not in the interest of our environment, wildlife, residents or workforce - not even the tourists. The city is becoming a predatory tourist trap. Just creating more housing is not sufficient when there are so many other issues and challenges to living here, including a higher cost of living than all surrounding communities for literally everything.

I would like to see Sedona prioritize safety and quality of life (especially for retirees and populations who are actually living here), open space/habitat protection, and other issues the residents overwhelming say matter to us and a way of life that supports a balance between resident needs and tourism.

No more zone changes! Public housing, just for the sake of housing is harmful. Most people don't come here for or want to live in a place with mass apartments - we have many cities for that type of lifestyle. Witnessing the destruction of Sedona is heartbreaking. Please stop and reassess. Please protect our safety first.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Mitch Laurich
Address (or Street Name):	Saddlerock
City of Residence	Sedona
E-mail:	mitchlaurich@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Date Mon 9/15/2025 2:27 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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Form Name:	Comments on Development Proposals
Date & Time:	09/15/2025 2:27 p.m.
Response #:	735
Submitter ID:	7764
IP address:	47.215.225.205
Time to complete:	5 min. , 5 sec.

Survey Details

Page 1

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1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   This is not the location for this type of project. This is a single-family residential neighborhood area as it's been planned to be in the past and for the future. There are other locations available for multifamily. Sedona owns the land down across from the new bird sanctuary by the sewage treatment plant that's only a couple of miles outside of the town of Sedona and very easy for people to commute from there Into Sedona for their jobs. This is definitely a no vote and should not be built here. People need to drive or commute to jobs as most people who live here and used to live on East Coast used to drive an hour or two one way to work every day for a $10 or $15 an hour job. Please develop the land down by the bird sanctuary.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Bradley Bell
Address (or Street Name):	30 Crimson View Drive
City of Residence	Sedona
E-mail:	bradbell63@gmail.com

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Date Mon 9/15/2025 2:33 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/15/2025 2:33 p.m.
Response #:	736
Submitter ID:	7765
IP address:	47.215.242.233
Time to complete:	7 min. , 50 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   My concern is that there is a request to rezone but no specific details. I am not against planned growth. This city has a "bait and Switch" system of operating. I would vote against rezoning for something without a plan. For example- across from the Fire station was presented a a means to provide rental units that could be affordable by the hardworking people. Then - after it was started and agreed, it switched to condo's for sale. The corner of this lot is at my property line. I am still not apposed.... I am very concerned that there is not a real definition of what the zoning will allow.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Carol Hertle Hess
Address (or Street Name):	20 Whitetail Lane
City of Residence	Sedona
E-mail:	hesshope@aol.com

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Mon 9/15/2025 3:24 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/15/2025 3:24 p.m.
Response #:	738
Submitter ID:	7767
IP address:	47.215.225.205
Time to complete:	9 min. , 57 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   This rezoning is unjustifed since those of us that bought homes in this area because of the zoning are now getting tricked because the city is rezoning property around our homes. Our property values will go down if we lose our views.

   We have public transportation accessable in Sedona if multi-unit housing is built on the city arcerage going south on 89A just a few miles past Lower Red Rock Rd. or even in the Cultural Park. Why don't you use what you have in place already?

   Please use the acres that you've purchase that are already zoned for multi-unit dwellings using the Sedona extension.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Donna Bell
Address (or Street Name):	30 Crimson View Drive
City of Residence	Sedona

E-mail: dbelltrainer@gmail.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Outlook

Fw: Pz24-00018(zc,cup) Tranquil- Rigby- Madole Multifamily Zone Change

From Cari Meyer <CMeyer@sedonaaz.gov>
Date Tue 9/16/2025 9:44 AM
To Dae Marie Foti <DFoti@sedonaaz.gov>

From: Douglas Bradbury <dougattomac@aol.com>
Date: September 15, 2025 at 10:35:53 AM MDT
To: planning@sedonaz.gov
Subject: Pz24-00018(zc,cup) Tranquil- Rigby- Madole Multifamily Zone Change

Sedona Planning and Zoning Commission,
I am writing to express my opinion of the Tranquil-Rigby- Madole MultifamilyZone Change.
I own and reside at 125 Tranquil and am adamantly opposed to this change.
Mr. Kim has tried to sell this property with no luck at the price he is asking. Now, with total disregard for the community and neighborhood surrounding him, he wishes to change to High-Density Multifamily in hopes of getting his price. This change will affect myself and my neighbors in a highly negative way. The city of Sedona zoned this neighborhood single family. Literally 100's of people agreed to this promise from the city and built or bought into this community base on that promise. Now to have that promise broken and this neighborhood/ community highly impacted in a negative way forever? All for the profit of our person? How would you vote if this was your neighborhood? There is no legitimate reason whatsoever for this change to happen. This is a single family neighborhood. With this parcel being the center of it. We did not build or buy here to be in the middle of an apartment complex. This change will forever negatively impact the entire surrounding community. All for the profit of Mr. Spindelman and Mr. Kim.
I will fight this zoning change in every way possible.
Thank you,
Douglas Bradbury

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Outlook

Fw: Case Number: PZ24-00018 (ZC, CUP)

From Cari Meyer <CMeyer@sedonaaz.gov>
Date Mon 9/15/2025 5:34 PM
To Dae Marie Foti <DFoti@sedonaaz.gov>

From: John Fuller <wings95p@comcast.net>
Sent: Monday, September 15, 2025 5:29 PM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Subject: Case Number: PZ24-00018 (ZC, CUP)

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I'm against the Tranquil-Rigby-Madole Multifamily Zone Change. Property Address: 50 Tranquil Avenue and 80 Rigby Road Parcel Numbers: 408-24-087 & 408-24-089

Project Components: Zone Change (ZC) from RMH (Single Family and Manufactured Home) to RM-3 (High-Density Multifamily)

I have read the proposal! My concerns are for property owners on Madole Rd. I presently own the house that's on Parcel Numbers: 408-24-081C & J and 354J which has been in our family when built by Howard Madole. It's original and no major change has ever been done. Strictly family use only.

Madole Road is private and without home owners permission someone has already put about 45 rocks and shade cloth on the right side of road.

I was wanting to attend your meeting to speak with each of you why I'm against approving any zone change. Also to the owners and engineering consultants.

But I have to be in St Louis, MO through Saturday evening.

I hope the Planning and Zoning Committee disapproves the owners request.

I can be contacted at cell number 253.363.5462 or email wings95p@comcast.net

John Fuller
Sent from my iPhone

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Date Mon 9/15/2025 3:23 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/15/2025 3:23 p.m.
Response #:	737
Submitter ID:	7766
IP address:	47.215.240.216
Time to complete:	8 min. , 27 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   RE: Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

   Dear Planning and Zoning Committee,

   Our objection to the proposed zoning change is due to multiple concerns, however the first and foremost is that the current zoning of RMH is ideal for this parcel's size and location.

   RE-ZONING PURPOSE…
   In 2022, this parcel was listed for sale at $6.96 M with the following sales pitch copied verbatim : " Rare Land Opportunity! 9+ Acres in the Heart of Sedona, adjacent to Safeway Plaza! Zoned RMH-10 for Residential or Mobile Homes, 10,000 sf minimum lot size (4 lots per acre). So could be 37 lots (give or take with infrastructure). Also, the Community Plan recognizes other uses such as Multi-family - Condos or Apartments -or a Retirement Village (which are both much needed uses in Sedona!). Home on property is the oldest home in Sedona, built by Madole in 1948. Built with real adobe and straw, he used material from the property. 3 Woodburning Fireplaces, 3 small bedrooms or 2 plus office. It is not yet designated Historical, but the City of Sedona would love for it to be! It would make a fabulous

Recreation Room or Clubhouse or Sales Office for a Retirement Community!”

In 2023 – the price was incrementally increased up to $8.5 Million, and in March 2025 it was removed from the market. The higher density zoning application was initiated when the property failed to sell with the ever-increasing price.

This application is being made without a site plan or a development plan, simply a broad, generalized statement that this change would help “address the Housing Needs Assessment” with no specificity.

CURRENT ZONING
A Manufactured home community would offer a far more affordable option as far building cost, and there are few lots that are zoned for manufactured homes. It also would offer a much faster option as far as development in comparison to high density apartment buildings. The current zoning also offers the ability for each home to build an ADU – which would further add to the “affordability” of the current zoning potential. To illustrate this point – the average cost of a 2,000 square foot manufactured home (basic) delivered to the 86336 zip code is approximately 110K. The cost to build a home in Sedona is apparently now estimated to be $300 per square feet which would cost $600,000 to build the same size home. This is why the RMH zoning is invaluable and truly does offer “affordable” housing potential. A manufactured home community could have an incredibly fast timeframe from concept to fruition with the biggest expense being the addition of the infrastructure and foundation pads. What makes this infeasible for this parcel is the nearly one million dollars per acre price point . Regardless of zoning or density – this property will never fall under the heading of “affordable housing.” Therefore, this proposed zone change would fail to “help ameliorate the city’s affordable housing needs.”

HISTORIC LANDMARK HOME
The 1948 “Rigby House” has been the only home on the lot and should be designated Historical. The applicants and property owners in their application do NOT wish to apply to make the property a historic landmark, but “hope” the new buyer would agree to landmarking the property. This would seem implausible if a high-density zone change is granted.

ACCESIBILITY
This parcel has thirty feet of street footage on Tranquil which then would rely on a very short portion of the already overburdened Andante as primary access. The two other “access” points are via Easements and Private Roads would have to be “negotiated” – and may not even be available for such an increase in density. The current RMH zoning would be far more suitable for the access points available to this parcel.

SEWER
From the letter from Roxanne Holland, PE, “….depending on the scope and impact of the development proposal, adequate capacity may not be available. Available sewer capacity is on a first come-first serve basis, and there are no guarantees of sewer capacity for this property until a development until a development proposal is approved.” Once again, the current RMH zoning could be adequately serviced whereas this drastic density increase may not even be able to obtain adequate capacity.

NINETY DAY SHORT TERM LEASE
In the proposal, the applicants state they are “willing” to make these properties “deed restricted” to ninety-day short term leases. The key words are “short term leases.” Anything that is under a one-year, is a “short term rental” due to the ease of termination for the landlord and the ability to modify the rent with high and low seasons. The Air BNB and VRBO nightly rental market is saturated – particularly in West Sedona, so to be confined to a niche short term vacation rental market of 90 days could be an advantage if strategically marketed. Therefore, the zoning change to high density which would modify the use of this parcel from 37 homes to almost two hundred 90-day short term rental units will in no way "assist" with Sedona’s affordable housing crisis.

MULTIPLE UNDEVELOPED SURROUNDING PROPERTIES
This parcel is located directly behind Windsong Travel Park which is zoned Commercial and another large undeveloped commercially zoned parcel on 89A with yet another commercially zoned parcel undeveloped parcel directly across on 89A. We can safely assume that these properties will undoubtedly be developed at some time in the future – and with their commercial zoning could potentially be developed (without a zone change) into businesses that could produce heavy traffic and require heavy resources such as sewer/water, etc. which would further exacerbate the aforementioned issues. As well as the Commercially zoned undeveloped parcels is yet another undeveloped property with the same RMH zoning which abuts this parcel and has been on the market for several years by a different property owner which is also being “pitched” as a possibility for a high-density zone change. This parcel is currently priced as $500K per acre, unsold for years and would also rely on Madole.

THE ORIGINAL PLAN WITH THE CURRENT RMH ZONING IS WHAT SEDONA NEEDS
We would sincerely hope that the property owners would reconsider their original marketing vision for this parcel – complete with the historic preservation of the home, the much-needed manufactured single family home community

and what that could ultimately offer to Sedona. This may very well require an adjustment in expectations of the fair market value.

What West Sedona does not need is hundreds of short term ninety-day rental units in apartment buildings - which is what a high-density zoning change would allow.

Thank you in advance for your consideration.
Sincerely,
Kenny R. Davis
West Sedona

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	K.R Davis
Address (or Street Name):	Not Applicaple
City of Residence	Sedona
E-mail:	pickledchicken@earthlink.net

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Mon 9/15/2025 8:44 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/15/2025 8:44 p.m.
Response #:	741
Submitter ID:	7770
IP address:	47.215.227.98
Time to complete:	2 min. , 15 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole PZ24-00018 (ZC

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   Affordable housing is one of Sedona's greatest needs, and I'm glad to see this project moving forward. Knowing that short-term rentals won't be allowed gives me confidence it will truly serve local residents. The location is ideal for people who work here, and it will cut down on long commutes from outside communities—something that will both improve quality of life and reduce our carbon footprint

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Pam S.
Address (or Street Name):	P.O. Box 426
City of Residence	Sedona
E-mail:	NA

4. **Would you like to receive notices about this project, such as public meeting dates?**

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Mon 9/15/2025 8:37 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/15/2025 8:37 p.m.
Response #:	740
Submitter ID:	7769
IP address:	47.215.227.98
Time to complete:	7 min. , 14 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole PZ24-00018 (ZC

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I wholeheartedly support more affordable housing in Sedona. From what I understand, short-term rentals won't be allowed, which makes this even more meaningful. This project could truly be a blessing for our community. It's the last large piece of land in the heart of West Sedona that could be used to help ease the housing crisis—a need our town has felt for far too long.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Rob S.
Address (or Street Name):	P.O. Box 426
City of Residence	Sedona
E-mail:	newrnp79@gmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Date Mon 9/15/2025 6:44 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/15/2025 6:44 p.m.
Response #:	739
Submitter ID:	7768
IP address:	2600:1011:a18a:61a7:8d25:6a5f:4b78:0
Time to complete:	2 min. , 58 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   This project should NOT be supported.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Robert Shuman
Address (or Street Name):	2290 E. Mule Deer Rd
City of Residence	Sedona
E-mail:	rtshuman@hotmail.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

   (o) No

Outlook

Fw: Regarding zone change application case #PZ24-00018 (ZC, CUP)

From Cari Meyer <CMeyer@sedonaaz.gov>
Date Tue 9/16/2025 7:48 AM
To Dae Marie Foti <DFoti@sedonaaz.gov>

From: salikjohn@aol.com <salikjohn@aol.com>
Sent: Tuesday, September 16, 2025 7:45 AM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Subject: Fw: Regarding zone change application case #PZ24-00018 (ZC, CUP)

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PLEASE NOTE THAT I SENT THIS TO THE ADDRESS ON THE LETTER I RECEIVED FROM THE PLANNING COMMISSION...as you can see the address was not correct and my mail was returned
I hope that error was not on,purpose.
See my letter below:

Sent from the all new AOL app for iOS

Begin forwarded message:

On Monday, September 15, 2025, 9:57 AM, salikjohn@aol.com <salikjohn@aol.com> wrote:

To the City of Sedona Planning Commission,
This is a comment for the "neighborhood meeting" about the proposal to change the zoning on the Tranquil-Rigby-Madole parcel.

I am a resident of the west Sedona neighborhood that will be affected by the proposed change.
I sincerely hope you take these comments into account.

I have been coming to the Sedona area for 20 plus years and finally had the chance to buy a small place in 2019 on Tranquil Avenue. Since then I have watched the Sedona area work and struggle to solve the problems with the increased growth that so much of our land has seen. I do believe that Sedona has tried in many areas to be thoughtful and has made good progress balancing the needs of visitors and locals.
Granted , creating a well thought out multi use plan is challenging but protecting the long term local population should always be a priority too and this West Sedona neighborhood in question is one of the few fairly quiet family populated areas left in the area.

It is absolutely worth considering the value of its history and quality.
This is a vibrant, locals, single family neighborhood that is an anchor here in West Sedona. Because it consists of quiet residential streets it provides areas amenable to family recreation and, as a bonus, a wonderful wildlife corridor it is genuinely worth preserving and protecting.
Since the Madole house already has a historic designation and the multi use path for Andante has been approved, it would make so much more sense to see this land kept intact and unbuilt or create a small pocket park that the neighborhood would benefit from and use in conjunction with the new pathway. Please don't make this decision without considering these impacts.
Thank you, Sally K Johnson 125 Tranquil Avenue (970] 275-8629

Sent from the all new AOL app for iOS

Caution: This message appears to be from someone inside our organization, but that does not guarantee its safety. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

myates@sedonaaz.gov
Main (928) 282-1154
Direct (928) 203-5090

Business hours: Mon-Thurs 7 a.m.-6 p.m.
Walk-in hours: Mon-Thurs 7:30 a.m.-5 p.m.
Public safety 24/7

From: 신 윤미 <younmee2000@gmail.com>
Sent: Monday, September 15, 2025 2:38 PM
To: Planning <Planning@sedonaaz.gov>
Subject: Supporting multi housing project.

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Hi.

I have lived in Sedona since 2009. Recently, the house price in Sedona is getting higher that makes people who need home difficult. I am supporting this project for multifamily and affordable housing.

Project name:Tranquil-Rigby-Madole Multifamily zone change
PZ24-00018 (ZC, CUP)

Thank you.

Caution: This message appears to be from someone inside our organization, but that does not guarantee its safety. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Tue 9/16/2025 10:26 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/16/2025 10:26 a.m.
Response #:	742
Submitter ID:	7771
IP address:	47.215.231.6
Time to complete:	0 min. , 59 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Gerald R Williams
Address (or Street Name):	20 CLIFF VIEW CT
City of Residence	SEDONA
E-mail:	wll599@aol.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

   (o) Yes

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Tue 9/16/2025 10:28 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/16/2025 10:27 a.m.
Response #:	743
Submitter ID:	7772
IP address:	47.215.231.6
Time to complete:	1 min. , 9 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   stop changing the established zoning, this is and should be kept single family zoned

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Gerald R Williams
Address (or Street Name):	20 CLIFF VIEW CT
City of Residence	SEDONA
E-mail:	wll599@aol.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

   (o) Yes

To: Sefton Engineering
Fr: Glenn Walbridge
265 Madole Rd.

Re: Re-zoning Proposal

As one of the residents directly bordering the north side of the ten acres my view of the woods and mountains to the south would be completely obliterated with a high density multi-family development of 196 units. This is true even if the residential height limit of 22' is maintained. (I have included photo mockup on the following page.)

This neighborhood and the area in question operate as a de facto wildlife preserve which directly connects to the Thunder Mountain wilderness and is filled with deer, bobcat, javelin, coyotes, quail, ravens, and numerous songbirds.

I co-authored the petition letter that has also been submitted to you so I will only summarize some of the points from that letter below:

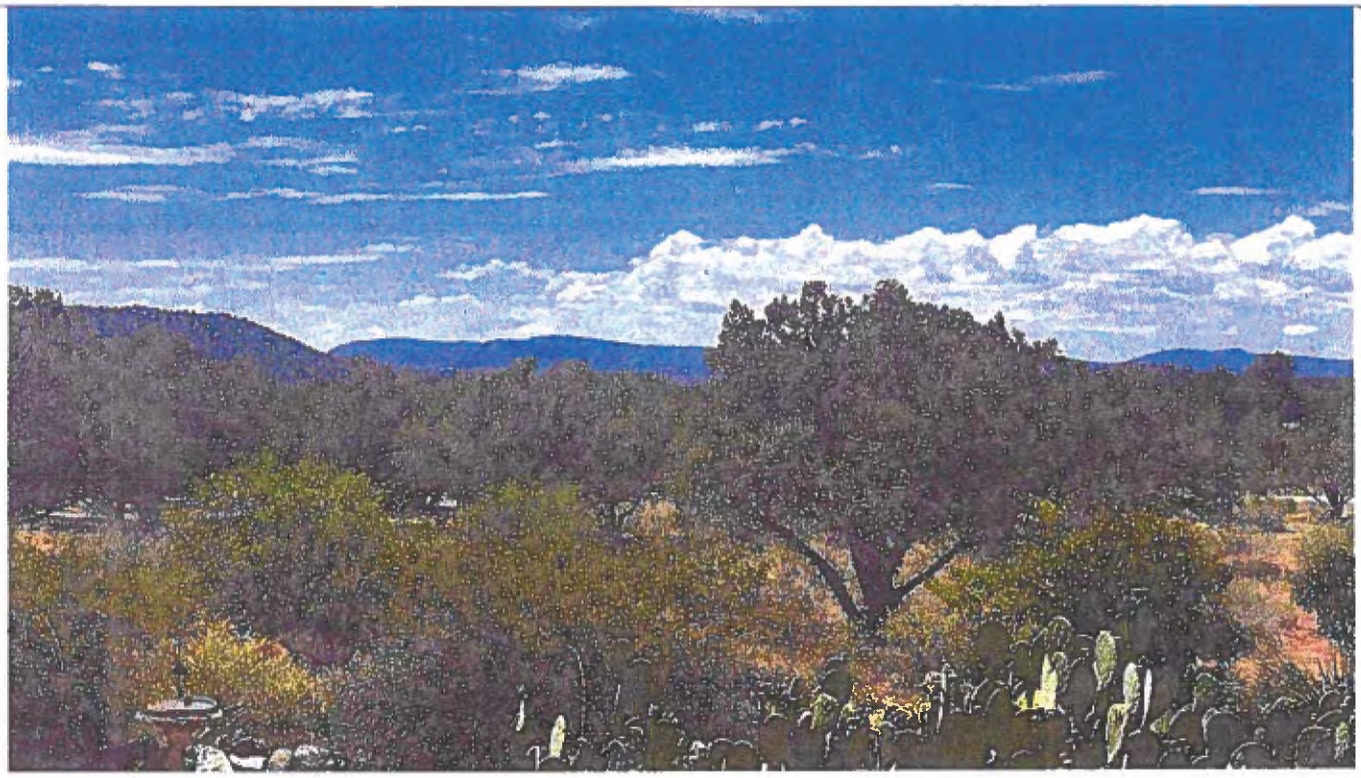
1. It is aesthetically incompatible to have 196 apartments adjacent to this historic Madole neighborhood.
2. A high density development nearby would have a negative impact on property values and marketability.
3. This level of development would bring a huge increase in traffic and make entering and leaving the neighborhood nearly impossible.
4. I bought in this neighborhood because it was tranquil, private, and had a very low traffic volume. The proposed level of development would completely destroy these qualities.

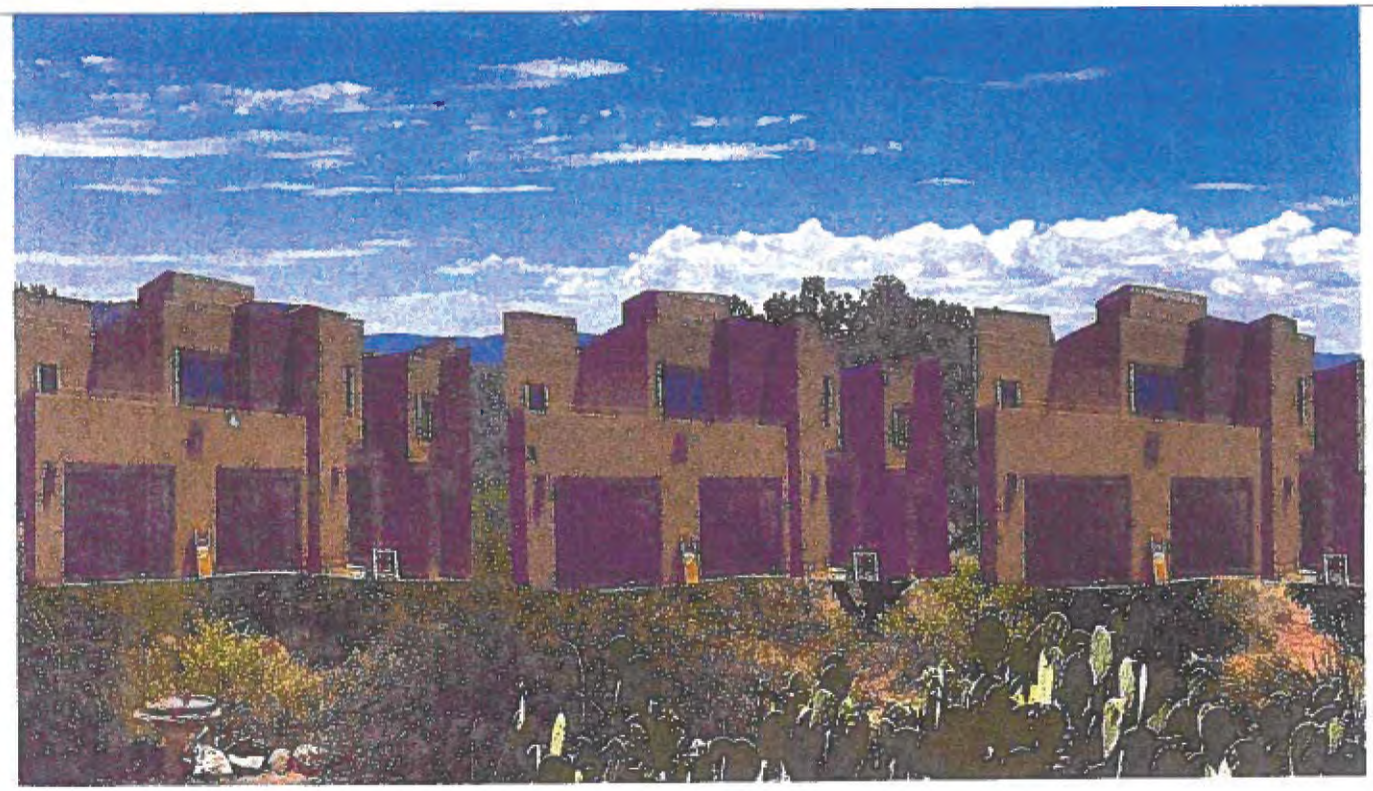
As someone with a General Contractors license I understand that it is not a question of if this land should be developed, but really a question of how to do it in a way that best serves the community and Sedona as a whole.

I feel that this area of West Sedona would best be served by developing it at the current zoning of RMH.

Thank you,

Glenn Walbridge





Outlook

Case Number: PZ24-00018 (ZC, CUP)

From wings95p@comcast.net <wings95p@comcast.net>
Date Tue 9/16/2025 10:48 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Planning <Planning@sedonaaz.gov>
Cc Genevieve Fuller <wings95p@comcast.net>; wings12p@comcast.net <wings12p@comcast.net>

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Traffic Generation Statement dated September 10, 2024 if date is correct? Rates for the proposed development based on a total of 200 apartment dwelling units.

I oppose if a Zone Change is approved. My concern is the traffic if approved and a building permit issued. The traffic on W 89Arizona will certainly will have its traffic slow downs. During peak times too!

What's would be the time to complete 200 units? (Years) Moving heavy equipment into building sites, trips to deliver building materials, cement trucks, and multiple contractors.

This project would lower home values on Madole Road and other roads.. On 26 Aug 25 a home on Madole sold for 883,000 dollars. That was a great move for the home owner before this request for Zone Change.

Since I'm a Home Owner I will be visiting and visit the Planning Commission. I'll do what it takes to slow down or help to stop the Zone Change.

I hope the Planning and Zoning Commission disapproves the Zone Change and leave as RMH (Single Family and Manufactured Home). End it now!

I can be reached by cell at (253) 363-5462 and email wings95P@comcast.net

Thank you!

John Fuller

Outlook

Case Number: PZ24-00018 (ZC, CUP)

From wings95p@comcast.net <wings95p@comcast.net>
Date Tue 9/16/2025 3:21 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Planning <Planning@sedonaaz.gov>
Cc Genevieve Fuller <wings95p@comcast.net>; wings12p@comcast.net <wings12p@comcast.net>

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I'm against Case Number in Subject above, to include Project Summary: Tranquil-Rigby-Madole Multifamily Zone Change, Property Address: 50 Tranquil Avenue and 80 Rigby Road, Parcel Numbers: 408-24-87 & 408-24089 and Project Components: Zone Change (ZC) from RMH (Single Family and Manufactured Home) to RM3 (High- Density Multifamily)

Presently we own a home at 250 Madole Rd which has been in our family since built by Howard Madole. It's on Parcel Numbers: 408-24-081C, 408-24-081J, and 408-24-354J.

The Madole Road is private which I and other home owners will never approve traffic from Parcel Numbers listed in Application for approval.

I have read the Application materials on the City's website. I see many concerns and questions unanswered thus far. To grant approval for Zone Change now would not (I think) be in the best interest of Sedona's citizens.

One reason very important is the impact of traffic on W 89Arizona. I read the engineer assessment on traffic which I don't agree. If you live on Madole Rd you can not make a left hand turn usually 80% of time and even greater during peak hours. So, you usually turn right and go to the stoplight and make your turn.

I wanted to be present at the Public Hearing but I will be in St. Louis, MO I wanted to meet the Commission, the Owners, and Sefton Engineering. To provide my input as why I'm opposed to their request.

With that said I know the Planning and Zoning Commission will do what's best for Sedona!.

My cell phone number is (253) 363-5462 and email address wings95p@comcast.net

Thank you!

John Fuller

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Tue 9/16/2025 11:38 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

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Form Name:	Comments on Development Proposals
Date & Time:	09/16/2025 11:38 a.m.
Response #:	744
Submitter ID:	7773
IP address:	47.215.232.152
Time to complete:	1 min. , 27 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   I am strongly opposing this project. The impact of rezoning the land in this particular location and building high density housing would be devastating on many different levels:
   - major traffic issues at already busy, dangerous and prone to accidents intersections of Andante and Rodeo with 89a.
   - issues with left turn to 89a coming out of the development and fighting traffic leaving Safeway plaza
   - increased traffic to Mule Deer which has no shoulders, lots of blind curves and many people including seniors walking their pets and exercising
   - noise pollution impacting nearby quiet neighborhoods
   - rise in crime
   - convenient area for the homeless and panhandlers to walk to from the Safeway plaza
   - drop in property value of the surrounding neighborhoods
   - evacuation and safety issues in case of emergency

- destruction of a major wild life refuge, the only place available and providing safety for wild life in this otherwise built-out area
- Sedona's severely compromised water infrastructure
- etc, etc, etc

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Natalia Sidorov
Address (or Street Name):	Buckskin ln
City of Residence	Sedona
E-mail:	damali222@gmail.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

July 18, 2025

To Whom It May Concern,

We, the residents of Mado e, Tranquil, and Andante are writing to express our apprehension and concern regarding the proposed rezoning of the land that is currently residential single-family zoning to high-density multi-family zoning. We cannot believe that the City would even consider allowing such a development right next to our homes.

We purchased our homes because of the quiet, peacefulness, privacy and low-density of the cul-de-sacs of Madole and Tranquil which feature low traffic, beautiful natural surroundings, and a wonderful quiet neighborhood. We treasure our little communities as well as the privacy of our lush and private backyards, many of which directly face the plot of land in question.

Our homes, nestled in their quiet and peaceful neighborhoods, are what attracted each of us and is the reason we moved to Sedona. Our streets with minimal daily traffic contribute to our sense of safety for our families. We didn't move to Sedona to live next to apartment buildings. We purchased our homes with the expectation of living in a nature-filled, quiet, and relaxing environment rather than one with high-density.

To introduce a high-density development in this specific location is a tremendous imposition on both our daily quality of living and on our financial future. No matter what modifications the engineers would come up with to attempt to lessen this huge intrusion on our lives, there are just too many offensive factors that would significantly and negatively alter the character of our neighborhood. Such a development would be much better suited to an area where there are not already many residential homes.

We have so many reasons to object to this zone change! We feel that each one of the objections listed below is sufficient to reject this distressing and unsettling zone change request:

1) **Degradation of the Historic and Aesthetic Appeal**
A high-density development would be a stark visual contrast to Madole's historic neighborhood. Our street was named after "Sedona's Architect." His office was on our street, and seven of our homes were designed by Mr. Madole. His innovative midcentury designs were influenced by his association with Frank Lloyd Wright, and have long been lauded in Sedona. The residents of these Madole homes purchased them due to their special architecture and don't want

to have them devalued by their immediate proximately to 196 apartment buildings with all their parking structures.

2) **Lowered House Value and Marketability**
There will be a significant negative impact on our property values. The character of our neighborhood is a major factor in its desirability. A high-density development immediately adjacent to our quiet Sedona homes will fundamentally alter this character and negatively impact the value of our homes, lowering their marketability and sale value. There are very few people who would want to purchase a home next to a high-density development.

3) **Greater Risk of Crime**
With a development of 196 units with multiple residents and multiple visitors immediately next to our homes, there is a probability of increased crime.

An increase in population density, such as that caused by the proposed development, can lead to a rise in crime rates in the surrounding area. Specifically, multi-family housing developments have been linked to higher crime rates compared to single-family communities.

4) **Increased Traffic Volume**
High-density housing will lead to a significant increase in vehicular traffic. Our streets, including 89A, were not designed to accommodate high volumes of traffic. Driving from Madole and Andante onto 89A will be nightmare. Even with an additional traffic light at Madole, the lineup of cars on Madole and Andante will make the wait time frustrating with the estimated 1200 daily trips.

89A already has too much traffic most of the day, with traffic, at times, backed up from Thunderbird Drive through much of West Sedona. West Sedona traffic is already exceedingly heavy at different times during the day. This proposed high-density development will significantly add to this problem.

In addition, there will be an increase of foot traffic across Madole to the adjacent shopping center with Safeway, McDonalds, Café Jose, Staples, and others.

Extreme Safety Hazard: On Andante, several of our homes have small children who ride their bikes with a blind corner. The additional extensive traffic coming onto Andante from Tranquil will definitely be an extreme safety hazard for them.

5) **Loss of Tranquility and Privacy**
The peace and seclusion we currently enjoy would be destroyed by the proximity of 196 apartments along with all of the increased activity, cars, and noise. With this large development right across from our homes, our privacy and wonderful tranquility will be lost, the very reason why we bought and treasure our homes.

6) **Increased Noise**

Increased population density will bring increased noise levels from vehicles, residents, and general activity, especially with our homes being right next to the property in question. This will impact our ability to relax and enjoy our homes and yards.

Please consider our strong objections based on the many detrimental effects this proposed zone-change will have on our residential neighborhood. Kindly respect the character and quality of life that residents have come to appreciate.

We respectfully request that you reject the proposal for a zone change and that the zoning remain as it is. The current zoning is more compatible with the long-established residential character and low-density of our neighborhoods.

Thank you for your time and consideration of these important concerns.

Home Address	Printed Name	Signature
40 Tranquil Ave	Anna Kirk	
300 Madole	Glenn Welbridge	
40 Tranquil ave	Jennifer Kirk	
130 Andante Dr.	Elizabeth Bato	
245 Madole	Debra J May	
Andante, 155	Lucia Torres	
135 Andante [redacted]	Julio Maldonado	Alvaro Maldonado
135 andante dr	Alvaro Maldonado	
120 andante dr	Candelita Sanchez	Candelita Sanchez
90 andante dr	José Zenteno	
60 Andante Dr.	Ramiro Villalobos	
60 Andante Dr.	Francisco Villalobos	
300 Madole Rd.	Carianna Liefland	

Home Address	Printed Name	Signature
240 Madole	Geary C. Hall	Geary C Hall
240 Madole	Louise A. Giusto	L A G by Geary Hall
235 Madole Rd	Maria Denny	Maria Denny
235 Madole Rd	Michael Goblet	Michael Goblet
290 Madole Rd	RAMASWAMY VENKATESWARAN	
85 Tranquil Ave	SUSAN COX	Susan Cox
275 Madole	Phillis Gunther	Phillis Gunther
275 Madole	David Mengel	DMengel
275 Madole	MATT SCHROEDER	
255 Madole	Pete Bacuniga	

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Mon 9/22/2025 9:28 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	09/22/2025 9:28 a.m.
Response #:	749
Submitter ID:	7786
IP address:	172.108.206.155
Time to complete:	3 min. , 14 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   This development is definitely too close to a current development(Crimson View). Concerns are safety, foot traffic, property de-valuation and noise abatement

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Robert Grenko
Address (or Street Name):	15 Antler Lane
City of Residence	Sedona
E-mail:	robingrenko@aol.com

4. **Would you like to receive notices about this project, such as public meeting dates?**

   (o) Yes

Outlook

FW: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Tue 10/28/2025 7:02 PM
To Tony Allender <TAllender@sedonaaz.gov>; Steve Mertes <SMertes@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>

Fyi. (Tony, this is from the public comment portal which goes to me and the city council. I forward messages to staff when appropriate.)

From: Jessica Moeller <Jdmoeller78@gmail.com>
Sent: Tuesday, October 28, 2025 6:59 PM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;
Importance: High

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name:	Jessica Moeller
E-Mail Address:	Jdmoeller78@gmail.com
Phone Number:	6024811226
Address:	2370 w ste rte 89A Ste 11-421 SEDONA, AZ 86336
Message:	We need more affordable housing here in sedona. I know to many homeless seniors and veterans in this area who have been priced out of there home. I support tranquil-rigby-madole multifamily zone change PZ24-00018(ZC)

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Outlook

FW: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Thu 11/6/2025 4:20 PM
To Tony Allender <TAllender@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>

fyi

-----Original Message-----
From: Ben Abari <abarib95@gmail.com>
Sent: Thursday, November 6, 2025 3:36 PM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;
Importance: High

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name: Ben Abari
E-Mail Address: abarib95@gmail.com
Phone Number: Information not Disclosed
Address: Information not Disclosed
Message: I support this zoning change. There is a great need for affordable housing in this area. I urge the City Council to vote for this.

Tranquil-Rigby-Madeleine Multifamily Zone Change PZ24-00018(ZC)
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Outlook

FW: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Thu 11/13/2025 9:12 AM
To Cari Meyer <CMeyer@sedonaaz.gov>

This one isn't directly related to a planning application but thought you should be aware of the opinion related to a 50 year limit.
Thanks

From: Lin Ennis <lin@linennis.com>
Sent: Wednesday, November 12, 2025 9:53 PM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;
Importance: High

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name:	Lin Ennis
E-Mail Address:	lin@linennis.com
Phone Number:	928 300-3077
Address:	Information not Disclosed
Message:	I lived in Sedona from Nov. 1, 2002 till Nov. 1, 2024. I have always supported and championed affordable housing. I do not believe that necessarily means a new home. I was 52 before I bought a house for myself to live in! In other words, I believe in apartments and rentals before purchasing a new home. People who can barely afford mortgage payments cannot generally afford home maintenance! When affordable apartments or other housing is built,

	the affordability should not sundown/expire as quickly as some housing in Sedona has, e.g., Nepenthe. What's wrong with a 50 year or permanent designation. Rent to own is also a possibility. Smaller homes, smaller apartments. Transitional housing. Thanks for asking.

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Outlook

FW: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Thu 11/13/2025 9:11 AM
To Cari Meyer <CMeyer@sedonaaz.gov>

FYI

From: David O'Donnell <odonnelld2007@yahoo.com>
Sent: Thursday, November 13, 2025 4:18 AM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;
Importance: High

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name:	David O'Donnell
E-Mail Address:	odonnelld2007@yahoo.com
Phone Number:	7088071526
Address:	205 Sunset Dr. Lot # 6 SEDONA, AZ 86336
Message:	Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018(ZC) Now I do understand the need for multifamily housing. This is a very nice opportunity to possibly make this work. There is a major flaw of how much and traffic. We can bot put a light so close to Rodeo! Maybe right turn only into Rigby?

	Now it put way to much pressure on Andante to feed or make as the only real exit out. That intersection is very traveled. The long wait for cars going left can be brutal. I walk and cross their very often. Not sure that would be very safe for anyone to cross. If there is a plan that can address all those problems, I have yet to see it. Yes we need housing and affordable housing, but to what impact does it have on traffic and pedestrians?

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Outlook

Fw: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Fri 11/14/2025 10:19 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Tony Allender <TAllender@sedonaaz.gov>

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Denise Rosarina Wynne <energyadventures@yahoo.com>
Sent: Friday, November 14, 2025 12:00:28 AM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name:	Denise Rosarina Wynne
E-Mail Address:	energyadventures@yahoo.com
Phone Number:	9282827789
Address:	665 Sunshine Ln SEDONA, AZ 86336
Message:	Dear Council Members, Please support new areas for affordable housing or zone changes, such as Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018(ZC). I'm a 22 year resident here in Sedona and have both owned and rented. Now that I am renting again and working two jobs, it is exceedingly hard to find affordable housing, especially having one pet. More options and more units would be appreciated, and I believe are needed by many who have lived and worked here for years. Many of my friends have had to move out of town because housing prices have skyrocketed since the Airbnb's and also because of the buying up of houses by people and corporations of other cities. I know you're familiar with all of this, so I'll just say that personally, this is my home and it would be a great relief to have a little security in my housing situation at these times. As an older adult, I would like to have an option to live in a studio instead of to share housing with other adults. 5 years

	ago I rented a 1 bedroom apartment in Uptown for $800 and then a 3 bedroom house in West Sedona for $1700. Last year, I went into debt renting a studio for $1800 per month because I needed to decrease my work hours due to their being mold in my workplace. As you know, with housing this expensive, any unforeseen circumstance immediately puts one in danger of incurring debt which is difficult to pay at the hourly wages available now. I left the big cities where I had my own business to live here and working for others used to pay the rent. Everything is so much higher now and wages have not gone up proportionately. I support any measures to offer more affordable housing, especially to established residents who have made Sedona their home for many years. Thank you, Denise Wynne

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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Sat 11/15/2025 6:00 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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A new entry to a form/survey has been submitted.

Form Name:	Comments on Development Proposals
Date & Time:	11/15/2025 6:00 p.m.
Response #:	754
Submitter ID:	7875
IP address:	24.121.196.247
Time to complete:	3 min. , 24 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018(ZC)

2. **What are your comments, concerns, ideas, and suggestions about this project?**

   No sure why the permit was denied. Perhaps we should ask for more workforce housing to be specified, along with the restriction against short-term rentals when the project is completed. We hope P&Z is looking for opportunities to site multi-family, workforce housing units in Sedona and providing guidance to developers on how to obtain permits.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	John Neville
Address (or Street Name):	49 Pinon Ct
City of Residence	Sedona
E-mail:	John@jsedona.net

4. **Would you like to receive notices about this project, such as public meeting dates?**

Outlook

FW: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Mon 11/17/2025 10:20 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Tony Allender <TAllender@sedonaaz.gov>

FYI

From: Janis O'Kelley <Janisokelley@gmail.com>
Sent: Sunday, November 16, 2025 2:29 AM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;
Importance: High

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name:	Janis O'Kelley
E-Mail Address:	Janisokelley@gmail.com
Phone Number:	9288210300
Address:	Information not Disclosed
Message:	Re: Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018(ZC). I urge City Council to support affordable housing in Sedona. The hospitality industry does not pay people enough to live here. Please consider requiring them to pay for the housing, rather than giving them money to bring more and more visitors. thank you.

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FW: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Tue 11/18/2025 11:15 AM
To Cari Meyer <CMeyer@sedonaaz.gov>
Cc Tony Allender <TAllender@sedonaaz.gov>

fyi

-----Original Message-----
From: Carole Steed <Steedce93@gmail.com>
Sent: Tuesday, November 18, 2025 11:13 AM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;
Importance: High

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name: Carole Steed
E-Mail Address: Steedce93@gmail.com
Phone Number: 5209219614
Address: 205 sunset dr. Lot 157
SEDONA, AZ 86336
Message: Please vote yes for rezoning application Pz24-00018 zc

I support this application for the tranquil-Rigby-Madole multifamily zone change.

Thank you
Caution: This message appears to be from someone inside our organization, but that does not guarantee its safety. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

CITY COUNCIL AGENDA BILL

AB 3283
December 9, 2025
Regular Business

Agenda Item: 9b
Proposed Action & Subject: Discussion/possible action for approval of on-site locations for the emergency siren system.

Department	Police Department/Chief Foley
Time to Present	30 minutes
Total Time for Item	60 minutes
Other Council Meetings	May 13, 2025 AB 3146
Exhibits	Power Point will be emailed prior to the meeting.

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 12/01/25 KWC
City Manager's Recommendation	Recommend approval ABS 11/25/25

Expenditure Required	
$	N/A for year one
Amount Budgeted	
$	N/A for year one
Account No. (Description)	Coconino County Emergency Management

SUMMARY STATEMENT

Background: The City of Sedona has created and implemented the Sedona Evacuation & Re-Entry plan, which is an all-hazard life and safety response plan, establishing city official and partner roles and responsibilities for all-hazards evacuation and re-entry operations in the City of Sedona. The plan recognizes the significant positive impact of emergency alerts and process for the community and visitors in times of crisis.

In response to the establishment of this plan, and to increase communication and warnings during an emergency incident, Coconino County Emergency Management (CCEM) has identified and received a grant from the Federal Emergency Management Agency (FEMA) to implement a pilot emergency siren system program to start in our Uptown area within Coconino County side of Sedona. The awarded grant amount is $269,200.

Proposals for siren vendors were received, and the process was conducted. Genasys was awarded the contract. CCEM will be responsible for purchasing, installations, and first year subscription, warranty, and maintenance. The City of Sedona with be responsible for every year after at an estimated annual cost of $10,000.

Genasys representatives, along with Director Tim Carter from CCEM, will be at council meeting for the presentation and to answer questions.

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

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): N/A

MOTION

I move to: approve the proposed locations presented for purchase with installation to be completed by the end of May 2026 to meet the requirements of the FEMA grant.

CITY COUNCIL AGENDA BILL

AB 3296
December 9, 2025
Regular Business

Agenda Item: 9c
Proposed Action & Subject: Discussion/possible action for approval of a Resolution authorizing the execution of an Intergovernmental Agreement (IGA) between the City of Sedona and the Yavapai County Flood Control District (YCFCD) contributing an amount not-to-exceed $520,400 in YCFCD funds to be used for the design and construction of general drainage improvement projects including projects located at Andante Dr, Kachina Dr, El Camino Grande and Rodeo Rd & Sanborn Dr.

Department	Public Works, Sandy Phillips
Time to Present	5 minutes
Total Time for Item	20 minutes
Other Council Meetings	September 24 (IGA) and November 12 (Specify Projects), 2024, February 13th, 2024 (IGA), November 8, 2022 (IGA), July 27, 2021 (IGA) June 22, 2021 (SW Master Plan Update - Phase 3 Contract) October 27, 2020 (IGA)
Exhibits	A. Proposed IGA B. Proposed Resolution authorizing the new IGA C. Site Map

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 12/01/25 KWC
City Manager's Recommendation	Recommend approval ABS 11/25/25

Expenditure Required	
	$ 520,400
Amount Budgeted	
	$ 300,000
	22-5320-89-68G4 (SD-13)
Account No. (Description)	$ 400,000
	22-5320-89-68D3 (SIM-11N)
	$ 100,000
	10-5320-39-6771 (Drainage Maintenance)

SUMMARY STATEMENT

A portion of tax money collected by the Yavapai County Flood Control District (YCFCD) and allocated for flood control is contributed to the City for flood control related projects. The City successfully leverages County flood control funds to complete flood control improvement projects. During FY 2025-2026, the YCFCD funds will be used for the design and construction

of general drainage improvement projects, including Andante Dr, Kachina Dr, El Camino Grande, and Rodeo Rd & Sanborn Dr.

Background: Since the mid 1990's, the YCFCD has provided the City funds for flood control studies and projects located in the Yavapai County portion of the City on an annual basis, as requested.

Consideration:

- The amount of funding contributed by the YCFCD is based on specific drainage projects requested for funding by the City. YCFCD distributes funding at the discretion of its governing body, the County Board of Supervisors. Over the past five years, the YCFCD has collected an average of $465,211 per year in secondary property tax from the Yavapai County portion of Sedona. The YCFCD keeps a portion of the taxes collected for floodplain management activities, overhead, general county-wide studies, District projects, etc.
- For the City to accept the funds and agree to the terms and conditions for their use, an Intergovernmental Agreement (IGA) is needed.
- The IGA details each party's responsibilities related to the use of the funding, including the amount of the funding, fiscal year restrictions for its use, and the necessity of the projects located within Yavapai County for flood mitigation, meeting FEMA regulations.
- The resolution and IGA for City Council consideration provides the mechanism for the City to be reimbursed in an amount not to exceed $520,400 by the YCFCD for design and construction of general drainage improvement projects.
- The funds will be split between the Andante Shared-Use Path and Drainage Improvements (SIM-11N drainage portion), El Camino Rd Area Drainage (SD-13), and Drainage Maintenance for the minor improvements.

FY 2025-2026 Projects:

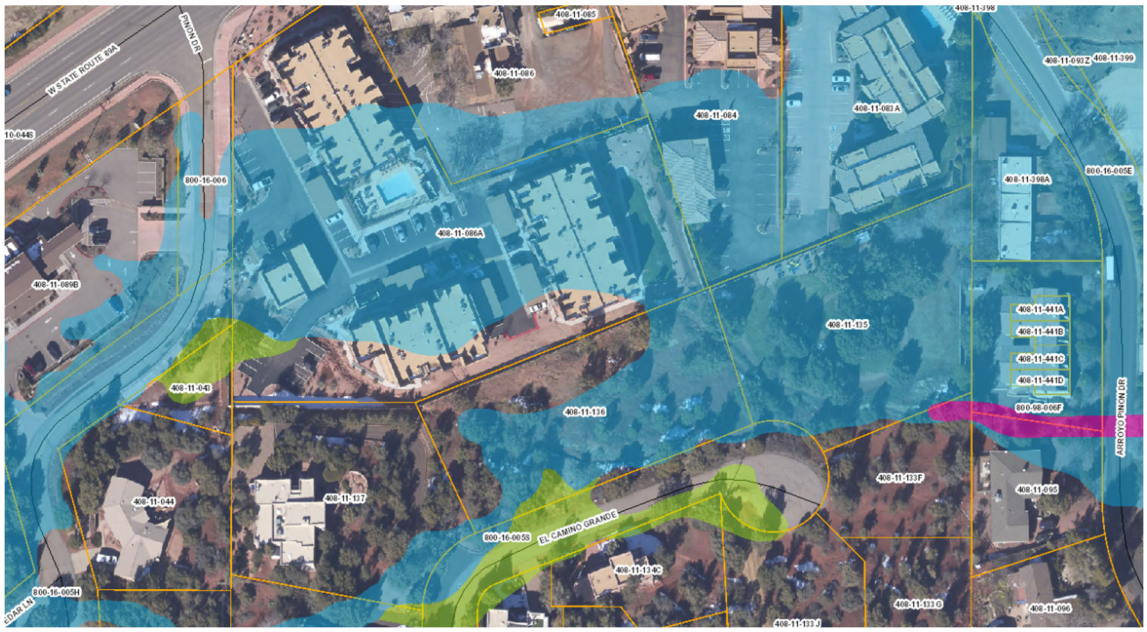
- The Andante Shared Use Pathway project includes drainage improvements, i.e., additional piping, extension of existing system, manholes, catch basins, and headwalls. The drainage improvements that are completed during this fiscal year will utilize a portion of these funds.

- Complete design and construction improving the drainage system on Kachina Drive to reduce overtopping of the system.



Kachina Drive following the June 2024 storm event

- In the El Camino Grande area (shown below), staff is investigating the drainage to see if drainage improvements can be made to enable shared use pathway construction in the drainage improvement alignment, which is a segment identified in the GO! Sedona Pathways Plan. Design is programmed for FY 2025-2026.



City GIS Map with current floodplain shown in blue

- We will be completing the design and construction of general drainage improvements at the intersection of Rodeo Road and Sanborn Drive as shown on the Site Map in Exhibit C. This project will mitigate ponding that is occurring within the public right-of-way. During large monsoon storms, ponding at this intersection occurs.



Rodeo Road, just south of Sanborn Drive

The Yavapai County Board of Directors is scheduled to approve this IGA at their December 17th, 2025 meeting. The YCFCD has requested that the IGA be approved by Sedona City Council and that three signed copies of the IGA be forwarded to them before their meeting.

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

Projects that mitigate flood risk are in alignment with program goals and vastly increase the resiliency of the community.

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): If the funds are not received, it will be necessary to use additional General Fund monies for this project.

MOTION

I move to: approve Resolution No. 2025-_____, authorizing the execution of an Intergovernmental Agreement between the City of Sedona and the Yavapai County Flood Control District contributing an amount not-to-exceed $520,400 in YCFCD funds to be used for general drainage improvement projects including projects located at Andante Dr, Kachina Dr, El Camino Grande and Rodeo Rd & Sanborn Dr.

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT AND THE
CITY OF SEDONA
FOR THE FISCAL YEAR 2025-2026 FINANCIAL CONTRIBUTION
FROM THE DISTRICT TO THE CITY FOR FLOOD CONTROL
IMPROVEMENTS

THIS INTERGOVERNMENTAL AGREEMENT BETWEEN THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT AND THE CITY OF SEDONA FOR THE FISCAL YEAR 2025-2026 FINANCIAL CONTRIBUTION TO THE CITY FOR FLOOD CONTROL IMPROVEMENTS (the "Agreement") is entered into, effective this **17th** day of **December, 2025**, between the Yavapai County Flood Control District, a political subdivision of the State of Arizona (the "DISTRICT"), and the City of Sedona, Arizona, a municipal corporation of the State of Arizona (the "CITY"). The District and the City are sometimes collectively referred to as the "Parties" or individually as a "Party."

RECITALS

WHEREAS:

A. The DISTRICT is a special taxing district legally created in the State of Arizona and organized by Yavapai County to include and govern its jurisdiction.

B. The DISTRICT administers the Federal Emergency Management Agency ("FEMA") Regulations under the National Flood Insurance Program.

C. The Yavapai County Board of Supervisors is the Board of Directors of the DISTRICT.

D. The CITY lies within the legal boundaries of the DISTRICT.

E. The DISTRICT, the CITY, and Yavapai County ("County") are separate and distinct political subdivisions, but each can provide for the benefit of the other(s), for the benefit of public health, safety, and welfare, and other public purposes.

F. The DISTRICT and the CITY have authority to enter into Intergovernmental Agreements pursuant to Arizona Revised Statutes ("A.R.S.") § 11-952, § 48-3603, and § 9-499.01, and the CITY's Charter and Code.

G. Among other things, the DISTRICT receives tax proceeds as general funding for the planning, construction, and maintenance of flood control improvements.

H. Under the budgeting process for the DISTRICT, a category of "Contributions" (hereinafter "Funds") has been established, setting aside monies that may be utilized by the various political subdivisions located within the boundaries of Yavapai County.

I. The DISTRICT has approved and budgeted Funds to provide funding assistance for flood

mitigation work and is authorized to expend such Funds for flood control projects (including storm water control) to political subdivisions for projects so long as the projects are flood or drainage related, cost-effective, a benefit to the County, the DISTRICT, and the political subdivision and are in accordance with FEMA regulations.

J. The CITY has experienced storm water control and flooding problems for a number of years in various locations and seeks to mitigate such problems to increase safety and protect public and private property and persons within the CITY.

K. The CITY seeks to improve its storm water control, make drainage improvements, and/or mitigate flooding problems by constructing any or all of the following drainage improvements within the Incorporated City limits (hereinafter collectively referred to as the "Project"):

- Andante Drainage Project
- El Camino Drainage Project
- Kachina Drainage Project
- Rodeo Drainage Project
- General Drainage Improvements as Determined by the City

L. The CITY desires to receive DISTRICT Funds for the 2025-2026 fiscal year to be used for its Project.

M. The DISTRICT has budgeted Funds to support the Project in an amount not to exceed **Five Hundred Twenty Thousand Four Hundred Dollars ($520,400.00)** for fiscal year 2025-2026 which begins on July 1, 2025.

AGREEMENTS

NOW THEREFORE, for good and valuable consideration, including consideration of the mutual promises, terms, and conditions hereinafter set forth, including the mutual promises and obligations to be performed by the Parties hereto, IT IS AGREED BETWEEN THE CITY AND THE DISTRICT AS FOLLOWS:

I. PURPOSE

The purpose of this Agreement is to authorize the DISTRICT to pay and contribute to the CITY Funds in support of the CITY's Project. Such funding for fiscal year 2025-2026 shall not exceed **Five Hundred Twenty Thousand Four Hundred Dollars ($520,400.00)**.

II. COMMENCEMENT, DURATION, AND TERMINATION

The effective date is as set forth on page one (1) of this Agreement. Performance under this Agreement shall commence following the effective date and shall terminate upon the earliest of:

A. The completion of the Project as determined by the CITY;
B. The exhaustion of the Funds allocated to the CITY for the Project;
C. June 30, 2026 (however, the CITY shall have until July 31, 2026, to request Funds and the DISTRICT shall provide Funds as described in this Agreement); or
D. The mutual agreement of the Parties.

If this Agreement terminates for any reason, any unused portion of the Funds shall not be available to the CITY without further agreement of the Parties.

III. RESPONSIBILITIES OF PARTIES

A. The CITY shall:

1. Be solely responsible for the design, engineering, bidding, right-of-way acquisition, supervision, construction, inspection, administration, and project management of the Project and for contracting directly for all Project work.
2. If plans are used to bid, provide the DISTRICT a copy of the final Project plans.
3. Use the Funds for the Project in fiscal year 2025-2026.
4. Use the Funds exclusively for costs associated with the Project described above.
5. When requesting Funds from the DISTRICT, provide detailed invoices with supporting documentation for the request(s).
6. Request Funds from the DISTRICT on or before July 31, 2026 (for work completed in fiscal year 2025-2026).
7. Be responsible for the proper disbursement of the Funds provided by the DISTRICT.
8. Be responsible for maintaining the Project and the resulting improvements.

B. The DISTRICT shall:

1. Make Funds available to the CITY for the Project as approved by the Board of Directors.
2. Provide funding as available and appropriate upon proper request(s) by the CITY.
3. Pay properly invoiced requests monthly or on an alternate schedule as agreed to by the CITY and DISTRICT.
4. Pay properly invoiced requests for work completed by the CITY in fiscal year 2025-2026 so long as the CITY's requests are received by the DISTRICT on or before July 31, 2026.

C. The DISTRICT and the CITY mutually agree:

1. That they recognize the Funds to be used by Parties pursuant to this Agreement are tax funds. The agreements herein for funding are based upon projected tax funds to be received. In the event the projected income is not received, there is the possibility that some or all of the Funds anticipated by this Agreement and set forth herein will not be available. All monetary obligations under this agreement shall be subject to annual budget approval of the respective governing bodies of the parties. A failure of either party's governing body to approve funding for payment of any obligation hereunder shall constitute grounds for termination of this agreement.

2. The Project is the sole responsibility of the CITY, and not of the DISTRICT or the County. All real property upon which the Project work will occur is within the CITY limits and not owned or under the control of the DISTRICT or County.

IV. INDEMNIFICATION

Each party (as "Indemnitor") agrees to defend, indemnify, and hold harmless the other party (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims which result in vicarious/derivative liability to the Indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers.

V. OTHER PROVISIONS

A. NOTICE. All notices or demands upon any party to this Agreement shall be in writing and shall be delivered in person or sent by certified mail, return receipt requested, addressed as follows:

CITY OF SEDONA.	DISTRICT
City Manager	Yavapai County Flood Control District Director
102 Roadrunner Drive	1120 Commerce Drive
Sedona, AZ 86336	Prescott, AZ 86305

B. ENTIRE AGREEMENT. This Agreement represents the entire understanding between the parties with respect to the subject matters herein, and may be amended, modified, or waived only by written instrument signed by both Parties.

C. CONFLICT OF INTEREST. This contract is subject to the cancellation provisions of A.R.S. § 38-511.

D. SEVERABILITY. In case one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained therein.

E. NON-DISCRIMINATION. The Parties shall comply with Executive Order 2023-01, which mandates that all persons, regardless of race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, disability, military service or veteran status, or marital status, shall have equal access to employment opportunities, and all other applicable State and Federal employment laws, rules and regulations, including the Americans with Disabilities Act. The Parties shall take affirmative action to ensure that applicants for employment and employees are not discriminated against due to race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, disability, military service or veteran status, or marital status.

F. EMPLOYMENT VERIFICATION. Both parties hereby warrant that they will at all times during the term of this Agreement comply with all federal immigration laws applicable to their employment of their employees, and with the requirements of A.R.S. §23-214 and § 41-4401 (together the "State and Federal Immigration Laws"). A breach of the foregoing warranty shall be deemed a material breach of this Agreement, and the parties shall have the right to terminate this Agreement for such a breach, in addition to any other applicable remedies. The parties retain the legal right to inspect the papers of each contractor or subcontractor employee of either who performs work pursuant to this Agreement to verify performance of the foregoing warranty of compliance with the State and Federal Immigration Laws.

G. LAWS. The Parties shall each be fully responsible for compliance with all statutes ordinances, codes, regulations, rules, court decrees, or other laws (hereinafter "Laws") applicable to it as part of fully performing the Project with regards to their respective roles. This Agreement shall not relieve either Party of any obligation or responsibility imposed upon it by Laws.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year specified below.

YAVAPAI COUNTY
FLOOD CONTROL DISTRICT

_____

Mary Mallory, Chair Date
Board of Directors
Yavapai County Flood Control District

CITY OF SEDONA

_____

Holli Ploog, Mayor Date
City of Sedona

ATTEST:

_____

Jayme Rush Date
Clerk of the Board of Directors

_____

JoAnne Cook Date
City Clerk

DETERMINATIONS OF COUNSEL

FOR THE
INTERGOVERNMENTAL AGREEMENT

BETWEEN
THE YAVAPAI COUNTY FLOOD CONTROL DISTRICT AND THE
CITY OF SEDONA.

FOR THE FISCAL YEAR 2025-2026 FINANCIAL CONTRIBUTION
FROM THE DISTRICT TO THE CITY FOR FLOOD CONTROL IMPROVEMENTS

Pursuant to A.R.S. § 11-952, the foregoing Agreement has been submitted to the undersigned Attorney for the City of Sedona. The undersigned has determined that this Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the City of Sedona.

City Attorney Date
City of Sedona

Pursuant to A.R.S. § 11-952, the foregoing Agreement has been submitted to the undersigned Attorney for the Yavapai County Flood Control District, Arizona. The undersigned has determined that this Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the Yavapai County Flood Control District.

Deputy County Attorney Date
Flood Control District

RESOLUTION NO. 2025 - __

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH YAVAPAI COUNTY FLOOD CONTROL DISTRICT FOR THE DISTRICT TO PROVIDE FUNDS TO THE CITY IN THE APPROXIMATE AMOUNT OF FIVE HUNDRED TWENTY THOUSAND, FOUR HUNDRED DOLLARS ($520,400) TO BE USED BY THE CITY TO FUND THE DESIGN AND CONSTRUCTION OF GENERAL DRAINAGE IMPROVEMENTS; PROVIDING AUTHORIZATION FOR THE MAYOR TO EXECUTE SAID AGREEMENT.

WHEREAS, the City of Sedona ("City") and the Yavapai County Flood Control District ("District") have reached an intergovernmental agreement concerning the distribution of a portion of *ad valorem* taxes paid by City residents for flood control projects, including storm water control; and

WHEREAS, the District is authorized to expend funds for flood control projects pursuant to A.R.S. § 48-3603(C)(7) and reimburse municipalities for such work, and has approved and budgeted such funds for the City in the approximate amount of $520,400 for fiscal year 2025-2026, to be used by the City to fund the design and construction of general drainage improvements within the Yavapai County portion of the City; and

WHEREAS, the City is authorized by A.R.S. § 9-240(B)(5) to perform this work, and the District may enter into an appropriate intergovernmental agreement under ARS § 48-3603(C)(9); and

WHEREAS, the City has reviewed the terms of the intergovernmental agreement and determined that it is in the proper form required by A.R.S. § 11-952;

BE IT RESOLVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF SEDONA, ARIZONA THAT:

The City of Sedona, through its Mayor and Council, hereby approves the Intergovernmental Agreement with the Yavapai County Flood Control District to provide funds in the approximate amount of five hundred twenty thousand, four hundred dollars ($520,400) for the design and construction of general drainage improvements including Andante, Kachina, El Camino Grande and Rodeo & Sanborn, and the Mayor is authorized to execute said Agreement on behalf of the City.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona this 9th day of December, 2025.

_____
Holli Ploog, Mayor

ATTEST:

_____
JoAnne Cook, City Clerk

APPROVED AS TO FORM:

_____
Kurt W. Christianson, City Attorney


LEGEND
FLOODING MITIGATION
DRAINAGE IMPROVEMENTS WITH SHARED USE PATH
THUNDER MOUNTAIN ROAD
SANBORN DRIVE
RODEO ROAD
ANDANTE DRIVE
DRY CREEK ROAD
KACHINA DRIVE
STATE ROUTE 89A
EL CAMINO GRANDE
PINON DRIVE
N
This map is designed to provide as-is information only. The data is not accurate to engineering or surveying standards. The City of Sedona is not liable or responsible for loss or damages rising from the data contained on this map.

CITY COUNCIL AGENDA BILL

AB 3300
December 9, 2025
Regular Business

Agenda Item: 9d
Proposed Action & Subject: Discussion/possible action for the approval of a three-year Linking Agreement with Precision Concrete Cutting, Inc., in the amount of $200,000.

Department	Public Works/Finance
Time to Present	5 minutes
Total Time for Item	15 minutes
Other Council Meetings	N/A
Exhibits	A. Linking Agreement – Precision Concrete Cutting, Inc.

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 12/01/25 KWC
City Manager's Recommendation	Recommend approval ABS 11/25/25

Expenditure Required	
$	200,000 (not-to-exceed, over 3-year term)
Amount Budgeted	
$	70,000 (FY26)
Account No. (Description)	11-5320-39-6814

SUMMARY STATEMENT

Background:

Precision Concrete Cutting, Inc. (PCC) is a sidewalk asset management company that specializes in removing trip hazards from uneven concrete surfaces using patented saw-cutting technology. For the past decade PCC has provided trip hazard mitigation services to the city of Sedona, helping Sedona achieve ADA compliance and a reduction in liability from trip and fall accidents from uneven/ heaved sidewalk sections citywide.

Staff find the services provided by PCC essential and have had an excellent working relationship with PCC management for the past 10 years. Contracting the services of PCC is a highly cost-effective, efficient, and reliable solution for removing trip hazards and ensuring ADA compliance on sidewalks and walkways.

Key Advantages of Contracting PCC:

- Significant Cost Savings: PCC's method can save clients 70-90% compared to the cost of removing and replacing entire sections of concrete. This allows the repairs of more hazards within the approved budget.

- Liability Reduction: Uneven sidewalks pose a serious safety risk and create potential liability for trip and fall accidents and lawsuits. By effectively eliminating these hazards, PCC minimize legal exposure.
- ADA Compliance: The patented saw-cutting technology ensures that repairs meet the strict requirements of the Americans with Disabilities Act (ADA), creating smooth transitions with a slope of 1:12 or less.
- Speed and Minimal Disruption: Repairs can often be completed in minutes per hazard, and the sidewalk is immediately safe for pedestrian use right after the work is done. This avoids the long curing times and significant disruptions associated with concrete replacement.
- Superior Results: Unlike conventional grinding methods which can leave uneven, rough surfaces, PCC's cutting method creates a clean, smooth, and level surface that blends seamlessly with the surrounding concrete and is designed to last longer.
- Environmentally Friendly: Repairing existing concrete instead of replacing it significantly reduces the amount of concrete debris sent to landfills, lowering the environmental impact of the repairs.
- Specialized Expertise & Technology: PCC uses proprietary, patented equipment and has over 20 years of specialized experience in trip hazard repair, ensuring a professional and effective solution.

The linking agreement will allow the City to utilize PCC under The Interlocal Purchasing System's (TIPS) cooperative contract over the next three years as funds are budgeted for the program by City Council. Utilizing the TIPS contract affords the City favorable terms and conditions resulting from the bid administered by the lead agency, Texas Region 8 Education Service Center.

Staff are recommending approval of the agreement to secure terms and pricing for the next three years linking to the TIPS contract.

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

Repairing existing concrete instead of replacing it significantly reduces the amount of concrete debris sent to landfills, lowering the environmental impact and cost of the repairs.

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): Council could elect to not approve the Linking Agreement with Precision Concrete Cutting, Inc., which would result in the City bidding each individual project or finding another suitable cooperative contract to utilize.

MOTION

I move to: approve the Three-Year Linking Agreement with Precision Concrete Cutting, Inc., for Trip Hazard Elimination Services for an approximate amount not to exceed $200,000.

LINKING AGREEMENT
WITH
THE CITY OF SEDONA

THIS LINKING AGREEMENT ("Agreement") is entered into as of this ___ day of _____, 20__ ("Effective Date"), by and between the City of Sedona, an Arizona municipal corporation ("City"), and Precision Concrete Cutting, Inc., a Utah Corporation ("Contractor"), collectively, the "Parties."

RECITALS

A. On April 25, 2023, The Interlocal Purchasing System (TIPS) entered into a contract with Contractor to purchase the goods and services described in 230104 – Trades, Labor, and Materials ("Cooperative Purchasing Agreement"), which is attached hereto as **Exhibit A**. The Cooperative Purchasing Agreement permits its cooperative use by other governmental agencies including the City.

B. Sedona City Code (SCC) Section 3.05.020.C. permits the City to procure goods and services without the formal bidding process by participating with other governmental units in cooperative purchasing agreements when the best interests of the City would be served.

C. The City desires to contract with Contractor for supplies or services identical, or nearly identical, to the supplies or services Contractor is providing other units of government under the Cooperative Purchasing Agreement. Contractor consents to the City's utilization of the Cooperative Purchasing Agreement as the basis of this Agreement, and Contractor desires to enter into this Agreement to provide the supplies and services set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated by reference, and the covenants and promises contained in this Linking Agreement, the parties agree as follows:

1. Term/Termination.

   A. Term. The initial period of this Agreement is the period from the Effective Date of this Agreement until **December 9, 2028**.

   B. Termination for Convenience. This Agreement is for the convenience of the City and may be immediately terminated without cause after receipt by the Contractor of written notice by the City. Upon termination for convenience, City shall pay Contractor for all work previously authorized and performed prior to the date of termination. If, however, Contractor has substantially or materially breached the standards and terms of this Agreement, City shall have any remedy or right of set-off available at law and equity.

   C. Termination for Cause. City may terminate this Agreement for cause if Contractor fails to cure any breach of this Agreement within the time frame specified by City in a written notice provided to Contractor specifying the breach and the requirements necessary to cure the breach. If the City terminates this Agreement for cause, the City may repurchase from another source and may recover the excess costs by (1) deduction from

an unpaid balance due to Contractor; (2) collection against the Performance Bond if applicable, or (3) a combination of the aforementioned remedies or other remedies as provided by law.

D. Payment Upon Termination for Convenience or for Cause. Upon any termination of this Agreement, no further payments shall be due from the City to Contractor unless and until Contractor has delivered to the CITY all documents and other work products prepared by Contractor in relation to this Agreement. No other payments, including any payment for lost profit or business opportunity, and no penalty or termination charge be owed by City to Contractor in the event of termination.

E. Appropriation of Funds. Every payment obligation of the City under this Agreement is conditioned upon the availability of funds appropriated or allocated for payment of such obligation. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the City at the end of the period for which funds are available. No liability shall accrue to the City in the event this provision is exercised, and City shall not be obligated or liable for any future payments or for any damages resulting from termination under this provision.

F. Conflict of Interest. This Agreement may be cancelled pursuant to A.R.S. § 38-511.

2. Scope of Work.

A. Contractor shall provide City the supplies and/or services identified in the Scope of Work attached as **Exhibit B**.

B. Contractor agrees to comply with all the terms, conditions, and specifications of the Cooperative Purchasing Agreement. Such terms, conditions, and specifications are specifically incorporated into and are an enforceable part of this Agreement except as otherwise provided herein. In the event of any inconsistency or conflict between this Agreement, the Cooperative Purchasing Agreement, and any other document or Agreement between the parties with respect to the subject matter hereof, the terms and conditions of this Agreement shall control and govern to the extent necessary to remedy such inconsistency or conflict.

C. Inspection; Acceptance. All work and Services performed by Contractor will be subject to inspection and acceptance by the City at reasonable times during Contractor's performance.

D. Time. Time is of the essence for this Agreement. Contractor shall complete all items in the Scope of Work timely, efficiently and in accordance with any schedule set forth in Exhibit B.

E. Corrections. Contractor shall promptly provide, at no additional cost to the City, any and all corrections, modifications, additional documents, or other items that may be necessary to correct any errors and/or omissions in the work, Services, documents, designs, specification, and/or drawings by Contractor, as applicable to the Scope of Work.

3. Compensation; Billing.

A. City shall pay Contractor compensation at the same rate and on the same schedule as provided in the Cooperative Purchasing Agreement attached hereto as **Exhibit A**.

B. The total purchase price for the supplies and/or services purchased under this Agreement shall not exceed **$200,000**.

C. Payment. Unless otherwise agreed to by the City in writing, Contractor will submit monthly invoices to the City. City will process and remit payment within thirty (30) days of receipt of a properly completed invoice and payment will be delinquent only thirty (30) days after the date received by City.

D. Invoices. No terms set forth in any invoice, purchase order, or similar document issued by Contractor will be deemed accepted by the City; the terms of the contractual relationship between the Parties are as set forth in this Agreement. A properly completed invoice should contain, at a minimum, all of the following:

1. Contractor name, address, and contact information;
2. City PO Number;
3. Project name
4. Date of service or delivery;
5. Description of materials or services provided;
6. If materials provided, the quantity delivered and pricing of each unit;
7. If applicable, mileage or travel costs; and
8. Total amount due.

E. Expenses. No reimbursable expenses or costs of any kind shall be paid by the City unless expressly approved by the City in writing before they are incurred. Any approved reimbursable expenses will be paid at the actual cost without any markup and will be paid only after they are incurred.

F. Taxes. Contractor shall be solely responsible for any and all tax obligations which may result out of the Contractor's performance of this Agreement. The City shall have no obligation to pay any amounts for taxes, of any type, incurred by the Contractor.

G. Disallowed Costs, Overpayment. If at any time the City determines that a cost for which payment was made to Contractor is a disallowed cost, such as an overpayment or a charge for materials/service not in accordance with the Agreement, the City will notify Contractor in writing of the disallowance; such notice will state the means of correction which may be, but is not limited to, adjustment of any future claim/invoice submitted by Contractor in the amount of the disallowance, or to require repayment of the disallowed amount by Contractor. Contractor will be provided with the opportunity to respond to the notice.

4. Amendments. Changes to the Scope of Work, Compensation, or Term of this Agreement requires a written Amendment signed by both parties. If Contractor proceeds without such written amendment, Contractor shall be deemed to have waived any claims of unjust

enrichment, quantum meruit or implied contract.

5. Indemnification. To the fullest extent permitted by law, Contractor will indemnify, defend and hold harmless City, and each council member, officers, boards, commissions, officials, employee or agent thereof (collectively the City and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims") to the extent that such Claims (or actions in respect thereof) relate to, arise out of, or are caused by, or in connection with the negligent acts or omissions, recklessness or intentional misconduct of Contractor, its officers, employees, agents or any tier of subcontractor in connection with Contractor's work or Services in the performance of this Agreement. In consideration of the award of this Agreement, Contractor agrees to waive all rights of subrogation against the Indemnified Party for losses arising from the work or Services performed by Contractor for the City. The amount and type of insurance coverage requirements set forth below will in no way be construed as limiting the scope of the indemnity in this Section.

6. Insurance. The Contractor agrees to procure and maintain in force during the term of this Agreement, at its own cost, the following insurance coverages as required by the City, or greater coverages as may be required by the Cooperative Purchasing Agreement. **The Contractor shall submit certificate(s) of insurance from the Contractor's insurance carrier(s) and any applicable endorsements to the City contact identified in Section 14 of this Agreement for review and approval by the City.** The Certificate shall identify this Contract and shall provide coverages afforded under the policies shall not be cancelled, terminated, or limits reduced until at least thirty (30) days prior written notice has been given to the City.

A. Worker's Compensation Insurance:
Coverage A: Statutory benefits as required by the Labor Code of the State of Arizona.
Coverage B: Employer's Liability
Bodily Injury by accident $1,000,000.00 each accident
Bodily Injury by disease $1,000,000.00 policy limit
Bodily Injury by disease $1,000,000.00 each employee

B. Commercial General Liability Insurance (Occurrence Form) with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000.00) each occurrence and TWO MILLION DOLLARS ($2,000,000.00) general aggregate.

C. Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000.00) for any one occurrence, with respect to each of the Contractor's owned, hired or non-owned automobiles assigned to or used in the performance of the Services. Certificate to reflect coverage for either "Any Auto" or "All Owned, Scheduled, Hired or Non-Owned."

Failure on the part of the Contractor to procure or maintain policies providing the required

coverages, conditions, and minimum limits shall constitute a Material Breach of this Agreement upon which the City may immediately terminate this Agreement.

All policies shall provide primary coverage and **waivers of subrogation by endorsement** or otherwise. A waiver of subrogation shall be effective as to any person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay for the insurance premium directly or indirectly and whether or not the person or entity had an insurable interest in the property damaged. Blanket endorsements are acceptable.

The following policies shall include **Additional Insured endorsements** with the City of Sedona as the additional insured: Automobile Liability Insurance and Commercial General Liability. Blanket endorsements are acceptable.

7. Licenses and Permits. Contractor and any subcontractors will keep current Federal, State, and local licenses and permits required for the operation of the business conducted by the Contractor as applicable to this contract.

8. Non-Assignability. Neither this Agreement, nor any of the rights or obligations of the parties hereto, shall be assigned by either party without the written consent of the other.

9. Venue; Jurisdiction; Jury Trial Waiver. This Agreement shall be governed by the laws of the State of Arizona, and any legal action concerning the provisions hereof shall be brought in the County of Yavapai, State of Arizona. Both parties hereby waive any right to a jury trial which they may otherwise have in the event of litigation arising out of this Agreement or the subject matter thereof and consent to a trial to the court.

10. Independent Contractor. Contractor is an independent contractor. Notwithstanding any provision appearing in this Agreement, and any exhibits and/or addenda, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. The City does not have the authority to supervise or control the actual work of Contractor, its employees or subcontractors. Contractor shall make no representation that it is the employee of City for any purpose.

11. Non-discrimination. Contractor, its agents, employees, contractors and subcontractors shall not discriminate in any employment policy or practice. "Discrimination" means to exclude individuals from an opportunity or participation in any activity or to accord different or unequal treatment in the context of a similar situation to similarly situated individuals because of race, color, gender, gender identity, sexual orientation, religion, national origin or ancestry, marital status, familial status, age, disability, or Veteran status. (Ordinance 2015-10) (2015).

12. Legal Worker Requirements. The City is prohibited by A.R.S. § 41-4401 from awarding a contract to any Contractor who fails, or whose subcontractors fail, to comply with A.R.S. § 23-214(A). Therefore, Contractor agrees that: i. Contractor and each subcontractor/ subconsultant it uses warrants their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with A.R.S. § 23-214, subsection A; ii. A breach of a warranty under paragraph i will be deemed a material breach of

the Agreement and is subject to penalties up to and including termination of the Agreement; and iii. The City retains the legal right to inspect the papers of any Contractor or subcontractor/subconsultant employee who works on the Agreement to ensure that Contractor or any subcontractor/subconsultant is complying with the warranty under paragraph i.

13. No Boycott of Israel or Use of Forced Labor of Ethnic Uyghurs in People's Republic of China. As applicable, Contractor certifies and agrees it is not currently engaged in and for the duration of the Agreement will not engage in a boycott of Israel, as that term is defined in A.R.S. §35-393 and will not use forced labor or goods or services produced by forced labor of ethnic Uyghurs in the People's Republic of China (PRC) or any contractors, subcontractors or suppliers that use forced labor or goods or services produced by forced labor of ethnic Uyghurs in the PRC as provided by A.R.S. §35-394.

14. Notices. Any notice or communication between Contractor and City that may be required, or that may be given, under the terms of this Agreement shall be in writing, and shall be deemed to have been sufficiently given when directly presented, sent via email, or sent pre-paid, first-class United States Mail, addressed as follows:

CITY: City of Sedona
Attn: Public Works Director
102 Roadrunner Drive
Sedona, AZ 86336

Via email: kharris@sedonaaz.gov

CONTRACTOR: Precision Concrete Cutting, Inc.
Attn: Jared Taylor
3191 North Canyon Road
Provo, UT 84604

Via email: jared@safesidewalks.com

15. Continuation During Disputes. Contractor agrees that notwithstanding the existence of any dispute between the parties, insofar as is possible, under the terms of the Agreement, the Contractor will continue to perform the obligations required of Contractor during the continuation of any such dispute unless enjoined or prohibited by an Arizona Court of competent jurisdiction.

16. Dispute Resolution. The parties agree in good faith to attempt to resolve amicably, without litigation, any dispute arising out of or relating to this Agreement. In the event that any dispute cannot be resolved through direct discussions, the parties agree to endeavor to settle the dispute by mediation. Either party may make a written demand for mediation, upon which demand the matter shall be submitted to a mediation firm mutually selected by the parties. The mediator shall hear the matter and provide an informal opinion and advise within twenty (20) days following written demand for mediation. Said informal opinion and advice shall not be binding on the parties, but shall be intended to help resolve the dispute. The mediator's fee shall be shared equally by the parties. If the dispute has not been resolved, the matter may then

be submitted to the judicial system.

17. Remedies Upon Breach. If any party to this Agreement materially breaches the terms of the Agreement, the non-breaching party may exercise any and all remedies available to them under Arizona law, including, without limitation, if applicable, bringing a lawsuit for monetary damages or specific performance. The parties agree that in the event of litigation arising from this agreement, neither party shall be entitled to an award of attorney fees, either pursuant to contract, pursuant to A.R.S. § 12-341.01 (A) AND (B), or pursuant to any other state or federal statute, court rule, case law, or common law.

18. Written Assurance of Intent to Perform. Whenever one party to this Agreement in good faith has reason to question the other party's intent to perform, the former party may demand that the other party give a written assurance of this intent to perform. In the event that a demand is made and no written assurance is given within five days, the demanding party may treat this failure as an anticipatory repudiation of this Agreement.

19. Public Records. Notwithstanding any provisions of this Agreement regarding confidentiality, secrets, or protected rights, Contractor acknowledges that all documents provided to the City may be subject to disclosure by the Arizona public records law under A.R.S. 39-121 and related provisions.

20. Use of City Seal/Logo. Contractor shall not use, or allow another entity to use, the City seal/logo for the purpose of advertising or promoting the sale of any article of merchandise within this state or for promoting any other commercial purpose. Contractor is authorized to use City's name on a list of client names.

21. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by City shall not constitute a waiver of any of the other terms or obligations of this Agreement.

22. Entire Agreement. This Agreement, together with the attached exhibits, is the entire agreement between Contractor and City, superseding all prior oral or written communications. None of the provisions of this Agreement may be amended, modified or changed except by written amendment executed by both parties. This Agreement will be construed and interpreted according to its plain meaning, and no presumption will be deemed to apply in favor of or against the party drafting the Agreement. In the event any term or provision of this Agreement is held to be illegal or in conflict with any law of the United States or Arizona or any local law, the validity of the remaining provisions shall not be affected, and this Agreement shall be construed and enforced as if it did not contain the particular term or provision.

(Signatures to follow on next page.)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year set forth above.

CITY OF SEDONA, ARIZONA

_____
Anette Spickard, City Manager

ATTEST:

_____
JoAnne Cook, City Clerk

APPROVED AS TO LEGAL FORM:

_____
Kurt W. Christianson, City Attorney

PRECISION CONCRETE CUTTING, INC.

By:_____

Printed Name: _____

Title:_____

I hereby affirm that I am authorized to enter into and sign this Agreement on behalf of Contractor.

EXHIBIT A
Cooperative Purchasing Agreement
TIPS Contract 23010401

23010401_CONTACT_Precision_Concrete_Cutting.pdf

(https://www.tips-usa.com/assets/Vendorspdf/23010401_CONTACT_Precision_Concrete_Cutting.pdf)

EXHIBIT B
Scope of Work

1. Objective: The contractor shall provide general sidewalk repair services under the direction and coordination of the Public Works Right-of-Way Specialist in accordance with the terms outlined in the Linking Agreement and Exhibit A. Upon request of the Public Works Right-of-Way Specialist, Contractor shall provide a proposal for the requested services which is in accordance with the pricing and terms of Exhibit A. The City shall issue a purchase order for each individual project. Provision of goods and/or services without a written PO will be considered unauthorized and the City will not be held liable.

2. Services: Trip Hazard Elimination Services on "as needed" basis ("Services") as follows:

The Contractor promises and agrees to and with the City that it shall perform everything required to be performed and shall provide and furnish all the labor, materials, necessary tools, traffic control, expendable equipment, and all utility and transportation services required to perform and complete in a workmanlike manner all of the work required in connection with Sidewalk Trip Hazard Remediation Services all in strict accordance with MAG Specifications.

Services are on "as needed" basis, and the City cannot guarantee any particular amount of work or number of projects to Contractor. To the extent possible. The City shall provide twenty-four (24) hours' notice of a Service request. Services shall be limited to performance of Services requested in writing by the City in writing. Contractor shall not perform Services in a manner or a time that impedes or delays City's operations and/or functions.

Contractor shall perform Services in Compliance with City, state and federal requirements. Contractor shall be responsible for ensuring the workmanship, materials, equipment and site preparations comply with this Agreement and meet or exceed the standards and specifications of the most current version of the Maricopa Association of Governments ("M.A.G.") Unfirms Standard Specifications and Details for Public Works Construction.

Contractor shall maintain proper documentation, including inspection reports that detail any dates, times, and inspection results, and other records as required by State and Federal law.

Contractor shall solely be responsible for any and all repairs, replacements, remediation and cleanup of any damages, and impairments of access to City or other lawful invitees arising from its services.

3. Responsibilities:

a. Adhere to all safety protocols and regulations while performing maintenance tasks.
b. Utilize appropriate equipment and materials for maintenance and repair work.
c. Communicate effectively with the Public Works Right-of-Way Specialist regarding project status, challenges, and recommendations.
d. Comply with all contractual obligations outlined in the Linking Agreement and Exhibit A.
e. Provide timely invoicing and documentation of completed work.

4. Duration: The scope of work shall remain in effect for the duration outlined in the Linking Agreement, unless the not to exceed amount in Section 3.B. is reached, or the agreement is terminated earlier in accordance with the terms of Section 4.

CITY COUNCIL AGENDA BILL

AB 3297
December 9, 2025
Regular Business

Agenda Item: 9e
Proposed Action & Subject: Discussion/possible action for the approval of a Linking Agreement with Waste Management of Arizona, Inc., not-to-exceed $500,000.

Department	Public Works/Kurt Harris, Wastewater/ Roxanne Holland, Finance/Ian Coubrough
Time to Present	5 minutes
Total Time for Item	15 minutes
Other Council Meetings	N/A
Exhibits	A. Linking Agreement – Waste Management of Arizona, Inc.

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 12/01/25 KWC
City Manager's Recommendation	Recommend approval ABS 11/25/25

Expenditure Required	
$	500,000.00 (not-to-exceed, through 8/6/2028)
Amount Budgeted	
$	170,000 (FY26)
Account No. (Description)	Various Departmental Accounts

SUMMARY STATEMENT

Background:

Waste Management of Arizona, Inc. (WM) was assigned the City's Trash Collection Services Departmental Contract for Services for trash collection services on June 7, 2024, when WM acquired Patriot Disposal, Inc. who had originally won the City's business through a competitive bid process in November of 2022. That contract expired on November 11, 2025. The contract's scope includes the collection of trash from various City facilities and locations including the maintenance yard and wastewater plant.

After considering procurement options for these services, staff have concluded that utilizing the State of Arizona's contract would be the best value for the City. The proposed linking agreement will allow the City to utilize WM's services under the state's contract which would allow the City to take advantage of the rates, terms, and conditions awarded by the state.

Wastewater and Public Works staff worked together to ensure that all locations and collection needs are addressed by the Linking Agreement. The state's contract does not require the City to pay additional fees such as administration and energy charges. Unit rates for each pickup

are less than the City has historically paid. The not-to-exceed amount of the contract is not a promise to order. The City will only be charged for pickups as they occur.

Staff are recommending approval of the agreement to secure terms and pricing for trash collection services through August 6, 2028.

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

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): Council could elect to not approve the Linking Agreement with Waste Management of Arizona, Inc., which would result in the City reviewing other cooperative contract sources or bidding the service.

MOTION

I move to: approve the Linking Agreement with Waste Management of Arizona, Inc., for Trash Collection Services through August 6, 2028, for an amount not-to-exceed $500,000.

LINKING AGREEMENT
WITH
THE CITY OF SEDONA

THIS LINKING AGREEMENT ("Agreement") is entered into as of this ___ day of _____, 2025 ("Effective Date"), by and between the City of Sedona, an Arizona municipal corporation ("City"), and **Waste Management of Arizona, Inc.**, a California corporation ("Contractor"), collectively, the "Parties."

RECITALS

A. On August 6, 2023, **the State of Arizona** entered into a contract with Contractor to purchase the goods and services described in **CTR066788 Refuse Removal** ("Cooperative Purchasing Agreement"), which is attached hereto as **Exhibit A**. The Cooperative Purchasing Agreement permits its cooperative use by other governmental agencies including the City.

B. Sedona City Code (SCC) Section 3.05.020.C. permits the City to procure goods and services without the formal bidding process by participating with other governmental units in cooperative purchasing agreements when the best interests of the City would be served.

C. The City desires to contract with Contractor for supplies or services identical, or nearly identical, to the supplies or services Contractor is providing other units of government under the Cooperative Purchasing Agreement, in addition to certain other services at agreed-upon pricing. Contractor consents to the City's utilization of the Cooperative Purchasing Agreement as the basis of this Agreement, and Contractor desires to enter into this Agreement to provide the supplies and services set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated by reference, and the covenants and promises contained in this Linking Agreement, the parties agree as follows:

1. Term/Termination.

   A. Term. The initial period of this Agreement is the period from the Effective Date of this Agreement until **August 6, 2028**.

   B. Termination for Convenience. This Agreement is for the convenience of the City and may be immediately terminated without cause after receipt by the Contractor of written notice by the City. Upon termination for convenience, City shall pay Contractor for all work previously authorized and performed prior to the date of termination. If, however, Contractor has substantially or materially breached the standards and terms of this Agreement, City shall have any remedy at law and equity.

   C. Termination for Cause. City may terminate this Agreement for cause if Contractor fails to cure any breach of this Agreement within the time frame specified by City in a written notice provided to Contractor specifying the breach and the requirements necessary to cure the breach.

D. Payment Upon Termination for Convenience or for Cause. Upon any termination of this Agreement, no further payments shall be due from the City to Contractor unless and until Contractor has delivered to the CITY all documents and other work products prepared by Contractor in relation to this Agreement. No other payments, including any payment for lost profit or business opportunity, and no penalty or termination charge be owed by City to Contractor in the event of termination.

E. Appropriation of Funds. Every payment obligation of the City under this Agreement is conditioned upon the availability of funds appropriated or allocated for payment of such obligation. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the City at the end of the period for which funds are available. No liability shall accrue to the City in the event this provision is exercised, and City shall not be obligated or liable for any future payments or for any damages resulting from termination under this provision.

F. Conflict of Interest. This Agreement may be cancelled pursuant to A.R.S. § 38-511.

2. Scope of Work.

A. Contractor shall provide City the supplies and/or services identified in the Scope of Work attached as **Exhibit B**.

B. Contractor agrees to comply with all the terms, conditions, and specifications of the Cooperative Purchasing Agreement. Such terms, conditions, and specifications are specifically incorporated into and are an enforceable part of this Agreement except as otherwise provided herein. In the event of any inconsistency or conflict between this Agreement, the Cooperative Purchasing Agreement, and any other document or Agreement between the parties with respect to the subject matter hereof, the terms and conditions of this Agreement shall control and govern to the extent necessary to remedy such inconsistency or conflict.

C. Inspection; Acceptance. All work and Services performed by Contractor will be subject to inspection and acceptance by the City at reasonable times during Contractor's performance.

D. Time. Time is of the essence for this Agreement. Contractor shall complete all items in the Scope of Work timely, efficiently and in accordance with any schedule set forth in Exhibit B.

E. Corrections. Contractor shall promptly provide, at no additional cost to the City, any and all corrections, modifications, additional documents, or other items that may be necessary to correct any errors and/or omissions in the work, Services, documents, designs, specification, and/or drawings by Contractor, as applicable to the Scope of Work.

3. Compensation; Billing.

A. City shall pay Contractor compensation at the same rate and on the same schedule as provided in the Cooperative Purchasing Agreement attached hereto as **Exhibit A**.

B. The total purchase price for the supplies and/or services purchased under this Agreement shall not exceed **$500,000**.

C. Payment. Unless otherwise agreed to by the City in writing, Contractor will submit monthly invoices to the City. City will process and remit payment within thirty (30) days of receipt of a properly completed invoice and payment will be delinquent only thirty (30) days after the date received by City.

D. Invoices. No terms set forth in any invoice, purchase order, or similar document issued by Contractor will be deemed accepted by the City; the terms of the contractual relationship between the Parties are as set forth in this Agreement. A properly completed invoice should contain, at a minimum, all of the following:

1. Contractor name, address, and contact information;
2. City PO Number;
3. Project name
4. Date of service or delivery;
5. Description of materials or services provided;
6. If materials provided, the quantity delivered and pricing of each unit;
7. If applicable, mileage or travel costs; and
8. Total amount due.

E. Expenses. No reimbursable expenses or costs of any kind shall be paid by the City unless expressly approved by the City in writing before they are incurred. Any approved reimbursable expenses will be paid at the actual cost without any markup and will be paid only after they are incurred.

F. Taxes. Contractor shall be solely responsible for any and all tax obligations which may result out of the Contractor's performance of this Agreement. The City shall have no obligation to pay any amounts for taxes, of any type, incurred by the Contractor.

G. Disallowed Costs, Overpayment. If at any time the City determines that a cost for which payment was made to Contractor is a disallowed cost, such as an overpayment or a charge for materials/service not in accordance with the Agreement, the City will notify Contractor in writing of the disallowance; such notice will state the means of correction which may be, but is not limited to, adjustment of any future claim/invoice submitted by Contractor in the amount of the disallowance, or to require repayment of the disallowed amount by Contractor. Contractor will be provided with the opportunity to respond to the notice.

4. Amendments. Changes to the Scope of Work, Compensation, or Term of this Agreement requires a written Amendment signed by both parties. If Contractor proceeds without such written amendment, Contractor shall be deemed to have waived any claims of unjust enrichment, quantum meruit or implied contract.

5. Indemnification. To the fullest extent permitted by law, Contractor will indemnify, defend and hold harmless City, and each council member, officers, boards, commissions, officials, employee or agent thereof (collectively the City and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims") to the extent that such Claims (or actions in respect thereof) relate to, arise out of, or are caused by, or in connection with the negligent acts or omissions, recklessness or intentional misconduct of Contractor, its affiliates, officers, employees, or agents in connection with Contractor's work or Services in the performance of this Agreement, except for any occurrence involving the City's Excluded Waste Materials, as set forth in Exhibit B., herein. In consideration of the award of this Agreement, Contractor agrees to waive all rights of subrogation against the Indemnified Party for losses arising from the work or Services performed by Contractor for the City, except for such losses caused by an Indemnified Party's negligent act or willful misconduct or omissions under this Agreement. The amount and type of insurance coverage requirements set forth below will in no way be construed as limiting the scope of the indemnity in this Section.

6. Insurance. The Contractor agrees to procure and maintain in force during the term of this Agreement, at its own cost, the following insurance coverages as required by the City, or greater coverages as may be required by the Cooperative Purchasing Agreement. **The Contractor shall submit certificate(s) of insurance from the Contractor's insurance carrier(s) and any applicable endorsements to the City contact identified in Section 14 of this Agreement for review and approval by the City.** The Certificate shall identify this Contract and shall provide coverages afforded under the policies shall not be cancelled, terminated, or limits reduced until at least thirty (30) days prior written notice has been given to the City.

A. Worker's Compensation Insurance:
   Coverage A: Statutory benefits as required by the Labor Code of the State of Arizona.
   Coverage B: Employer's Liability
   Bodily Injury by accident $1,000,000.00 each accident
   Bodily Injury by disease $1,000,000.00 policy limit
   Bodily Injury by disease $1,000,000.00 each employee

B. Commercial General Liability Insurance (Occurrence Form) with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000.00) each occurrence and TWO MILLION DOLLARS ($2,000,000.00) general aggregate.

C. Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000.00) for any one occurrence, with respect to each of the Contractor's owned, hired or non-owned automobiles assigned to or used in the performance of the Services. Certificate to reflect coverage for either "Any Auto" or "All Owned, Scheduled, Hired or Non-Owned."

Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a Material Breach of this Agreement upon which the City may immediately terminate this Agreement.

All policies shall provide primary coverage and **waivers of subrogation by endorsement** or otherwise. A waiver of subrogation shall be effective as to any person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay for the insurance premium directly or indirectly and whether or not the person or entity had an insurable interest in the property damaged. Blanket endorsements are acceptable.

The following policies shall include **Additional Insured endorsements** with the City of Sedona as the additional insured: Automobile Liability Insurance and Commercial General Liability. Blanket endorsements are acceptable.

7. Licenses and Permits. Contractor and any subcontractors will keep current Federal, State, and local licenses and permits required for the operation of the business conducted by the Contractor as applicable to this contract.

8. Non-Assignability. Neither this Agreement, nor any of the rights or obligations of the parties hereto, shall be assigned by either party without the written consent of the other.

9. Venue; Jurisdiction; Jury Trial Waiver. This Agreement shall be governed by the laws of the State of Arizona, and any legal action concerning the provisions hereof shall be brought in the County of Yavapai, State of Arizona. Both parties hereby waive any right to a jury trial which they may otherwise have in the event of litigation arising out of this Agreement or the subject matter thereof and consent to a trial to the court.

10. Independent Contractor. Contractor is an independent contractor. Notwithstanding any provision appearing in this Agreement, and any exhibits and/or addenda, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. The City does not have the authority to supervise or control the actual work of Contractor, its employees or subcontractors. Contractor shall make no representation that it is the employee of City for any purpose.

11. Non-discrimination. Contractor, its agents, employees, contractors and subcontractors shall not discriminate in any employment policy or practice. "Discrimination" means to exclude individuals from an opportunity or participation in any activity or to accord different or unequal treatment in the context of a similar situation to similarly situated individuals because of race, color, gender, gender identity, sexual orientation, religion, national origin or ancestry, marital status, familial status, age, disability, or Veteran status. (Ordinance 2015-10) (2015).

12. Legal Worker Requirements. The City is prohibited by A.R.S. § 41-4401 from awarding a contract to any Contractor who fails, or whose subcontractors fail, to comply with A.R.S. § 23-214(A). Therefore, Contractor agrees that: i. Contractor and each subcontractor/ subconsultant it uses warrants their compliance with all federal immigration laws and regulations that relate to their employees and their compliance with A.R.S. § 23-214,

subsection A; ii. A breach of a warranty under paragraph i will be deemed a material breach of the Agreement and is subject to penalties up to and including termination of the Agreement; and iii. The City retains the legal right to inspect the papers of any Contractor or subcontractor/subconsultant employee who works on the Agreement to ensure that Contractor or any subcontractor/subconsultant is complying with the warranty under paragraph i.

13. No Boycott of Israel or Use of Forced Labor of Ethnic Uyghurs in People's Republic of China. As applicable, Contractor certifies and agrees it is not currently engaged in and for the duration of the Agreement will not engage in a boycott of Israel, as that term is defined in A.R.S. §35-393 and will not use forced labor or goods or services produced by forced labor of ethnic Uyghurs in the People's Republic of China (PRC) or any contractors, subcontractors or suppliers that use forced labor or goods or services produced by forced labor of ethnic Uyghurs in the PRC as provided by A.R.S. §35-394.

14. Notices. Any notice or communication between Contractor and City that may be required, or that may be given, under the terms of this Agreement shall be in writing, and shall be deemed to have been sufficiently given when directly presented, sent via email, or sent pre-paid, first-class United States Mail, addressed as follows:

CITY: City of Sedona
Attn: Procurement
102 Roadrunner Drive
Sedona, AZ 86336

Via email: purchasing@sedonaaz.gov

CONTRACTOR: Waste Management of Arizona, Inc.
3800 North Central Ave., STE 460
Phoenix, AZ 85012

Via email: clandrum@wm.com

15. Continuation During Disputes. Contractor agrees that notwithstanding the existence of any dispute between the parties, insofar as is possible, under the terms of the Agreement, the Contractor will continue to perform the obligations required of Contractor during the continuation of any such dispute unless enjoined or prohibited by an Arizona Court of competent jurisdiction.

16. Dispute Resolution. The parties agree in good faith to attempt to resolve amicably, without litigation, any dispute arising out of or relating to this Agreement. In the event that any dispute cannot be resolved through direct discussions, the parties agree to endeavor to settle the dispute by mediation. Either party may make a written demand for mediation, upon which demand the matter shall be submitted to a mediation firm mutually selected by the parties. The mediator shall hear the matter and provide an informal opinion and advise within twenty (20) days following written demand for mediation. Said informal opinion and advice shall not be binding on the parties, but shall be intended to help resolve the dispute. The mediator's fee shall be shared equally by the parties. If the dispute has not been resolved, the matter may then

be submitted to the judicial system.

17. Remedies Upon Breach. If any party to this Agreement materially breaches the terms of the Agreement, the non-breaching party may exercise any and all remedies available to them under Arizona law, including, without limitation, if applicable, bringing a lawsuit for monetary damages or specific performance. The parties agree that in the event of litigation arising from this agreement, neither party shall be entitled to an award of attorney fees, either pursuant to contract, pursuant to A.R.S. § 12-341.01 (A) AND (B), or pursuant to any other state or federal statute, court rule, case law, or common law.

18. Written Assurance of Intent to Perform. Whenever one party to this Agreement in good faith has reason to question the other party's intent to perform, the former party may demand that the other party give a written assurance of this intent to perform. In the event that a demand is made and no written assurance is given within five (5) days, the demanding party may treat this failure as an anticipatory repudiation of this Agreement.

19. Public Records. Notwithstanding any provisions of this Agreement regarding confidentiality, secrets, or protected rights, Contractor acknowledges that all documents provided to the City may be subject to disclosure by the Arizona public records law under A.R.S. 39-121 and related provisions.

20. Use of City Seal/Logo. Contractor shall not use, or allow another entity to use, the City seal/logo for the purpose of advertising or promoting the sale of any article of merchandise within this state or for promoting any other commercial purpose. Contractor is authorized to use City's name on a list of client names.

21. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by City shall not constitute a waiver of any of the other terms or obligations of this Agreement.

22. Entire Agreement. This Agreement, together with the attached exhibits, is the entire agreement between Contractor and City, superseding all prior oral or written communications. None of the provisions of this Agreement may be amended, modified or changed except by written amendment executed by both parties. This Agreement will be construed and interpreted according to its plain meaning, and no presumption will be deemed to apply in favor of or against the party drafting the Agreement. In the event any term or provision of this Agreement is held to be illegal or in conflict with any law of the United States or Arizona or any local law, the validity of the remaining provisions shall not be affected, and this Agreement shall be construed and enforced as if it did not contain the particular term or provision.

(Signatures to follow on next page.)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year set forth above.

CITY OF SEDONA, ARIZONA

Anette Spickard, City Manager

ATTEST:

JoAnne Cook, City Clerk

APPROVED AS TO LEGAL FORM:

Kurt W. Christianson, City Attorney

WASTE MANAGEMENT OF ARIZONA, INC.

By: Karl Fontaine

Printed Name: Karl A. Fontaine

Title: Market Sales Manager

I hereby affirm that I am authorized to enter into and sign this Agreement on behalf of Contractor.

EXHIBIT A
Cooperative Purchasing Agreement

State of Arizona: CTR066788 – Refuse Removal

Contract: CTR066788 - Refuse Removal: Buyer Arizona

(https://app.az.gov/page.aspx/en/ctr/contract_manage_public/66788)

EXHIBIT B
SCOPE OF WORK & ASSOCIATED COSTS

1. SCOPE OF WORK/SERVICES AND WASTE MATERIALS. The City of Sedona, Arizona (the "City") represents and warrants that the materials to be collected under this Agreement shall be only "Waste Materials" as defined herein. For purposes of this Agreement, "Waste Materials" means all non-hazardous solid waste and Recyclable Materials generated by the City's facilities/Service accounts set forth in Exhibit B. Waste Materials includes Special Waste, such as industrial process wastes, asbestos-containing material, petroleum contaminated soils, treated/de-characterized wastes, and demolition debris, but the City shall complete a Waste Material Profile for such Special Waste which has been approved by Contractor in writing. Recyclable Materials shall include any type of material that can be recycled or recovered whether separated or not separated from other Waste Materials prior to collection. Waste Materials specifically excludes, and the City agrees not to deposit or permit the deposit for collection of, any waste tires, radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, biohazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, state, or local laws or regulations, or Special Waste not approved in writing by Contractor (collectively, "Excluded Materials"). Title to and liability for Excluded Materials shall remain with the City at all times. Title to Waste Materials provided by the City to Contractor is transferred to Contractor upon Contractor' receipt or collection unless otherwise provided in this Agreement or applicable law. For recycling services, the City shall provide wastepaper in accordance with the most current ISRI Scrap Specifications Circular: Guidelines for Nonferrous Scrap, Ferrous Scrap, Glass Cullet, Paper Stock, Plastic Scrap. All other recyclables will be delivered in accordance with the WMRA specifications that are available at www.recycleamerica.com or upon request. In the event that the recyclables do not meet specifications, the City shall have the sole responsibility for any resulting settlement or adjustments.

(a) Notwithstanding the foregoing, unless otherwise stated, the City understands that the SCOPE OF WORK/Services provided by the Contractor hereunder contemplate collection, disposal or recycling of the City's Waste Materials, and such Services do not include confidential handling and/or destruction of the City's confidential information. As such, Contractor, its employees, affiliates, or agents will not be responsible for disclosure of the City, its affiliates, agents, employees, contractors, suppliers or any third party's confidential and/or proprietary information contained in materials collected by Contractor, its employees, affiliates or agents during normal business operations. The City, its affiliates, agents, employees, contractors, suppliers or any third party shall be responsible to shred or otherwise destroy all its confidential or proprietary documents designated for and/or provided to Contractor for disposal.

(b) Notwithstanding the forgoing, it is understood that Hazardous Waste and Excluded Materials are not within the SCOPE OF WORK/Services under this Agreement, and the City will be solely responsible for all costs associated with managing such materials, and for indemnifying Contractor (WM) pursuant to Section 5 herein. Any Hazardous Waste and/or Excluded Materials must be disposed of in accordance with all federal, state and local applicable laws, rules and regulations by licensed personnel.

2. RECYCLING SERVICES. The following shall apply to fiber and non-fiber recyclables ("Recyclable Materials") and recycling services: "Recyclable Materials" must conform to the requirements set forth on the "Recycling 101" link at www.wm.com; only Recyclable Materials may be placed by the City in the designated Recyclable Materials container(s).

(a)(i) Single stream Recyclable Materials ("Single Stream") will consist of clean, dry, paper or cardboard without wax liners; clean, dry and empty aluminum food and beverage containers, ferrous (iron) or steel cans, aerosol cans, and rigid container plastics #1-7, including narrow neck containers and tubs, but excluding foam and film plastics. Glass may be included with specific approval of Contractor. Any material not set forth above, including tissue or paper that had been in contact with food, is unacceptable ("Unacceptable Materials"). Single Stream may contain up to 10% Unacceptable Materials.

(ii) the City shall provide wastepaper, cardboard, plastics and metals in accordance with the most current ISRI Scrap Specifications Circular and any amendments thereto or replacements thereof.

(iii) All other Recyclable Materials will be delivered in accordance with industry standards or such specifications communicated to the City by Contractor.

(iv) Contractor reserves the right, upon notice to the City, to discontinue acceptance of any category of Recyclable Materials as a result of market conditions related to such materials and makes no representations as to the recyclability of the materials which are subject to this Agreement.

3. EQUIPMENT, ACCESS AND PAVEMENT. All equipment furnished by Contractor shall remain its property; however, the City shall have care, custody and control of the equipment and shall be liable for all loss or damage to the equipment and for its contents while at the City's service location(s). The City shall not overload, overfill, move or alter the equipment or allow a third party to do so, and shall use it only for its intended purpose. At the termination of this Agreement, Contractor's equipment shall be in the condition in which it was provided, normal wear and tear excepted. The City shall provide safe and unobstructed access to the equipment on the scheduled collection day. Contractor may suspend Services or terminate this Agreement in the event the City violates any of the requirements of this provision. The City shall pay, if charged by Contractor, any additional Charges, determined with appropriate supporting documentation such as photos or tare weight, for overloading, moving or altering the equipment or allowing a third party to do so, and for any service modifications caused by or resulting from the City's failure to provide access. The City warrants that the City's facility(s)/Service location(s) are sufficient to bear the weight of Contractor's equipment and vehicles and agrees that Contractor shall not be responsible for any damage to the City's pavement or any other surface resulting from the equipment or Services, unless caused by Contractor's negligent acts or willful misconduct. Upon the termination of this Agreement, Contractor's equipment shall be in the condition in which it was provided, except for normal wear and tear. As such, Contractor shall have up to seven (7) business day to remove its equipment safety from all City's facility(s)/Service locations.

HAULING	WM ACCT#	SERVICE NAME	SERVICE ADDRESS	CITY	STATE	ZIP	QTY	SERVICE CONTAINER	NOTES	State Rate	
60A	12153	CITY OF SEDONA MAINT. SVC	102 ROADRUNNER RD	SEDONA	AZ	86336-3710	1	4 YARD CONTAINER 1X WK (W)		$ 174.00	
60A	12154	CITY OF SEDONA MAINT SVC	2070 CONTRACTORS RD	SEDONA	AZ	86336-4522	2	8 YARD CONTAINER 2X WK (M, F)		$ 834.00	
60A	12182	SEDONA WASTE WATER PLANT	7500 W HWY 89A	SEDONA	AZ	86336	1	6 YARD CONTAINER 1X WK (M)		$ 198.00	
60A	15766	SEDONA WASTE WATER PLANT	7500 W HWY 89A	SEDONA	AZ	86336	1	4 YARD CONTAINER 1X WK (F)		$ 174.00	
60A	19681	CITY OF SEDONA	7700 W HWY 89A	SEDONA	AZ	86336	1	4 YARD CONTAINER 1X WK (W)		$ 174.00	
60A	25048	CITY OF SEDONA-FACILITIES	221 BREWER RD	SEDONA	AZ	86336-6000	1	3 YARD CONTAINER 1X WK (W)		$ 162.00	
60A	25049	CITY OF SEDONA-STREETS	DRY CREEK RD & DEVILS BRIDGE	SEDONA	AZ	86336	1	2 YARD CONTAINER 1X WK (T)		$ 150.00	
586	125479	CITY OF SEDONA MAINTENANCE	YOUNDER LN & BACK O'BEYOND	SEDONA	AZ	86336	1	PORTOLET		$ 166.14	
586	127878	CITY OF SEDONA MAINT YARD	2070 CONTRACTORS RD	SEDONA	AZ	86336-4522	1	30 YARD ROLLOFF (MSW) ON CALL		$ 299.00	52.00 per ton
586	127877	CITY OF SEDONA WASTEWATER	7500 W HWY 89A	SEDONA	AZ	86336	1	30 YARD ROLLOFF (MSW) ON CALL		$ 299.00	52.00 per ton
586	127877	CITY OF SEDONA WASTEWATER	7500 W HWY 89A	SEDONA	AZ	86336	1	20 YARD ROLLOFF (MSW) ON CALL		$ 299.00	52.00 per ton
586	126362	CITY OF SEDONA	7500 WEST STATE ROUTE 89A	SEDONA	AZ	86336	1	30 YARD ROLLOFF (SPW)	SPECIAL WASTE	$ 299.00	55.00 per ton

TERMS

*Agreement valid through 8-6-28

*Quantities are estimates only. City shall be billed for actual pickups only.

*Prices locked through 8-6-26 CPI increase on 8-6-26 and 8-6-27

*Exempt from admin and energy charges

*4 ton minimum on roll-off hauls

*Overage $100/ea

CITY COUNCIL AGENDA BILL

AB 3301
December 9, 2025
Regular Business

Agenda Item: 9f
Proposed Action & Subject: Discussion/possible action regarding approval of the Professional Services Agreement with Alternative Energy Systems Consulting, Inc. (AESC) to provide planning and design services for decarbonization projects for an amount not-to-exceed $249,759.50.

Department	Sustainability/Bryce Beck
Time to Present	15 minutes
Total Time for Item	45 minutes
Other Council Meetings	September 11, 2024, November 14, 2023
Exhibits	A. Contract 26-03RFQ - Municipal Decarbonization Planning & Design

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 12/01/25 KWC
City Manager's Recommendation	Recommend approval ABS 11/25/25

Expenditure Required	
$	249,759.50
Amount Budgeted	
$	250,000
Account No.	22-5350-89-68J3 Decarbonization Plan/Design

SUMMARY STATEMENT

Background

In November of 2023, the city contracted to create a decarbonization roadmap for municipal operations to advance greenhouse gas emissions reductions goals found in the Climate Action Plan and Municipal Sustainability Plan. The results of that roadmap were presented to Council on September 11, 2024. Projects identified in the roadmap were estimated to have a capital cost of approximately $13 million over a 5-year period. Decarbonization roadmap projects were included in the FY26 budget cycle and future planning years.

This planning and design phase represents the critical next step in moving the roadmap from conceptual recommendations to implementation-ready projects. Without this engineering work, the City cannot competitively pursue future grants, refine cost estimates, or begin construction on identified decarbonization improvements.

The Sustainability Department sought additional external funding to help facilitate decarbonization projects and was successful in finding a grant for the planning and design for projects in the roadmap. Arizona's Governor's Office of Resiliency awarded $250,000 through the Energy Efficiency Conservation Block Grant (EECBG) program; Council approved the acceptance of the award on May 27th, 2025. The services provided under the proposed contract would be funded by the EECBG award. The planning and design services would create design documents that could be used for implementation, procurement and refined cost estimates in future budgets. The table below highlights the decarbonization roadmap projects and estimated costs that were included as capital improvement projects (CIP) in the FY26 budget cycle. The proposed planning and design work under the grant funded project applies to the SUS-10 CIP, and it encompasses the planning and design for CIP projects SUS-11 through SUS-15. All decarbonization projects are facilitated by and contingent upon SUS-10.

As shown in the table, SUS-10 serves as the foundational planning effort that enables all subsequent decarbonization projects. Cost escalations in later years reflect the construction of electrification, electrical capacity, and renewable energy systems identified through the roadmap.

CIP Project	2026	2027	2028	2029	2030	Total
SUS-10 - Decarbonization Planning & Design	$ 250,000	$ -	$ 150,000	$ -	$ -	$ 400,000
SUS-11 - Building Automation and Energy Efficiencies	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 400,000
SUS-12 - Electrical Capacity Upgrades	$ 306,250	$ 1,118,750	$ -	$ -	$ -	$ 1,425,000
SUS-13 - EV Infrastructure	$ 300,000	$ 2,425,000	$ 1,148,000	$ -	$ -	$ 3,873,000
SUS-14 - On-site Renewables - Solar PV	$ -	$ -	$ 1,300,000	$ 1,850,000	$ 225,000	$ 3,375,000
SUS-15 - HVAC Electrification	$ -	$ 800,000	$ 600,000	$ -	$ 2,250,000	$ 3,650,000
Total	**$ 856,250**	**$ 4,443,750**	**$ 3,298,000**	**$ 1,950,000**	**$ 2,575,000**	**$13,123,000**
Grant Funding Approved						

Scope of Work

The following scopes and municipal locations are included in the proposed contract and are aligned with the EECBG award. Alternative Energy Systems Consulting, Inc. (AESC) and Eva Green Power (EGP) would provide the planning and design services under the proposed contract. The following general information summarizes what is included in each planning and design scope category. Additional technical details are provided in the proposed contract.

1. **Solar PV Scope (SUS-14):** Approximately 565 kW of solar photovoltaic capacity was identified as a potential opportunity in the City's Decarbonization Roadmap. ($95,197.50 of the $249,759.50)

2. **Electric Vehicle (EV) Charging Scope (SUS-13):** AESC and EGP to design infrastructure (i.e. trenching, conduit, charger locations, electrical) to support a minimum of 41 electric vehicle chargers, with scalability for future expansion. ($28,877.75 of the $249,759.50)

3. **HVAC Equipment Electrification Scope (SUS-15):** The Decarbonization Roadmap has identified 37 natural gas-fired units across municipal buildings for conversion to electric systems. ($33,940.50 of the $249,759.50)

4. **Electrical Capacity Upgrade Scope (SUS-12):** Six municipal buildings were identified in the Decarbonization Roadmap as requiring electrical upgrades. ($12,132.00 of the $249,759.50)

5. **Energy Efficiency Scope (SUS-11):** Building on the city's previously completed energy efficiency initiatives. ($32,005.25 of the $249,759.50)

6. **Microgrid Scope:** With all preceding scope items considered, AESC and EGP to assess the feasibility and requirements for potential microgrid deployment to enhance grid resiliency. This feasibility assessment does not commit the City to constructing a microgrid; it simply evaluates whether targeted backup power for critical municipal facilities is technically and financially viable. ($11,905.50 of the 249,759.50)

7. **Heat Mitigation and Adaptation Strategies Scope:** Leveraging the city's recently completed mapping and guideline efforts, AESC and EGP to evaluate the feasibility of implementing heat mitigation and adaptation strategies at municipal properties. ($21,616.00 of the $249,759.50)

8. **Community Outreach Scope:** AESC and EGP to collaborate with city staff to facilitate open houses and other community feedback into the engineering and design process (for projects associated with preferred heat mitigation strategies and rooftop or carport solar) ensuring that applicable elements are informed and refined by public input. This feasibility assessment does not commit the City to constructing a microgrid; it simply evaluates whether targeted backup power for critical municipal facilities is technically and financially viable. ($14,085.00 of the 249,759.50)

Municipal Locations

All proposed scopes of work apply to the locations found in the table below. Each location is evaluated for the feasibility of implementation. Planning and design then move forward for the scopes applicable to the respective location.

Property Name	Address	Sq. Footage	Space Type
Wastewater Administration	7500 W. State Rte. 89A	4,000	Admin Offices
Wastewater Operations*	7500 W. State Rte. 89A	3,300	Office + garage
Parks & Recreation	525 Posse Ground Road	5,372	Recreation Rooms
221 Brewer Road	221 Brewer Road	14,580	Offices/Courts
2070 Contractor's Road	2070 Contractor's Road	5,825	Maintenance Offices/Garage
Police Department	102 Roadrunner Drive	7,350	Offices

City Administration	102 Roadrunner Drive	5,920	Admin Offices
Community Development	102 Roadrunner Drive	6,059	Multi-purpose
City Hall	102 Roadrunner Drive	15,805	office, admin etc.
IT/City Attorney/Public Works	102 Roadrunner Drive	6,109	Offices
Public Works (Chevron Building)	125 W. State Route 89A	7,900	Offices

These sites were selected because they represent the highest-consuming or most strategically important buildings for electrification, solar deployment, or resiliency improvements.

Procurement Process

Shortly after approval of the award and subsequent grant orientation in June with the Governor's Office of Resiliency, staff began development of procurement documents to solicit an organization to provide planning and design services for decarbonization projects. The solicitation (26-03RFQ) on August 18th of 2025 requested statements of qualifications from qualified firms. The deadline for submittals was September 10th, 2025. 770 vendors were notified of the opportunity, and 29 vendors reviewed the RFP. Two responses were received from Alternative Energy Systems Consulting, Inc. (AESC) and Henry Spatial Analysis LLC. The latter's proposal was disqualified for being non-responsive, as required information was not submitted.

The limited number of submissions is consistent with the highly specialized nature of municipal decarbonization engineering. Only a small number of firms nationally perform integrated electrification, solar, microgrid, and municipal emissions-reduction planning at this scale.

AESC's proposal was evaluated by Sustainability, Facilities, and Wastewater staff using the following criteria:

1. Firm's Similar Project Experience and Client Satisfaction: 35 Points
2. Experience of personnel assigned to City project: 35 points
3. Project Understanding and Approach: 20 points
4. Available Resources: 10 points

After completing the proposal evaluation, the Sustainability Department is recommending award to AESC. Should the contract be approved, AESC will be awarded a contract not to exceed $249,759.50

Summary

The proposed contract for planning and design services advances city decarbonization goals and builds upon projects identified in the decarbonization roadmap. This foundational engineering work positions the City for construction readiness, competitive pursuit of future grant opportunities, and long-term operating cost savings associated with electrification and renewable energy deployment. The comprehensive proposal covers solar, electric vehicle infrastructures, HVAC electrification, electrical capacity updates, energy efficiency, microgrid feasibility, heat mitigation conceptual design, and public outreach scopes. Considerations regarding overall parking capacity in relation to EV charging infrastructure will be coordinated with the Parking Manager. The scopes and costs of the proposed contract are funded through the EECBG award that was approved by Council and will make implementing each of the projects easier with this initial planning and design step taken for each project.

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

The proposed project is consistent with the Climate Action Plan. Planning and design services would go towards decarbonization projects that target emissions reductions and resiliency improvements in municipal operations.

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): Council could deny the proposed contract and direct staff to resolicit for statements of qualifications. This alternative would result in a delay in completion and potentially impact EECBG funding availability. Additional risks may include missed federal funding windows, inability to meet project timelines tied to the EECBG award, higher future construction costs due to inflation, and delays in achieving the City's municipal emissions-reduction goals.

MOTION

I move to: approve the professional services agreement with Alternative Energy Systems Consultants, Inc. (AESC) for planning and design services for decarbonization projects for an amount not to exceed $249,759.50.

PROFESSIONAL SERVICES AGREEMENT
FOR
THE CITY OF SEDONA

This Professional Services Agreement ("Agreement") is made and entered into on this ____ day of _____, 2025 ("Effective Date"), by and between the City of Sedona, an Arizona municipal corporation ("CITY") and Alternative Energy Systems Consulting, Inc. ("CONSULTANT").

RECITALS

A. CITY intends to undertake a project for the benefit of the public and with public funds that is more fully set for in Exhibit A, Scope of Work.

B. CITY desires to retain the professional services of CONSULTANT to perform certain services and produce the specific work as set forth in Exhibit A.

C. CONSULTANT desires to provide CITY with professional services ("Services") consistent with consulting or other professional practices and the standards set forth in this Agreement, in order to complete the project; and

D. CITY and CONSULTANT desire to memorialize their agreement with this document.

AGREEMENT

The parties agree as follows:

1. **SCOPE OF WORK**.
   A. Scope of Work. The CONSULTANT agrees to perform certain professional consulting and coordinating services for CITY, in connection with **Municipal Decarbonization Planning & Design** (the "Project") as set forth in **Exhibit A** "Scope of Work" attached hereto and incorporated by this reference. The services include any and all services reasonably contemplated, normally included, and necessary to complete the Scope of Work in a professional manner with due diligence and in a timely manner, including working closely with the CITY and its designated employees. CONSULTANT shall perform the services required by, and as outlined in, Exhibit A to the satisfaction of the City, exercising that degree of care, skill, diligence and judgment ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the services are provided.

   B. Change in Scope of Work. If deemed necessary by CITY, the CONSULTANT and CITY will confer to further define specific tasks in the Scope of Work and estimate the amount of time to be spent on those tasks. Any work that is different from or in addition to the work specified shall constitute a change in the Scope of Work. No such change, including any additional compensation, shall be effective or paid unless

authorized by written amendment executed by the City Manager and by CONSULTANT. If CONSULTANT proceeds without such written authorization, CONSULTANT shall be deemed to have waived any claims of unjust enrichment, *quantum meruit* or implied contract. Except as expressly provided herein, no agent, employee or representative of CITY shall have the authority to enter into any changes or modifications, either directly or implied by a course of action, relating to the terms and scope of this Agreement.

C. Inspection; Acceptance. All work and Services performed by CONSULTANT will be subject to inspection and acceptance by the CITY at reasonable times during CONSULTANT's performance. If requested by the CITY, CONSULTANT will provide the CITY with record drawings at the completion of the project in such form and detail as the CITY may require.

D. Time. Time is of the essence for this Agreement. CONSULTANT shall complete all Services timely, efficiently and in accordance with any schedule set forth in Exhibit A.

E. Corrections. CONSULTANT shall promptly provide, at no additional cost to the CITY, any and all corrections, modifications, additional documents, or other items that may be necessary to correct any errors and/or omissions in the work, Services, documents, designs, specification, and/or drawings by CONSULTANT.

F. Key Personnel. CONSULTANT shall utilize the key personnel, if any, listed in Exhibit A or in the proposal to the CITY. CONSULTANT shall not change key personnel, not utilize the listed key personnel, or utilize any other key personnel without the prior written approval of the CITY. Any substituted personnel shall have the same or higher qualifications as the personnel being replaced.

2. **COMPENSATION; BILLING**.

A. Compensation. CITY agrees to pay the CONSULTANT as compensation for Services on a time and materials basis in accordance with the Scope of Work and fee schedule set forth in **Exhibit A** not to exceed a total amount of **$249,759.50**. Except as otherwise set forth in this Agreement, billing and payment will be in accordance with the conditions set forth in **Exhibit A**.

B. Payment. Unless otherwise agreed to by the CITY in writing, CONSULTANT will submit monthly invoices to the CITY. CITY will process and remit payment within thirty (30) days and payment will be delinquent only thirty (30) days after the date received by CITY. Each invoice shall set forth a general description of the work performed, in accordance with the Scope of Work, for the hours billed. Payment may be subject to or conditioned upon CITY'S receipt of unconditional waivers and releases on final payment from all subconsultants. If a dispute over payment arises, and during all claims resolution proceedings, CONSULTANT shall continue to render the Services in a timely manner. Payment by the CITY does not constitute acceptance by the CITY of the Services or CONSULTANT's performance, nor does payment constitute a waiver of any rights or claims by the CITY.

C. Expenses. Any fee required by any governmental agency in order for CONSULTANT to

accomplish a task hereunder shall be provided by CITY and is not included in the hourly fee. No reimbursable expenses or costs of any kind shall be paid by the CITY unless expressly approved by the CITY in writing before they are incurred. Any approved reimbursable expenses will be paid at the actual cost without any markup and will be paid only after they are incurred.

D. Taxes. CONSULTANT shall be solely responsible for any and all tax obligations which may result out of the CONSULTANT's performance of this Agreement. The CITY shall have no obligation to pay any amounts for taxes, of any type, incurred by the CONSULTANT.

3. **OWNERSHIP OF DOCUMENTS**. All documents, including, but not limited to, correspondence, estimates, notes, recommendations, analyses, reports, data and studies that are prepared in the performance of this Agreement are to be, and shall remain, the property of CITY and are to be delivered to CITY before the final payment is made to the CONSULTANT. CONSULTANT hereby grants to the CITY an irrevocable, exclusive, royalty-free perpetual license to reproduce and use any and all data, documents (including electronic documents and files), designs, drawings and specifications prepared or furnished by CONSULTANT pursuant to this Agreement. Any modifications made by the CITY to any of the CONSULTANT'S documents, or any use, partial use or reuse of the documents without written authorization or adaptation by the CONSULTANT will be at the CITY'S sole risk and without liability to the CONSULTANT.

4. **PROFESSIONAL RESPONSIBILITY**. CONSULTANT hereby warrants that it is qualified to assume the responsibilities and render the Services described herein and has all requisite corporate authority and professional licenses in good standing, required by law. CONSULTANT warrants that the Services rendered will conform to the requirements of this Agreement and to the professional standards in the field. The CITY has no obligation to provide CONSULTANT any business registrations, licenses, tools, equipment or material required to perform the Scope of Work.

5. **COMPLIANCE WITH LAW**. It is contemplated that the work and Services to be performed by CONSULTANT hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations that are in effect on the date of this Agreement. Any subsequent changes in applicable laws, ordinances, rules or regulations that necessitate additional work shall constitute a change in the Scope of Work. Each and every provision of law and any clause required by law to be in the Agreement will be read and enforced as though it were included.

6. **INDEMNIFICATION**. To the fullest extent permitted by law, CONSULTANT will indemnify, defend and hold harmless CITY, and each council member, officers, boards, commissions, officials, employee or agent thereof (collectively the CITY and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims") to the extent that such Claims (or actions in respect thereof) relate to, arise out of, or are caused by, or in connection with the negligent acts or omissions, recklessness or intentional

misconduct of CONSULTANT, its officers, employees, agents or any tier of subcontractor in connection with CONSULTANT'S work or Services in the performance of this Agreement. In consideration of the award of this Agreement, CONSULTANT agrees to waive all rights of subrogation against the Indemnified Party for losses arising from the work or Services performed by CONSULTANT for the CITY. The amount and type of insurance coverage requirements set forth below will in no way be construed as limiting the scope of the indemnity in this Section.

7. **INSURANCE**.

A. General:

1. The CONSULTANT agrees to procure and maintain in force during the term of this Agreement, at its own cost, the following coverages and as may be requested by CITY, either in the initial bid, or prior to commencement of particular tasks. CONSULTANT shall submit to CITY before any work is performed, certificates from the CONSULTANT's insurance carriers indicating the presence of coverages and limits of liability as follows:

2. Worker's Compensation Insurance:

Coverage A: Statutory benefits as required by the Labor Code of the State of Arizona.

Coverage B: Employer's Liability

Bodily Injury by accident	$1,000,000 each accident
Bodily Injury by disease	$1,000,000 policy limit
Bodily Injury by disease	$1,000,000 each employee

3. Commercial General or Business Liability Insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000.00) each occurrence and TWO MILLION DOLLARS ($2,000,000.00) general aggregate.

4. Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000.00) for any one occurrence, with respect to each of the CONSULTANT'S owned, hired or non-owned automobiles assigned to or used in performance of the Services. Certificate to reflect coverage for "Any Auto, All Owned, Scheduled, Hired or Non-Owned."

5. Professional Liability coverage with minimum limits of ONE MILLION DOLLARS ($1,000,000.00) each claim and TWO MILLION DOLLARS ($2,000,000.00) general aggregate. If approved by CITY, evidence of qualified self-insured status may be substituted for one or more of the foregoing insurance coverages. Coverage must have no exclusion for design-build projects.

B. CONSULTANT shall procure and maintain the minimum insurance coverages listed herein. Such coverages shall be procured and maintained with forms and insurers acceptable to CITY, acceptance of which shall not be unreasonably withheld. All coverages shall be continuously maintained to cover all liability, claims, demands and other obligations assumed by the CONSULTANT pursuant this Agreement. In the case

of any claims made to the policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

C. All policies must be written by insurance companies whose rating, in the most recent AM Best's Rating Guide, is not less than A- VII or higher, unless CONSULTANT obtains prior written approval of CITY.

D. A Certificate of Insurance shall be completed by the CONSULTANT'S insurance agent(s) as evidence that policies providing the required coverages, conditions and minimum limits are in full force and effect and shall be subject to review and approval by CITY. The Certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be canceled, terminated or limits reduced until at least thirty (30) days prior written notice has been given to CITY. The CITY shall be named as an additional insured. The completed Certificate of Insurance shall be sent to:

City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336
ATTN: City Clerk

E. Failure on the part of CONSULTANT to procure or maintain policies providing the required coverages, conditions and minimum limits shall constitute a Material Breach of Contract upon which CITY may immediately terminate this Agreement or, at its discretion, CITY may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by CITY shall be repaid by the CONSULTANT to CITY upon demand, or CITY may offset the cost of the premiums against any monies due to CONSULTANT from CITY.

F. CITY reserves the right to request and receive a certified copy of any policy and any pertinent endorsement thereto. CONSULTANT agrees to execute any and all documents necessary to allow CITY access to any and all insurance policies and endorsements pertaining to this particular job.

G. All policies shall provide primary coverage and waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to any person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay for the insurance premium directly or indirectly and whether or not the person or entity had an insurable interest in the property damaged.

H. The following policies shall include Additional Insured endorsements: Automobile Liability Insurance and Commercial General Liability.

I. CITY reserves the right to require higher limits of liability coverage if, in the CITY's opinion, operations or services create higher than normal hazards.

8. **NON-ASSIGNABILITY**. Neither this Agreement, nor any of the rights or obligations of the parties hereto, shall be assigned by either party without the written consent of the other.

9. **TERM; TERMINATION**.

   A. Term. This Agreement shall terminate on **November 1, 2026**, or at such time as the work in the Scope of Work is completed, whichever occurs first.

   B. Termination for Convenience. This Agreement is for the convenience of the CITY and may be immediately terminated without cause after receipt by the CONSULTANT of written notice by the CITY. Upon termination for convenience, CITY shall pay CONSULTANT for all work previously authorized and performed prior to the date of termination. If, however, CONSULTANT has substantially or materially breached the standards and terms of this Agreement, CITY shall have any remedy or right of set-off available at law and equity. Upon any termination of this Agreement, no further payments shall be due from the CITY to CONSULTANT unless and until CONSULTANT has delivered to the CITY full sized and usable copies of all documents, designs, drawings, and specifications generated by CONSULTANT in relation to the Project or this Agreement. No other payments, including any payment for lost profit or business opportunity, and no penalty shall be owed by CITY to CONSULTANT in the event of termination upon notice. After termination, CONSULTANT may complete other such work as it deems necessary, except that such work will be at its own expense and there shall be no "termination charge" whatsoever to CITY.

   C. Termination for Cause. CITY may terminate this Agreement for cause if CONSULTANT fails to cure any breach of this Agreement within seven days after receipt of written notice specifying the breach.

   D. Extension for Procurement Purposes. Upon expiration of the Term of this Agreement, including the initial term and any renewals, at the CITY'S discretion, this Agreement may be extended on a month-to-month basis for a maximum of six (6) months to allow for the CITY to complete its procurement processes to select a vendor to provide the services/materials similar to those provided under this Agreement. There are no automatic renewals of this Agreement.

   E. Appropriation of Funds. Every payment obligation of the CITY under this Agreement is conditioned upon the availability of funds appropriated or allocated for payment of such obligation. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the CITY at the end of the period for which funds are available. No liability shall accrue to the CITY in the event this provision is exercised, and CITY shall not be obligated or liable for any future payments or for any damages resulting from termination under this provision.

10. **VENUE; JURISDICTION; JURY TRIAL WAIVER**. This Agreement shall be governed by the laws of the State of Arizona, and any legal action concerning the provisions hereof shall be brought in the County of Yavapai, State of Arizona. Both parties hereby waive any right to a jury trial which they may otherwise have in the event of litigation arising out of this

Agreement or the subject matter thereof and consent to a trial to the court.

11. **INDEPENDENT CONTRACTOR**. CONSULTANT is an independent contractor. Notwithstanding any provision appearing in this Agreement, and any exhibits and/or addenda, all personnel assigned by CONSULTANT to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of CONSULTANT for all purposes. The CITY does not have the authority to supervise or control the actual work of CONSULTANT, its employees or subcontractors. CONSULTANT shall make no representation that it is the employee of CITY for any purpose.

12. **NO WAIVER**. Delays in enforcement or the waiver of any one (1) or more defaults or breaches of this Agreement by CITY shall not constitute a waiver of any of the other terms or obligations of this Agreement.

13. **ENTIRE AGREEMENT**. This Agreement, together with the attached exhibits, is the entire agreement between CONSULTANT and CITY, superseding all prior oral or written communications. None of the provisions of this Agreement may be amended, modified or changed except by written amendment executed by both parties. This Agreement will be construed and interpreted according to its plain meaning, and no presumption will be deemed to apply in favor of or against the party drafting the Agreement. In the event any term or provision of this Agreement is held to be illegal or in conflict with any law of the United States or Arizona or any local law, the validity of the remaining provisions shall not be affected, and this Agreement shall be construed and enforced as if it did not contain the particular term or provision.

14. **NON-DISCRIMINATION**. CONSULTANT, its agents, employees, contractors and subcontractors shall not discriminate in any employment policy or practice. "Discrimination" means to exclude individuals from an opportunity or participation in any activity or to accord different or unequal treatment in the context of a similar situation to similarly situated individuals because of race, color, gender, gender identity, sexual orientation, religion, national origin or ancestry, marital status, familial status, age, disability, or Veteran status. (Ordinance 2015-10) (2015).

15. **COMPLIANCE WITH FEDERAL AND STATE LAWS**.

    A. In the performance of this Agreement, CONSULTANT will abide by and conform to any and all federal, state and local laws.

    B. Under the provisions of A.R.S. § 41-4401, CONSULTANT hereby warrants to CITY that CONSULTANT and each of its subcontractors will comply with, and are contractually obligated to comply with, all Federal Immigration laws and regulations that relate to their employees and A.R.S. § 23-214(A) (hereinafter "Contractor Immigration Warranty"). A breach of the Contractor Immigration Warranty shall constitute a material breach of this Agreement and shall subject CONSULTANT to penalties up to and including termination of this Agreement at the sole discretion of CITY. CITY retains the legal right to inspect the papers of any contractor or subcontractor employee who works on this Agreement to ensure that the contractor or subcontractor is complying with the Contractor Immigration Warranty. CONSULTANT agrees to assist CITY in regard to

any such inspections. CITY may, at its sole discretion, conduct random verification of the employment records of CONSULTANT and any subcontractors to ensure compliance with the Contractor Immigration Warranty. CONSULTANT agrees to assist CITY in regard to any random verification performed. Neither CONSULTANT nor any subcontractor shall be deemed to have materially breached the Contractor Immigration Warranty if CONSULTANT or any subcontractor establishes that it has complied with the employment verification provisions prescribed by Sections 274A and 274B of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. § 23-214, Subsection A.

C. The provisions of this Section must be included in any contract that CONSULTANT enters into with any and all of its subcontractors who provide services under this Agreement or any subcontract. For the purposes of this paragraph, "Services" are defined as furnishing labor, time or effort by a contractor or subcontractor. Services include construction or maintenance of any structure, building or transportation facility or improvement to real property.

D. If applicable (CONSULTANT is a natural person), CONSULTANT shall execute the required documentation and affidavit of lawful presence as set forth in ARS 1-502/8 USC § 1621 (**Exhibit B**).

E. CONSULTANT understands and acknowledges the applicability to it of the Americans with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989. The following is only applicable to construction contracts: CONSULTANT must also comply with A.R.S. § 34-301, "Employment of Aliens on Public Works Prohibited," and A.R.S. § 34-302, as amended, "Residence Requirements for Employees."

16. **DISPUTE RESOLUTION**. The parties agree in good faith to attempt to resolve amicably, without litigation, any dispute arising out of or relating to this Agreement. In the event that any dispute cannot be resolved through direct discussions, the parties agree to endeavor to settle the dispute by mediation. Either party may make a written demand for mediation, upon which demand the matter shall be submitted to a mediation firm mutually selected by the parties. The mediator shall hear the matter and provide an informal opinion and advise within twenty (20) days following written demand for mediation. Said informal opinion and advice shall not be binding on the parties, but shall be intended to help resolve the dispute. The mediator's fee shall be shared equally by the parties. If the dispute has not been resolved, the matter may then be submitted to the judicial system.

17. **DELAYS**. CONSULTANT shall not be responsible for delays which are due to causes beyond CONSULTANT'S reasonable control. In case of any such delay, any deadline established as part of the Scope of Work shall be extended accordingly.

18. **REMEDIES UPON BREACH**. If any party to this Agreement materially breaches the terms of the Agreement, the non-breaching party may exercise any and all remedies available to them under Arizona law, including, without limitation, if applicable, bringing a lawsuit for monetary damages or specific performance. THE PARTIES HERETO EXPRESSLY COVENANT AND AGREE THAT IN THE EVENT OF LITIGATION ARISING

FROM THIS AGREEMENT, NEITHER PARTY SHALL BE ENTITLED TO AN AWARD OF ATTORNEY FEES, EITHER PURSUANT TO CONTRACT, PURSUANT TO A.R.S. § 12-341.01 (A) AND (B), OR PURSUANT TO ANY OTHER STATE OR FEDERAL STATUTE, COURT RULE, CASE LAW, OR COMMON LAW.

19. **CONFLICT OF INTEREST**. From the date of this Agreement through the termination of its service to CITY, CONSULTANT shall not accept, negotiate or enter into any contract or agreements for services with any other party that may create a substantial interest, or the appearance of a substantial interest in conflict with the timely performance of the work or ultimate outcome of this Agreement and/or adversely impact the quality of the work under this Agreement without the express approval of the City Manager and the City Attorney. Whether such approval is granted shall be in the sole discretion of the City Manager and the City Attorney. The parties hereto acknowledge that this Agreement is subject to cancellation pursuant to the provisions of ARS § 38-511.

20. **NOTICE**. Any notice or communication between CONSULTANT and CITY that may be required, or that may be given, under the terms of this Agreement shall be in writing, and shall be deemed to have been sufficiently given when directly presented or sent pre-paid, first-class United States Mail, addressed as follows:

CITY:	City of Sedona Attn: Sustainability Manager 102 Roadrunner Drive Sedona, AZ 86336
CONSULTANT:	Alternative Energy Systems Consulting, Inc. Attn: Briana Rogers 2445 Impala Drive Carlsbad, CA 92010

21. **EXHIBITS**. The following exhibits, are a part of this Agreement and incorporated by this reference:
Exhibit A Scope of Work
Exhibit B Affidavit of Lawful Presence
In the event of any conflict between the terms of an Exhibit and this Agreement, the terms of the Agreement shall control.

22. **NOTICE TO PROCEED**. Unless otherwise noted by CITY, acceptance of this Agreement is official notice to proceed with the work.

23. **PUBLIC RECORDS**. Notwithstanding any provisions of this Agreement regarding confidentiality, secrets, or protected rights, CONSULTANT acknowledges that all documents provided to the CITY may be subject to disclosure by the Arizona public records law under A.R.S. 39-121 and related provisions. In the event CONSULTANT objects to any disclosure, CONSULTANT agrees to handle all aspects related to the request including properly communicating with the requester and timely responding with information and CONSULTANT agrees to indemnify the CITY from an claims, actions, lawsuits, damages and losses resulting from CONSULTANT's objection to the disclosure.

24. **NO BOYCOTT OF ISRAEL OR USE OF FORCED LABOR OF ETHNIC UYGHURS IN PEOPLES REPUBLIC OF CHINA.** As applicable, CONSULTANT certifies and agrees it is not currently engaged in and for the duration of the Agreement will not engage in a boycott of Israel, as that term is defined in A.R.S. §35-393 and will not use forced labor or goods or services produced by forced labor of ethnic Uyghurs in the People's Republic of China (PRC) or any contractors, subcontractors or suppliers that use forced labor or goods or services produced by forced labor of ethnic Uyghurs in the PRC as provided by A.R.S. §35-394.

CITY OF SEDONA, ARIZONA

_____
Anette Spickard, City Manager

ATTEST:

_____

APPROVED AS TO LEGAL FORM:

_____

ALTERNATIVE ENERGY SYSTEMS CONSULTING, INC.

By:_____

Title:_____

I hereby affirm that I am authorized to enter into and sign this Agreement on behalf of CONSULTANT

EXHIBITS

Exhibit A

☒ Scope of Work and Associated Costs: AESC, Inc. Cost Proposal, AESC, Inc. RFQ Response,

Exhibit B

☐ Affidavit of Lawful Presence as set forth in ARS 1-502/8 USC §1621.

☒ Affidavit of Lawful Presence not required as this consultant is a corporation (Inc., LLC, LLP).

November 4, 2025

Ian Coubrough
Purchasing Manager
City of Sedona
106 Roadrunner Drive
Sedona, AZ 86336

Cost Proposal for Municipal Decarbonization Planning & Design – City of Sedona, Arizona

Dear Mr. Coubrough,

Alternative Energy Systems Consulting, Inc. (AESC), in partnership with EVA Green Power (EGP), is pleased to submit our cost proposal for Municipal Decarbonization Planning & Design. This proposal outlines the completion of detailed, implementable design drawings and supporting documentation for projects identified in the City's 2024 Decarbonization Roadmap, aimed at future implementation. The proposed scope of work is described below and can be completed at an estimated cost of $249,759.50.

SCOPE OF WORK

The scope of work includes technical consulting services to design, engineer, implementable projects for municipal operations in the following areas: onsite renewable energy, municipal fleet EV charging infrastructure, HVAC electrification, electrical capacity upgrades, energy efficiency and building control measures, microgrid evaluation, and heat mitigation strategies. The projects identified for design and development are primarily based on the recently completed City of Sedona Decarbonization Roadmap, which outlines recommended initiatives and provides rough order-of-magnitude cost estimates to help the city achieve Scope 1 and Scope 2 municipal emissions reductions by 2030.

1. **Solar PV Scope:** Approximately 565 kW of solar photovoltaic capacity was identified as a potential opportunity in the City's Decarbonization Roadmap. For the selected locations listed in Table A, AESC and EGP will provide the following services:
    a. System Sizing and Energy Modeling: Based on energy needs and available space, calculate optimal size of solar systems.
    b. Structural Engineering Analysis: Assess structural integrity of infrastructure associated with solar systems.
    c. Racking, Mounting, and Electrical System Design: Developed designs for mounting solar systems.

   d. Foundation Design for Ground Mounts: Include geotechnical analysis for systems that are ground mounted.
   e. Interconnection Study and Design: design grid interconnection points.
   f. Cable Routing and Trenching Plans: cable routing and trenching plans for underground connection.
   g. Lighting Design for Carports: For potential identified carports, design smart lighting systems for efficiency and safety.

2. **Electric Vehicle (EV) Charging Scope:** AESC and EGP will design infrastructure to support a minimum of 41 electric vehicle chargers, with scalability for future expansion. The EV infrastructure scope will include development of the following items:
   a. EV Charger Phasing Plan: Finalize timeline for EV charger installations in phases to support rollout of electric municipal fleet.
   b. Final EV Charger Siting and Layout Design: Based off current and prior charging infrastructure and analysis, finalize locations and layouts.
   c. Load Analysis for EV Chargers: Finalize analysis of load and EV use assumptions to determine additional electrical capacity needs.
   d. Cable Routing and Trenching Plans: Develop routing and trenching plans for underground connections related to EV chargers.
   e. Electrical Capacity Upgrades: Design and engineer upgrades to existing infrastructure.
   f. Metering and Monitoring Design: Integrate metering and monitoring systems into design for energy usage and management.
   g. Control Systems Design: EV infrastructure control systems.

3. **HVAC Equipment Electrification Scope:** The Decarbonization Roadmap has identified 37 natural gas-fired units across municipal buildings for conversion to electric systems. To support this transition, AESC and EGP will undertake the following activities:
   a. Load Calculation and HVAC Sizing for Electrified Equipment: To transition 37 natural gas fired units to electric equivalents.
   b. Electrical Capacity Upgrades: Design and engineer upgrades to distribution systems and infrastructure for the transitioned units if needed.
   c. Structural Engineering Analysis: Assess integrity of existing roofs and ground pads for HVAC electrification if needed.
   d. HVAC Control System Integration: Integrated design of HVAC equipment in existing control systems.
   e. WWTP Chiller Short Cycle Fix: Design a solution to increase chilled water system run time at the wastewater treatment plant to resolve chiller short-cycling issue.
   f. Ductwork and Ventilation Design: Design ductwork and ventilation modifications to improve HVAC efficiency and occupant comfort.

4. **Electrical Capacity Upgrade Scope:** Six municipal buildings were identified in the Decarbonization Roadmap as requiring electrical upgrades. For these locations, AESC and EGP will provide design and engineering services, including:
    a. Power Distribution System Design: Design upgrades where necessary, as noted in previous scope sections.
    b. Electrical Engineering Calculations: Calculate the new building requirements as impacted across scope sections.
    c. Electrical Equipment Design and Specification: Design and specify electrical equipment needs (distribution panels, switchboards, etc.)
5. **Energy Efficiency Scope:** Building on the city's previously completed energy efficiency initiatives, AESC and EGP will evaluate and design improvements in the following areas:
    a. WWTP Minor Lift Station Pumping Optimization:
        i. Pump Performance Analysis: Gather historical data, analyze existing pump performance, and identify opportunities for optimization.
        ii. Automation and Control System Upgrade: Design, engineer, and estimate costs to upgrades to existing automation and control systems.
    b. WWTP Anoxic Tank Mixer VFD Motors:
        i. Variable Frequency Drive (VFD) Motor Design & Integration: Design integration of VFD motors, controls, and associated electrical for anoxic tank mixers and specify equipment needs in collaboration with Wastewater Treatment Plant staff.
        ii. Process Optimization and Energy Efficiency: Develop strategies with WWTP staff to integrate VFD motors.
    c. Air-side Testing and Balancing (T&B) (City Hall & Occupied WWTP Buildings Only):
        i. T&B Plan: Develop balancing plans for HVAC and electrical systems.
    d. Building Envelope/Duct Sealing (All Occupied Buildings in Scope):
        i. Building Envelope Assessment: Assess current air leakage and insulation effectiveness through on-site investigations.
        ii. Air Sealing Design: Measures for ductwork and building envelope.
    e. Retro-commissioning (City Hall Only):
        i. Retro-commissioning Plan Development – Comprehensive review of existing drawings/data and creation of a plan for retro-commissioning.
        ii. Performance Verification: Establish protocols for performance verification.
6. **Microgrid Scope:** With all preceding scope items considered, AESC and EGP will assess the feasibility and requirements for potential microgrid deployment to enhance grid resiliency.
    a. Based off all prior analysis, we will identify needs for microgrid applications at applicable locations crucial to infrastructure, municipal operations, or emergency preparedness.
7. **Heat Mitigation and Adaptation Strategies Scope:** Leveraging the city's recently completed mapping and guideline efforts, AESC and EGP will evaluate the feasibility of

implementing heat mitigation and adaptation strategies at municipal properties. The scope will include:

a. Utilize the Sedona Heat Watch Report developed under the NOAA Urban Heat Mapping Campaign, along with the Sedona Heat Mitigation and Adaptation Guidebook to evaluate the feasibility of heat mitigation and adaptation strategies across project locations.
b. Develop preliminary cost estimations for the application of identified feasible strategies at respective locations.
c. Develop preliminary energy savings model estimations, along with potential savings to material consumption and community benefits, for the identified strategies.
d. Develop preliminary concept designs for identified strategies at respective locations.

8. **Community Outreach Scope:** AESC and EGP will collaborate with city staff to incorporate community feedback into the engineering and design process, ensuring that applicable elements are informed and refined by public input:
    a. Co-lead two open houses with city staff within the community to help inform residents about the effort and gather feedback to be applied.
    b. Collaborate on survey questions for additional community feedback.
    c. Assist city staff with the synthesis of key findings from the outreach efforts.
    d. Incorporate received feedback into the applicable scopes listed above.

Table A. Municipal Facility Locations

Property Name	Address	Sq. Footage	Space Type
Wastewater Administration	7500 W. State Rte. 89A	4,000	Admin Offices
Wastewater Operations*	7500 W. State Rte. 89A	3,300	Office + Garage
Parks & Recreation	525 Posse Ground Road	5,372	Recreation Rooms
221 Brewer Road	221 Brewer Road	14,580	Offices/Courts
2070 Contractor's Road	2070 Contractor's Road	5,825	Maintenance, Offices/Garage
Police Department (Boynton)	102 Roadrunner Drive	7,350	Office, Meeting & Locker Rooms

City Administration (Mogollon)	102 Roadrunner Drive	5,920	Admin Offices
Community Development	102 Roadrunner Drive	6,059	Multi- purpose
City Hall	102 Roadrunner Drive	15,805	Office, Admin, etc.
IT/City Attorney/Public Works	102 Roadrunner Drive	6,109	Offices
Public Works (Cheveron Building)	125 W. State Route 89A	7,900	Offices

AESC and EGP will perform the services outlined in the sections above. However, if any recommended initiatives in the City of Sedona's Decarbonization Roadmap are determined, through engineering evaluation, to be misaligned with the City's goals or based on incorrect assumptions, AESC and EGP will not proceed with engineering and design for those initiatives. Instead, we will engage in a thorough discussion with City staff to explain the rationale, provide recommendations for revision or removal, and explore alternative solutions. AESC and EGP are committed to ensuring that all design efforts support the City's long-term objectives and will not advance projects that conflict with those goals without clear direction from the City.

Deliverables

AESC and EGP will provide the following deliverables as part of the Municipal Decarbonization Planning & Design services. These are structured to meet the City's stated goal of producing a comprehensive, implementable, constructable design package, with bid-ready documentation prioritized for Scopes 1–5.

1. **Engineering Design Package**

   Detailed and implementable design drawings will be developed for the following scopes, with the level of completion aligned to the City's expectations:

   - **Solar PV Systems** *(Minimum 60% – Desired 90%)*
     Includes racking, mounting, trenching, interconnection, and lighting designs.
   - **Electric Vehicle Charging Infrastructure** *(Minimum 60% – Desired 90%) – Priority Area*
     Design for a minimum of 41 chargers with future expansion capability.
   - **HVAC Electrification** *(Target: 60%)*
     Design for conversion of 37 natural gas units to electric systems.
   - **Electrical Capacity Upgrades** *(Minimum 60% – Desired 90%) – Priority Area*
     Design for six municipal buildings requiring service upgrades.
   - **Energy Efficiency Retrofits** *(Target: 60%)*
     Includes controls optimization, envelope sealing, plug load management, and other measures.

- **Microgrid Feasibility** *(Needs Assessment Only)*
  Elements may be integrated into other scopes where applicable.
- **Heat Mitigation and Adaptation Strategies** *(Conceptual Designs and Cost Estimations)*
  Based on recent mapping and guidelines.

2. **Technical Reports and Calculations**
   - Load calculations and HVAC sizing
   - Electrical engineering calculations and capacity assessments
   - Structural engineering analyses for rooftop and ground-mounted systems
   - Energy modeling and cost-benefit analyses
   - Preliminary energy savings and material consumption models

3. **Documentation (Scopes 1–5)**
   - Minimum 60% Construction-level design documents
   - Equipment specifications (e.g., panels, switchboards, VFDs, chillers)
   - Cable routing and trenching plans
   - Metering, monitoring, and control system integration plans

4. **Community Engagement Materials**
   - Summary of community feedback and integration into final designs

5. **Project Phasing and Implementation Strategy**
   - Phased deployment plans for EV chargers and solar installations
   - Recommendations for sequencing HVAC and electrical upgrades
   - Identification of priority sites for microgrid and heat mitigation strategies

6. **Final Report**
   - Comprehensive summary of all design work
   - Recommendations for initiatives to proceed, revise, or eliminate based on engineering evaluation
   - Alignment with Sedona's Climate Action Plan and Decarbonization Roadmap goals
   - All deliverables completed by November 1, 2026

PRICING

AESC and EGP propose to provide Municipal Decarbonization Planning & Design services on a time and materials (T&M) basis, not to exceed (NTE) $249,759.50. Please refer to Exhibit 1: City of Sedona Cost Breakdown for detailed cost information.

Payment terms are Net 30 days from the date of invoice. A late fee of 2% per month, compounded monthly, will be applied to any overdue balances.

Table B. 2026 AESC and EGP Hourly Rates

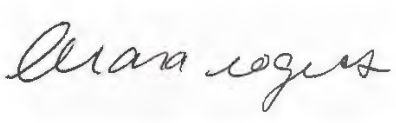
Labor Category	2026 Labor Rates ($/hr)
Principal Engineer	$298.50
Engineering Manager/ Senior Program Manager	$264.25
Lead Engineer/ Program Manager	$252.75
Senior Engineer/ Senior Project Manager	$225.75
Staff Engineer/ Project Manager	$202.75
Engineering Manager	$177.75
Associate Engineer	$145.50

SCHEDULE

AESC and EGP are confident in our ability to complete the Municipal Decarbonization Planning & Design services in a timely manner, with all deliverables finalized by November 1, 2026.

We have carefully reviewed and validated our cost proposal to ensure accuracy and alignment with the City's request for support. We welcome the opportunity to respond to any questions or provide further clarification as needed.

Sincerely,



Briana Rogers, Vice President
C | 626.483.6834
E | brogers@aesc-inc.com

				$192,159.50	$12,600.00	$45,000.00	**$249,759.50**
Scope Category	**Scope Description**	**Sub-Task**	**Descriptioin**	**Total Labor Cost ($)**	**Other Direct Costs - Travel, Mileage, Meals, etc. ($)**	**Subcontractor Costs ($)**	**Total Cost**
Solar PV	**Approximately 565 kW worth of solar photovoltaics (6 SITES)** was identified as a possibility within the decarbonization roadmap. At those locations identified in Table A, the following is required:	System Sizing and Energy Modeling	Based on energy needs and available space, **calculate optimal size of solar systems**.	$9,643.50			$9,643.50
		Structural Engineering Analysis	Assess structural integrity of infrastructure associated with solar systems.	$4,225.50	$1,800.00	$30,000.00	$36,025.50
		Racking, Mounting, and Electrical System Design	Develop detailed designs for mounting solar systems.	$10,291.50			$10,291.50
		Foundation Design for Ground Mounts	Include geotechnical analysis for systems that are ground mounted.	$4,225.50		$15,000.00	$19,225.50
		Interconnection Study and Design	Design grid interconnection points.	$3,925.50			$3,925.50
		Cable Routing and Trenching Plans	Develop cable routing and trenching plans for underground connection.	$10,060.50	$1,800.00		$11,860.50
		Lighting Design for Carports	For potential identified carports, integrate/design smart lighting systems for efficiency and safety.	$4,225.50			$4,225.50
			Solar PV Totals	$46,597.50	$3,600.00	$45,000.00	$95,197.50
EV Charging	In FY25, two level 2 charging stations were installed at City Hall and Contractors Road locations each. The decarbonization roadmap targeted an upper range of 82 chargers, while an APS Fleet Assessment Report recommended 41 chargers**. It is desired to design for a minimum of 41 (5 SITES) with the ability to expand in future years**. For the EV infrastructure, the following items are sought:	EV Charger Phasing Plan	Finalize timeline for EV chargers installations in phases to support rollout of electric municipal fleet.	$3,514.50			$3,514.50
		Final EV Charger Siting and Layout Design	Based off current and prior charging infrastructure and analysis, finalize locations and layouts.	$4,020.00			$4,020.00
		Load Analysis for EV Chargers	Finalize analysis of load and EV use assumptions to determine additional electrical capacity needs.	$2,527.50			$2,527.50
		Cable Routing and Trenching Plans	Develop routing and trenching plans for underground connections related to EV chargers.	$6,800.25	$1,800.00		$8,600.25
		Electrical Capacity Upgrades	Design and engineer upgrades to existing infrastructure.	$5,055.00			$5,055.00
		Metering and Monitoring Design	Integrate metering and monitoring systems into design for energy usage and management.	$2,633.00			$2,633.00
		Protection and Control Systems Design	Include protection of EV infrastructure control systems.	$2,527.50			$2,527.50
			EV Charging Totals	$27,077.75	$1,800.00	$0.00	$28,877.75
HVAC Electrification	The Decarbonization Roadmap identified **37 natural gas fired units (6 SITES) to be converted to electric.** For these units across the municipal buildings, the following scope is sought:	Load Calculation and HVAC Sizing	To transition 37 natural gas fired units to electric equivalents.	$4,500.00			$4,500.00
		Electrical Capacity Upgrades	Design and engineer upgrades to distribution systems and infrastructure for the transitioned units.	$4,824.00	$1,800.00		$6,624.00
		Structural Engineering Analysis	Assess integrity of existing roofs and ground pads for HVAC electrification.	$8,127.00			$8,127.00
		HVAC Control System Integration	Integrate design of HVAC equipment in existing control systems.	$7,189.50			$7,189.50
		WWTP Chiller Short Cycle Fix	Design a solution to increase chilled water system run time at the wastewater treatment plant to resolve chiller short-cycling issue.	$3,451.50			$3,451.50
		Ductwork and Ventilation Design	Design ductwork and ventilation modifications to improve HVAC efficiency and occupant comfort.	$4,048.50			$4,048.50
			HVAC Electrification Totals	$32,140.50	$1,800.00	$0.00	$33,940.50
Electrical Capacity Upgrade	With the increased electrical demand that is anticipated from HVAC electrification and EV charging, many facilities and meters need electrical capacity upgrades. **Six (6) buildings were identified as**	Power Distribution System Design	Design upgrades where necessary, as noted in previous scope sections.	$4,549.50			$4,549.50
		Electrical Engineering Calculations	Calculate the new building requirements as impacted across scope sections.	$4,549.50			$4,549.50
		Electrical Equipment Design and Specification	Design and specify electrical equipment needs (distribution panels, switchboards, etc.)	$3,033.00			$3,033.00
			Electrical Capacity Upgrade Totals	$12,132.00	$0.00	$0.00	$12,132.00
Energy Efficiency	The city has completed a variety of energy efficiency projects over the years, including HVAC upgrades and lighting upgrades, and is currently undergoing window and door replacements at City Hall. For this endeavor, it is desired to evaluate and design for the following areas:	WWTP Minor Lift Station Pumping Optimization	• WWTP Pump Performance Analysis: Gather historical data, analyze existing pump performance, and identify opportunities for optimization. • Automation and Control System Upgrade: Design, engineer, and estimate costs to upgrades to existing automation and control systems.	$2,521.75	$1,800.00		$4,321.75
		WWTP Anoxic Tank Mixer VFD Motors	• VFD Motor Design & Integration: Design integration of VFD motors, controls, and associated electrical for anoxic tank mixers and specify equipment needs in collaboration with Wastewater Treatment Plant staff. • Process Optimization and Energy Efficiency: Develop strategies with WWTP staff to integrate VFD motors.	$2,521.75			$2,521.75
		Air-side Testing and Balancing **(City Hall & Occupied WWTP Buildings Only)**	Develop balancing plans for HVAC and electrical systems.	$8,391.25	$1,800.00		$10,191.25
		Building Envelope/Duct Sealing **(All Occupied Buildings in Scope)**	• Building Envelope Assessment: Assess current air leakage and insulation effectiveness through on-site investigations. • Air Sealing Design: Measures for ductwork and building envelope.	$4,779.25			$4,779.25
		Retro-commissioning **(City Hall Only)**	• Retro-commissioning Plan Development – Comprehensive review of existing drawings/data and creation of a plan for retro-commissioning. • Performance Verification: Establish protocols for performance verification.	$8,391.25	$1,800.00		$10,191.25
			Energy Efficiency Totals	$26,605.25	$5,400.00	$0.00	$32,005.25
Microgrids	With all previous items considered and accounted for, the city desires to assess the needs of potential microgrid deployment to advance grid resiliency.	Needs Assessment for Microgrid Applications	Based off all prior analysis, identify needs for microgrid applications at applicable locations crucial to infrastructure, municipal operations, or emergency preparedness.	$11,905.50			$11,905.50
			Microgrids Totals	$11,905.50	$0.00	$0.00	$11,905.50

Heat Mitigation and Adaptation	The city desires to evaluate the feasibility of implementation at municipal properties including the following scope	Feasibility Evaluation	Utilize the Sedona Heat Watch Report developed under the NOAA Urban Heat Mapping Campaign, along with the Sedona Heat Mitigation and Adaptation Guidebook to evaluate the feasibility of heat mitigation and adaptation strategies across project locations.	$5,404.00			$5,404.00
		Preliminary Cost Estimations	Develop preliminary cost estimations for the application of identified feasible strategies at respective locations.	$5,404.00			$5,404.00
		Energy Savings Modeling	Develop preliminary energy savings model estimations, along with potential savings to material consumption and community health benefits, for the identified strategies.	$5,404.00			$5,404.00
		Concept Design Development	Develop preliminary concept designs for identified strategies at respective locations.	$5,404.00			$5,404.00
			Heat Mitigation Totals	$21,616.00	$0.00	$0.00	$21,616.00
Community Outreach	Collaborate with city staff to incorporate feedback from community members to inform and refine applicable engineering and design elements.	Co-lead Open Houses	**Co-lead two open houses** with city staff within the community to help inform residents about the effort and gather feedback to be applied.	$3,521.25			$3,521.25
		Survey Question Collaboration	Collaborate on survey questions for additional community feedback.	$3,521.25			$3,521.25
		Synthesis of Key Findings	Assist city staff with the synthesis of key findings from the outreach efforts.	$3,521.25			$3,521.25
		Incorporation of Feedback	Incorporate received feedback into the applicable scopes listed above.	$3,521.25			$3,521.25
			Community Outreach Totals	$14,085.00	$0.00	$0.00	$14,085.00



Municipal Decarbonization Planning & Design

RFQ NO. 26-03RFQ

PREPARED FOR
The City of Sedona Arizona

SUBMITTED BY
AESC, a Franklin Energy Company &
EVA Green Power, a Franklin Energy Company

©AESC,. All Rights Reserved.

City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

Dear Proposal Evaluation Team,

Alternative Energy Systems Consulting, Inc. (AESC), in partnership with EVA Green Power (EGP), is pleased to submit our Statement of Qualifications in response to RFQ No. 26-03RFQ for Municipal Decarbonization Planning & Design. We are excited about the opportunity to support the City of Sedona in advancing its Climate Action Plan and Decarbonization Roadmap through implementable, community-informed engineering and design solutions.

Founded in 1994, AESC is an energy engineering and consulting firm that delivers solutions in energy efficiency (EE), decarbonization, and renewable energy for utilities, governments, and the private sector. Our 70+ person team includes experts in EE engineering, distributed energy resources (DERs), building and transportation electrification, retrocommissioning (RCx), demand response (DR), measurement and verification (M&V), and emerging technology research. We specialize in strategic energy planning, with extensive experience supporting municipal clients identify and implement projects aligned with operational goals, budgetary constraints, and long-term sustainability.

EGP is a leading energy services company specializing in solutions for mid-sized commercial and industrial clients as well as public agency clients. Originally focused on solar and battery storage, the company has expanded its offerings to include EV charging assessment, design, and installation, as well as lighting and HVAC RCx and retrofits. EGP complements AESC's strategic expertise with deep technical capabilities in feasibility analysis, conceptual design, project implementation, and construction management to support customers.

Together, as subsidiaries of Franklin Energy, LLC, AESC and EGP offer a robust and flexible team structure, leveraging shared resources to meet project demands. Our combined experience positions us to deliver the full scope of services scope outlined in the RFQ, including solar PV, EV charging infrastructure, HVAC electrification, electrical capacity upgrades, energy efficiency, microgrid evaluation, heat mitigation strategies, and community engagement.

We look forward to your review of our qualifications and project approach and hope to have the opportunity to support the City of Sedona's municipal decarbonization efforts.

Sincerely,

Antonio Corradini, President and Principal Engineer
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Table of Contents

1. Experience with Similar Projects 4

1.1 Escondido Unified School District (Escondido, CA) Solar PV Design and Installation (2023 – 2024, complete) 4

1.2 Judicial Council of California (JCC) EE and Resiliency Assessments (2020 – 2021, complete), Fremont Hall of Justice Study (2020, complete), and Solar Feasibility Studies (2025, in-process) 4

1.3 Pacific Gas and Electric (PG&E) RAPIDS Wastewater Treatment Optimization Program (2020 – current, ongoing program) 6

1.4 County of San Diego EE and RCx Support (2016 – 2020, complete; 2020 – current, as-needed support contract with several completed projects) 7

1.5 County of Mendocino, CA Design & Construction Management Services for EV Charging Stations (2024 – 2025, complete) 8

1.6 Silicon Valley Clean Energy (SVCE) Resiliency Support (2020 – 2023, complete) 8

1.7 South Bay Cities Council of Governments (SBCCOG) Cool Roof Feasibility Study and Site Analysis for Public Sector Facilities (2025 – current, in-process) 9

2. Proposed Project Team 10

3. Project Understanding and Approach 13

3.1 Solar PV Scope 13

3.2 EV Charging Scope 14

3.3 HVAC Equipment Electrification Scope 14

3.4 Electrical Capacity Upgrade Scope 15

3.5 Energy Efficiency Scope 16

3.6 Microgrid Scope 17

3.7 Heat Mitigation and Adaptation Strategies Scope 18

3.8 Community Outreach Scope 18

4. Available Resources 18

5. Required Forms 19

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1. Experience with Similar Projects

The following project summaries showcase AESC and EGP's depth of experience delivering integrated energy solutions to municipal clients over the past five years. Our teams have successfully executed projects across a wide range of relevant service areas, including solar PV, battery energy storage, and microgrid design; EV charging feasibility analysis and siting; HVAC electrification and electrical infrastructure upgrades; identification and implementation of EE measures, including at wastewater treatment plants (WWTPs); research into heat mitigation and adaptation strategies; and facilitation of community outreach and engagement.

1.1 Escondido Unified School District (Escondido, CA) Solar PV Design and Installation (2023 – 2024, complete)

EGP delivered a district-wide solar energy project for the Escondido Union School District, valued at over $6 million. The initiative included the design, engineering, permitting, and installation of solar carport systems across 11 school campuses, totaling approximately 1.9 MW of installed photovoltaic capacity. System sizes ranged from 121 kW to 271 kW, each tailored to site-specific energy demands and spatial constraints.

EGP's scope encompassed detailed system sizing and energy modeling to optimize generation relative to load profiles and utility rate structures. Structural engineering assessments were conducted to validate the integrity of existing infrastructure and support the integration of carport-mounted solar arrays. Electrical system design included racking and mounting specifications, conduit routing, trenching plans, and interconnection studies to ensure safe and efficient grid integration. The project also incorporated lighting design for the solar carports as well as EV charging at several sites, enhancing site safety and functionality while supporting sustainability goals. EGP managed all permitting and regulatory coordination, including engagement with the Division of the State Architect and local authorities, ensuring full compliance with public sector standards.

Key Personnel Contributions: Antonio Corradini provided executive oversight for the development of the project. Allen Sly, Claire Stone, and Daniela Grassi supported the design and installation of the system. Tyrra Adams managed construction activities, including subcontractor oversight and ensuring timely delivery of the project.

Reference Contact: Francis Spoonemore, Director of Maintenance and Operations, fspoonemore@eusd.org, (760) 432-2421.

1.2 Judicial Council of California (JCC) EE and Resiliency Assessments (2020 – 2021, complete), Fremont Hall of Justice Study (2020, complete), and Solar Feasibility Studies (2025, in-process)

Since 2016, AESC has collaborated with the JCC to support energy resiliency planning by providing in-depth analysis of energy strategies that enhance reliability while minimizing carbon emissions from backup generators. These EE and resiliency assessments aimed to equip the JCC with data-driven insights to guide procurement decisions and prioritize cost-effective investments.

AESC leveraged our proprietary energy modeling software, Praxis, to perform initial, high-level assessment of over 70 courthouse buildings. This initial analysis evaluated EE potential, solar

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PV feasibility, and battery energy storage opportunities. For 45 buildings with the most promising cost-effective potential, AESC used utility interval and billing data to assess each building's capability to reach a targeted resiliency timeframe (initially set at two days and later revised to six hours based on agency feedback).

The findings highlighted that while all buildings had some EE opportunities, not all could viably reach the targeted resiliency period. Constraints included inadequate space for PV systems and impractical energy storage needs for larger buildings. When shifting from a two-day to six-hour resiliency target, the number of buildings meeting cost-effectiveness criteria increased significantly. For instance, under a power purchase agreement (PPA) model, the percentage of buildings deemed viable jumped from one-third to 77% when moving to the six-hour timeframe.

AESC then performed on-site assessments at four selected buildings to refine EE measure recommendations and develop basic equipment specifications, location and sizing for solar PV and BESS, produce single line diagrams, and identify resiliency operational needs, interconnection points, and economics for the projects. The final deliverables included individual building reports detailing energy-saving opportunities and financial analyses, as well as a portfolio-level report ranking buildings based on key resilience and cost factors.

As part of a separate effort in 2020, the JCC engaged AESC to conduct a detailed load study at the Fremont Hall of Justice to evaluate options for achieving 6- and 24-hour resiliency. The site already had a 500 kW PV carport but lacked storage. AESC analyzed interval data, reviewed electrical drawings, and performed an on-site assessment to categorize loads (critical, vital, non-vital), model BESS performance, and develop a single-line diagram for isolating critical loads. We also provided cost estimates, financial analysis, and Owner's Project Requirements to support future BESS procurement. An optional EE and peak load reduction study was also offered to optimize system sizing and economics.

In 2025, the JCC engaged AESC to build on its earlier resiliency assessments by conducting a more targeted portfolio analysis for their Statewide Solar Initiative. This effort will focus on evaluating 50 pre-selected sites for solar and battery storage feasibility. AESC will combine desktop modeling with on-site validation at 30 locations, assessing technical readiness, financial viability, and strategic alignment. The final deliverables will include detailed site reports and a prioritization matrix to guide implementation planning, marking a shift from high-level analysis to actionable project development.

Key Personnel Contributions: Dara Salour provided project management and subject matter expertise for the Fremont Hall of Justice study, guiding technical direction and stakeholder coordination. Tyrra Adams supported the resiliency studies through project administration, ensuring smooth documentation and communication workflows. Daniela Grassi will provide project management and Allen Sly and Claire Stone will provide engineering support for upcoming solar and battery feasibility studies. Antonio Corradini offered executive oversight across all project phases, ensuring alignment with strategic goals and technical excellence.

Reference Contact: Yassen Roussev, Supervisor – Sustainability, yassen.roussev@jud.ca.gov, (415) 865-4542.

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1.3 Pacific Gas and Electric (PG&E) RAPIDS Wastewater Treatment Optimization Program (2020 – current, ongoing program)

PG&E RAPIDS is an AESC designed and implemented third-party EE program that has been serving PG&E's municipal and public agency wastewater customers since 2020. The goal of RAPIDS – which stands for "Risk Assessment, Process Improvement, and Decision Support" – is to deliver energy savings by eliminating energy waste in the treatment process, while enhancing customer operational control and reliability.

RAPIDS targets comprehensive EE savings and DR opportunities through process, capital, and operational projects. AESC offers customers process engineering expertise, strategic energy action planning, EE measure analysis, design assistance, and incentive and financing support. The team engages a wide variety of stakeholders to understand customer objectives and risks, site conditions, and project requirements, allowing them to align program support to customer capital and operational priorities. In addition to technical support, the team provides operators with knowledge and tools to monitor and continuously improve system performance and savings persistence, with a focus on key objectives including reliability, resilience, and operational efficiency. To date 65% of customer Energy Action Plans have led to EE projects, with savings realization of 2.7M gross kWh and an additional 10.3M Gross kWh in construction that will be realized by December 2026.

1.3.1 Sunnyslope County Water District (2022 – 2024, complete)

As part of the RAPIDS Program, AESC engaged with the Sunnyslope County Water District to conduct a process-based energy optimization assessment at both the industrial and domestic WWTPs. The AESC Team conducted a preliminary site walk and facilitated a desk review of the permits, master plans, and capital improvement plans in order to develop an Energy Action Plan (EAP). The EAP identified two measures for further analysis with a total energy savings potential of 2,545,000 kWh annually and an annual cost savings of $555,000.

One of the measures identified in the EAP was the replacement of the lagoon system with a suspended air flotation unit; however, following further analysis and stakeholder discussions, Sunnyslope County Water District opted for a more cost-effective lagoon system optimization. This final project reconfigured existing infrastructure by relocating five aerators to two upstream concrete basins, significantly reducing the treatment footprint and energy consumption. The measure achieved over 1.65 million kWh in annual energy savings and 861 kW in peak demand reduction, with a payback period of less than one year after incentives. The collaborative effort between the District, the City of Hollister, and San Benito Foods ensured the solution met regulatory requirements while improving operational efficiency.

Building on the success of the lagoon system optimization, the District also pursued opportunities to reduce grid dependency and further lower operational costs through on-site renewable energy generation. EGP designed and installed a 500-kW ground-mounted solar PV system for the Sunnyslope County Water District's Wastewater Treatment Plant in Hollister, CA under a Direct Purchase Agreement. The project began with feasibility and geotechnical assessments and progressed through permitting, interconnection design, and full system installation. The system was engineered to offset the treatment plant's energy use and supply overflow power to nine additional district facilities. The project was delivered on time and within the original $1.3M budget and was fully compliant with San Benito County permitting

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requirements. EGP also provided one year of performance monitoring, a workmanship warranty, and coordinated all utility interconnection and inspections, ensuring a seamless and reliable deployment.

Key Personnel Contributions: Fernando Miramontes conducted the facility assessment, presented recommendations to District stakeholders, performed energy modeling, and conducted financial analysis of each identified opportunity. Antonio Corradini provided executive oversight for both development of the EAP and feasibility analysis and construction of the PV system. Allen Sly, Claire Stone, and Daniela Grassi supported the design and installation of the system. Tyrra Adams managed construction activities, including subcontractor oversight and ensuring timely delivery of the project.

Reference Contact: Drew Lander, General Manager, Sunnyslope County Water District, drew@sunnyslopewater.org, (831) 917-6696.

1.4 County of San Diego EE and RCx Support (2016 – 2020, complete; 2020 – current, as-needed support contract with several completed projects)

Since 2016, AESC has supported the County of San Diego with a comprehensive range of EE, RCx, and monitoring-based commissioning (MBCx) services to improve building performance, reduce energy consumption, and support sustainability goals.

Through the San Diego Gas & Electric (SDG&E) Local Government Partnership (LGP) Program (2016 – 2020), AESC provided technical and engineering support for the county, including energy audits, feasibility studies, project development and implementation support, application and M&V assistance, and support for mandated energy and climate action plans. Key projects during this period included comprehensive energy audits of 80 county facilities and RCx investigations at the Fallbrook Library and East Mesa Detention Facility. AESC also played a central role in the implementation of the County's MBCx Program, including development of the strategic MBCx plan adopted into the County's Zero Carbon Plan, launch of the pilot program, and conducting maintenance program reviews.

During this period, AESC also participated in SDG&E's High Opportunity Project or Programs (HOPPs) RCx Program as one of four approved consultants. AESC led projects including an award-winning RCx project at the Edgemoor Skilled Nursing Facility, which improved system performance and reduced energy use, and a comprehensive RCx investigation at the Central Jail, which achieved significant energy savings.

Following the closure of the LGP Program, AESC was selected to provide exclusive support for the delivery of the RCx component of an on-going services contract, including RCx investigation, project implementation support, M&V, and reporting. To date, AESC has conducted RCx studies and provided project implementation support for multiple County facilities including the South Bay and North County Regional Centers, the Sheriff's Crime Lab, the Juvenile Probation Center, and several detention facilities. Typical scopes of work include functional testing, HVAC optimization, power monitoring enhancements, control system programming, and light system improvements.

Key Personnel Contributions: Cliff Alberts was responsible for conducting the ASHRAE Level 2 audit under the LGP program and for the development of an RCx investigation report, RCx

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implementation report, and measure persistence plan under the HOPPS RCx program. Antonio Corradini provided executive oversight and subject matter expertise.

Reference Contact: Charles Marchesano, Chief, Energy and Sustainability Division, Charles.Marchesano@sdcounty.ca.gov, (858) 699-1385.

1.5 County of Mendocino, CA Design & Construction Management Services for EV Charging Stations (2024 – 2025, complete)

EGP was contracted by the County of Mendocino to provide full-service engineering and design permit for the installation of EV charging stations at two county-owned facilities. The scope of work included:

- **Site Assessments & Planning**: Evaluated site conditions, accessibility, ADA compliance, traffic flow, and utility interconnection points. Provided conceptual site plans and siting recommendations tailored to each location.
- **Design & Engineering**: Delivered phased design documents (30%, 60%, 95%, and 100%) including grading plans, signage and striping, single-line diagrams, and specifications aligned with federal, state, and grant requirements. EGP also assessed compatibility with grid-responsive charge management strategies and identified applicable incentives and tax credits.
- **Utility Coordination**: Engaged early with utility providers to confirm capacity and interconnection feasibility, ensuring smooth integration of charging infrastructure.
- **Construction Management**: Supported the County through procurement, contractor selection, and construction oversight. EGP conducted six site visits and four virtual check-ins, reviewed submittals and change orders, and ensured compliance with design intent and permitting requirements.

Key Personnel Contributions: Antonio Corradini provided executive oversight and subject matter expertise. Allen Sly, Claire Stone, and Daniela Grassi supported EV system feasibility and design. Tyrra Adams served as Project Manager and was responsible for coordination with the client and ensuring timely delivery of the project.

1.6 Silicon Valley Clean Energy (SVCE) Resiliency Support (2020 – 2023, complete)

SVCE has invested $15.5 million into its Community Resilience Program to help the region, and their 13 member agencies, reduce the impacts from power outages and climate hazards while supporting decarbonization and local job creation. In support of these efforts, AESC developed a Critical Facilities Analysis Tool for city jurisdictions within the SVCE territory. The tool enabled cities to quickly analyze their critical municipal assets for power loss risk, prioritize energy resiliency investments, identify viable technical solutions, and get preliminary cost estimates to inform next steps and decision making. It allows the member agency to customize resiliency ranking criteria and specify desired hours of resiliency, and produces a rank ordered list of buildings with specified technical resiliency solutions (e.g., solar, storage, generators, combined heat and power (CHP), thermal storage, microgrids, and building upgrades and automation). To inform this tool, the project team engaged stakeholders to define critical community sites in the SVCE service area, broadening the discussion to not only include emergency management facilities, but also those considered essential to communities such as grocery stores and assisted living facilities.

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1.6.1 Morgan Hill, CA Microgrid Analysis, Design, and Bid Support (2021, complete)

Following the identification of a microgrid solution to support community energy resilience in Morgan Hill, AESC was subcontracted to support feasibility analysis and project design. AESC performed an initial field investigation to review the electrical infrastructure and understand existing distribution and island options, identify demand management and load reduction strategies, and deploy data loggers to develop the outage load profile. A 500-kWh system was selected, capable of providing 72 hours for planned outages and 16 hours for unplanned outages. AESC developed conceptual single line diagrams and site plans showing required modifications and space planning and outlined technical specifications and performance criteria to support development of the solicitation for design, build, and delivery. The team provided support during solicitation and construction, ensuring successful completion of the project.

Key Personnel Contributions: Dara Salour served as Program Manager for the SVCE project, providing strategic oversight and subject matter expertise to guide the development of the software platform. Tyrra Adams supported the Morgan Hill Microgrid Study by coordinating administrative activities and team site visits.

1.7 South Bay Cities Council of Governments (SBCCOG) Cool Roof Feasibility Study and Site Analysis for Public Sector Facilities (2025 – current, in-process)

AESC, in partnership with the SBCCOG, is conducting a comprehensive feasibility and site identification analysis to evaluate the potential for cool roof implementation across public sector facilities in Southern California. The project is guided by a multi-phase technical approach that begins with a robust stakeholder engagement strategy. Designed to be inclusive, accessible, and highly interactive, this engagement ensures that agency staff across SBCCOG member cities are informed, involved, and empowered throughout the process. AESC will employ a hybrid model that combines live virtual sessions with asynchronous content delivery, enabling flexible participation while fostering real-time collaboration and feedback.

The technical scope includes a detailed literature review of cool roof technologies, policies, and funding opportunities, with a focus on solutions applicable to Southern California. This research will inform the development of a site selection methodology that prioritizes resiliency hubs and evaluates candidate facilities based on EE potential, cost-effectiveness, and implementation feasibility. AESC will then conduct site-specific feasibility assessments, including energy savings estimates, cost and payback analyses, and identification of co-benefits such as urban heat island mitigation and compatibility with future solar PV installations.

The final deliverables will include a comprehensive feasibility report and site plans tailored to each participating agency, along with a presentation-ready summary for SBCCOG stakeholders. This structured, data-driven approach ensures that the project not only identifies viable cool roof opportunities but also supports long-term regional sustainability and climate resilience goals.

Key Personnel Contributions: Claire Stone and Daniela Grassi led the technology assessment and contributed to the development of the final report. Claire also provided engineering support during stakeholder meetings and provided support for feasibility assessments. Antonio Corradini offered executive oversight, ensuring strategic alignment and technical integrity throughout the project.

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2. Proposed Project Team

We have assembled a strong, qualified, and experienced team to ensure comprehensive, best-in-class solutions for the City of Sedona. Our proposed team brings deep technical knowledge in sustainable building systems, electrical and mechanical engineering, and energy modeling, along with proven capabilities in project planning, stakeholder engagement, and design documentation. We are skilled in integrating decarbonization strategies into practical, cost-effective designs, and in navigating complex municipal infrastructure challenges. To ensure that projects are adequately resourced, key personnel may be assisted by our larger pool of qualified engineers and staff. Qualifications of key personnel are summarized below.

Antonio Corradini, PE – President and Principal Engineer (AESC and EGP)
acorradini@aesc-inc.com | Carlsbad, CA | Tenure – 17 Years 9 Months
Project Role and Responsibilities: Executive oversight and subject matter expertise.
Education, Licenses, and Certifications: Antonio holds an MBA from the University of California San Diego, and both a BS and MS in Mechanical Engineering from the University of Brescia in Italy. He is a licensed Professional Engineer (PE) (mechanical) in both Italy and California and holds California C-10 Electrical and General A Engineering contractor licenses.
Resume Overview: Antonio has over 24 years of experience in energy engineering and operations management. He leads company-wide operations for AESC and EGP, mentoring engineering teams and guiding technical strategy. In addition to executive overview, Antonio contributes to feasibility studies and design for distributed generation and EE projects.
Recent Projects: Antonio has provided executive oversight and subject matter expertise for the Escondido Unified School District, JCC, Sunnyslope County Water District, County of Mendocino, and SBCCOG projects.

Dara Salour, PE – Senior Manager Engineering, Decarbonization (AESC)
dsalour@aesc-inc.com | Oakland, CA | Tenure – 20 Years 5 Months
Project Role and Responsibilities: Overall project management and subject matter expertise.
Education, Licenses, and Certifications: Dara holds an MBA from Arizona State University, an MS in Mechanical Engineering from the University of California Davis, and a BS in Mechanical Engineering from California State University Sacramento. He is a licensed PE (mechanical) in California.
Resume Overview: Dara has over 32 years of experience leading decarbonization and energy resiliency initiatives across California. He oversees coordination of statewide programs such as the Self-Generation Incentive Program (SGIP), serving as lead consultant to the SGIP Working Group and guiding technical reviews, inspections, and policy development. Dara's expertise includes design and implementation of microgrids and seamless integration of renewable energy systems, energy storage, and combined heat and power solutions. He supports municipal and utility clients in achieving carbon reduction targets while enhancing and grid reliability and energy resilience.
Recent Projects: Dara has provided program management and subject matter expertise for the JCC Fremont Hall of Justice Study and the SVCE Critical Facilities Analysis Tool.

Allen Sly, PE – Lead Electrical Engineer (EGP)
allen@evagreenpower.com | Carlsbad, CA | Tenure – 1 Year 9 Months
Project Role and Responsibilities: Solar, EV, and electrical infrastructure engineering.

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Education, Licenses, and Certifications: Allen holds a BS in Electrical Engineering from California State University Long Beach. He is a licensed PE (electrical) in California and is Lighting Certified by the National Council on Qualifications for the Lighting Professions.
Resume Overview: Allen brings over a decade of experience in electrical engineering, supporting commercial, industrial, and institutional projects. He serves as Lead Electrical Engineer and Engineer of Record for all EVA Green Power projects, providing design expertise for solar PV, battery energy storage, and EV charging systems. Allen leads client engagement, system modeling, and development of construction documents. His background includes managing multidisciplinary teams and delivering code-compliant power and lighting systems.
Recent Projects: Allen has provided engineering design services for the Escondido Unified School District, Sunnyslope County Water District, and upcoming JCC projects.

Clifford Alberts, PE – Lead Engineer (EGP)
calberts@aesc-inc.com | Bradenton, FL | Tenure – 12 Years 2 Months
Project Role and Responsibilities: Lead engineer for all RCx activities.
Education, Licenses, and Certifications: Clifford holds a BS in Mechanical Engineering from the University of Illinois Urbana-Champaign. He is a licensed PE (mechanical) in California and Arizona. He is credentialed by the Association of Energy Engineers (AEE) as a Certified Energy Manager (CEM), Certified Measurement & Verification Professional (CMVP), Certified Water Efficiency Professional (CWEP), and Certified Building Commissioning Professional (CBCP), and by the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) as a Building Energy Modeling Professional (BEMP).
Resume Overview: Clifford has nearly 20 years of technical expertise in energy auditing, RCx, M&V, and advanced energy modeling. He specializes in whole-building and subsystem regression modeling, HVAC system optimization, and the development of M&V plans aligned with IPMVP protocols. Cliff has led numerous RCx studies and provided implementation support for public sector clients, delivering actionable strategies to reduce energy use and carbon emissions.
Recent Projects: Cliff has completed multiple projects for the County of San Diego, including identification of RCx opportunities and project implementation support for the South Bay Regional Center (2023 – 2024, Contracted: $72,501, Billed: $72,468) and the East Mesa Juvenile Detention Facility (2023 – 2024, Contracted: $70,140, Billed: $70,067). Reference information for these specific projects is the same as that for County of San Diego EE and Rx Support description provided in the previous section.

Fernando Miramontes III, PE – Senior Engineer (AESC)
fmiramontes@aesc-inc.com | Carlsbad, CA | Tenure – 11 Years 8 Months
Project Role and Responsibilities: Lead engineer for HVAC Equipment Electrification, EE, and Heat Mitigation and Adaptation Strategies scopes.
Education, Licenses, and Certifications: Fernando holds a BS in Mechanical Engineering from San Diego State University. He is a licensed PE in California and a Project Management Professional (PMP). He is credentialed by the AEE as a Certified Energy Auditor (CEA), Renewable Energy Professional (REP), and a Certified Industrial Energy Professional (CIEP).
Resume Overview: Fernando has over 11 years of experience in EE engineering, specializing in wastewater optimization and M&V. He supports AESC's wastewater practice by identifying energy-saving measures and developing action plans for municipal agencies. Fernando also

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contributes to statewide guidance documents and emerging technology studies, including field metering and M&V plans.
Recent Projects: Fernando was responsible for the development of the EAP and energy modeling to support final energy analysis for the Sunnyslope County Water District project. He is also currently working on an emerging technology project studying a solar chimney design that uses solar-heated air to improve natural ventilation and reduce indoor temperatures, helping to lower HVAC demand and enhance thermal comfort in hot conditions (2021 – current, Contracted: $94,000, Billed To-Date: $16,863).

Claire Stone – Engineer (EGP, formerly AESC)
claire@evagreenpower.com | Carlsbad, CA | Tenure – 3 Years 1 Month
Project Role and Responsibilities: Solar, EV, and electrical infrastructure engineering.
Education, Licenses, and Certifications: Claire holds a BS in Mechanical Engineering from the University of California San Diego.
Resume Overview: Claire has five years of experience in electrical design for solar PV, battery energy storage, and EV charging systems. She performs site assessments, system modeling, and electrical calculations to support permitting and installation. Her previous work for AESC included technical reviews and inspections of advanced energy storage systems for SGIP.
Recent Projects: Claire has provided engineering design services for the Escondido Unified School District, Sunnyslope County Water District, Mendocino County, and upcoming JCC projects. She is also providing technical assessment and feasibility analysis support for the SBCCOG project.

Daniela Grassi – Engineer (AESC and EGP)
dgrassi@aesc-inc.com | Carlsbad, CA | Tenure – 2 Years 11 Months
Project Role and Responsibilities: Overall project coordination and engineering support for the Heat Mitigation and Adaptation Strategies scope.
Education, Licenses, and Certifications: Daniela holds a BS in Mechanical Engineering from the University of San Diego.
Resume Overview: Daniela has over two years of experience in energy engineering, with a focus on energy audits, energy storage reviews, and emerging technology market studies. She supports several AESC clients through data analysis, site surveys, technology research, and development of electrification roadmaps. Daniela also contributes to solar and battery storage proposals and system layouts for EGP. Her bilingual proficiency in Spanish enhances her ability to engage diverse customer bases.
Recent Projects: Daniela has provided engineering support services for Sunnyslope County Water District and Mendocino County projects. She is also providing technical assessment for the SBCCOG project and will lead project management for the upcoming JCC project.

Tyrra Adams – Senior Project Engineer (EGP, formerly AESC)
tyrra@evagreenpower.com | Carlsbad, CA | Tenure – 10 Years 5 Months
Project Role and Responsibilities: Project management for PV, EV, and Microgrid design and project implementation support scopes.
Education, Licenses, and Certifications: Tyrra has completed coursework in Business Administration at Fort Lewis College.
Resume Overview: Tyrra brings over 20 years of experience in business operations and energy project management. She oversees direct installation projects, manages subcontractor

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relationships, and handles procurement and operational support for EGP. Her expertise spans client relationship management, engineering oversight, and program compliance.
Recent Projects: Tyrra has provided construction management and administrative support for the Escondido Unified School District, Sunnyslope County Water District, Mendocino County, Morgan Hill, and JCC projects.

3. Project Understanding and Approach

The City of Sedona's Municipal Decarbonization Planning and Design initiative is a transformative effort to achieve carbon neutrality in municipal operations by 2030. This ambitious roadmap targets the reduction of over 2,000 MT CO_2e and the transition of more than 10 million KBtu of fossil fuel use to efficient electric alternatives.

AESC and EGP recognize that this initiative is not only a technical undertaking but also a reflection of the City's community values, operational priorities, and long-term sustainability goals. Our approach emphasizes implementable design, strategic phasing, and community-informed planning, delivering solutions that are technically sound, financially viable, and ready for construction. To ensure quality and consistency across all deliverables, we apply a structured QA/QC process that includes internal peer reviews, design validation checkpoints, and coordination across disciplines. Our team uses standardized templates and workflows to maintain clarity and accuracy throughout the design process.

With decades of experience supporting municipal and public agency clients, our multidisciplinary team delivers integrated decarbonization solutions ranging from ranging from infrastructure upgrades and building system transitions to distributed energy solutions and community-informed planning. We combine deep technical expertise with practical implementation support to ensure that projects move seamlessly from concept to construction. Our engineers bring specialized capabilities in EE engineering, building and transportation electrification, wastewater treatment optimization, and DER design and construction.

3.1 Solar PV Scope

The City of Sedona's Solar PV Scope is a cornerstone of its municipal decarbonization strategy, targeting the deployment of approximately 565 kW of solar capacity across key facilities Our team will support the City in the design of solar PV systems to support operations at the 11 facilities identified in the RFQ. To meet the City's goals, our approach to the Solar PV Scope is structured around the following components.

Site Assessment and System Design: Each proposed solar site will undergo a comprehensive assessment to evaluate access, structural integrity, and available space. Energy modeling will guide system sizing to match facility loads and maximize production, while accounting for future electrification and operational needs. Ground-mounted systems will include geotechnical evaluations to inform foundation and trenching design, and carport structures will incorporate smart lighting for safety and visibility. All designs will be code-compliant and delivered in phased packages for City review and feedback.

Interconnection and Electrical Engineering: The team will coordinate directly with Arizona Public Service (APS) to ensure compliance with the Arizona Corporation Commission's interconnection rules, including applicable tracks under R14-2-2617 through R14-2-2619. Our

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team will conduct interconnection studies to identify optimal grid tie-in points and prepare all required documentation for APS review. Electrical designs will include single-line diagrams, protection and control systems, and trenching plans, ensuring safe and reliable integration with the utility grid and future capacity for expansion.

Community Integration and Visibility: Solar installations will be designed to reflect Sedona's commitment to sustainability and community engagement. Shade structures and carports will serve as visible expressions of the City's climate leadership, while also enhancing site functionality. We will incorporate feedback from community open houses and surveys into final designs, ensuring alignment with local aesthetics, accessibility, and public priorities.

3.2 EV Charging Scope

EV Charging is a vital component to support the City's transition to a zero-emissions municipal fleet and expanding public access to clean transportation infrastructure. Our team will design a scalable EV charging network to support a minimum of 41 chargers, with infrastructure and layout planning to accommodate future expansion. Our approach balances technical feasibility, operational needs, and community integration, and includes the following components.

Planning and Site Optimization: We will develop a phased implementation strategy aligned with the City's fleet electrification goals. Our team will evaluate existing studies, conduct site visits, and assess electrical infrastructure, parking layouts, and traffic flow. Charger siting will prioritize ADA accessibility, proximity to power sources, and minimal trenching. Final layouts will support both fleet and public use, with consideration for future expansion and grid-responsive charge management.

Electrical Design and Load Analysis: Our engineers will analyze panel capacity, breaker availability, and service ratings to determine upgrade needs. We will prepare single-line diagrams, panel schedules, and conduit routing plans in compliance with Arizona Electrical Code and APS interconnection requirements. Load modeling will inform capacity upgrades and ensure reliable performance under peak demand. Where necessary, we will coordinate with APS to confirm transformer capacity and interconnection points.

Infrastructure and System Integration: We will develop cable routing and trenching plans to support underground connections with minimal disruption. Metering and monitoring systems will be integrated to support energy tracking, load management, and future microgrid applications. Protection and control systems will be designed to safeguard infrastructure and enable remote diagnostics and control.

Community Integration and Accessibility: Charger installations will be designed to serve both municipal operations and community users. We will incorporate ADA-compliant access, clear signage, and user-friendly interfaces. Community feedback gathered through open houses and surveys will inform charger placement and design. Where applicable, we will explore public-private partnerships, advertising opportunities, and educational signage to enhance community engagement.

3.3 HVAC Equipment Electrification Scope

The HVAC Equipment Electrification Scope targets the replacement of 37 natural gas-fired units with electric alternatives, supporting the City's commitment to eliminating Scope 1 emissions

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and transitioning toward clean, resilient building systems. Our team understands the operational realities of municipal buildings and will develop solutions that are technically sound, financially viable, and aligned with long-term asset renewal strategies. Our approach includes the following key elements to support these goals.

Site Assessment and Load Analysis: Our engineers begin with a comprehensive review of existing HVAC systems, building usage, and historical energy data. We conduct on-site walkthroughs to verify equipment condition, operating schedules, and thermal loads. Using 8760-hour modeling tools, we calculate heating and cooling demand to size electric replacements appropriately. We also assess envelope conditions, ventilation systems, and control strategies to ensure electrified systems will meet performance expectations and occupant comfort requirements. Load calculations will inform HVAC sizing and integration with existing building systems.

System Design and Electrification Strategy: The team will evaluate a range of electric HVAC technologies, including air-source and air-to-water heat pumps, heat pump water heaters, and packaged rooftop units, based on climate suitability, building type, and control system compatibility. Our designs consider the implications of lower heating water temperatures and identify opportunities to retain or upgrade downstream terminal equipment. We will develop detailed design documents including equipment specifications, integration plans, and phasing strategies that align with asset renewal schedules and minimize disruption to operations. For the WWTP, we will design a solution to address the chiller short-cycling issue and improve system runtime.

Structural and Ventilation Design: We will assess the structural integrity of existing roofs and ground pads to support new HVAC equipment. Our team will also design ductwork (or ductless systems) and ventilation modifications to improve system efficiency, indoor air quality, and occupant comfort. HVAC control systems will be integrated with existing building automation platforms to enable optimized performance and remote monitoring.

Electrical Infrastructure and Utility Coordination: Electrification increases electrical demand, and our engineers assess service capacity, panel ratings, and distribution systems to determine upgrade needs in line with the approach discussed in the Electrical Capacity Upgrade Scope. We prepare electrical engineering calculations, single-line diagrams, and load impact assessments to support infrastructure improvements. Our team coordinates with APS to confirm transformer capacity and interconnection requirements, ensuring upgrades are scoped accurately and aligned with utility standards. Where feasible, we will bundle HVAC and EV infrastructure upgrades to optimize cost and minimize disruption.

3.4 Electrical Capacity Upgrade Scope

The Electrical Capacity Upgrade Scope supports the City's broader electrification goals by ensuring that municipal facilities have the electrical infrastructure needed to accommodate new HVAC systems, EV charging stations, and solar PV installations. While many electrical design elements are addressed within the HVAC, EV, and Solar scopes, this scope provides a cross-cutting framework to consolidate findings, prioritize upgrades, and coordinate implementation across facilities. Our team's approach focuses on integration, scalability, and alignment with utility standards, and includes the following elements.

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Facility Prioritization and Load Consolidation: Electrical load calculations are performed within the HVAC, EV, and Solar scopes to support system-specific upgrades. This scope consolidates those findings to forecast cumulative demand and prioritize electrical upgrades at the six facilities identified in the Decarbonization Roadmap.

Integrated Electrical Design and Engineering: While electrical design tasks are scoped within individual systems, this section ensures that upgrades (e.g., panel replacements, transformer upsizing, conduit routing) are coordinated across scopes and facilities. Our team prepares stamped design documents and electrical engineering calculations to support implementation, ensuring compliance with Arizona Electrical Code and APS interconnection standards.

Utility Coordination and Implementation Planning: We engage APS early to confirm service capacity, transformer availability, and interconnection requirements across all scopes. This includes bundling service upgrades where feasible and aligning implementation timelines to streamline construction and reduce costs. Our team prepares and submits all required documentation for service upgrades and maintains open communication with APS to ensure timely approvals.

3.5 Energy Efficiency Scope

EE measures are central to Sedona's decarbonization roadmap, offering immediate reductions in energy use and operational costs while supporting long-term electrification and renewable integration. Our team will evaluate and design implementable solutions across key municipal facilities, with a focus on the following priority areas:

WWTP Optimization: AESC brings extensive experience supporting municipal wastewater facilities, including energy audits, process optimization, and infrastructure upgrades tailored to the unique operational demands of WWTPs. This scope includes the identification, development, and cost estimation of targeted efficiency measures for both the WWTP and its 17 associated lift stations, which together represent a significant portion of the City's energy footprint.

At the WWTP, our team will evaluate influent flow patterns, aeration schedules, and effluent disposal timing to identify operational strategies that reduce peak demand and overall energy consumption. We will design and engineer upgrades to automation and control systems and specify variable frequency drive (VFD) motors for anoxic tank mixers to improve process efficiency. All recommendations will be supported by detailed cost estimates and coordinated with existing solar infrastructure and APS rate structures to maximize financial and operational value.

For the lift stations, we will analyze historical pump performance and develop optimization strategies to reduce energy use and improve reliability. This includes designing and engineering VFD motor upgrades for the largest stations, specifying control system enhancements, and estimating implementation costs. These improvements will be developed in collaboration with WWTP staff and sequenced to align with broader electrification and infrastructure planning.

Air-Side Testing and Balancing (T&B): At City Hall and occupied WWTP buildings, we will perform air-side testing and balancing to verify and optimize HVAC airflow distribution. This includes measuring supply and return airflows, adjusting dampers and diffusers, and calibrating

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control sequences to eliminate hot/cold zones and improve occupant comfort. T&B efforts will also support future HVAC electrification by ensuring systems operate efficiently under new load profiles.

Envelope and Duct Sealing: We will conduct envelope assessments across all occupied buildings in the scope to identify air leakage and insulation deficiencies. Our design will include targeted sealing of ductwork, wall penetrations, window and door frames, and roof-to-wall interfaces. These improvements will reduce uncontrolled air exchange, improve indoor air quality, and lower heating and cooling loads, enabling smaller, more efficient HVAC systems and supporting electrification readiness.

City Hall RCx: RCx is a proven strategy to restore and optimize building systems without major capital investment. At City Hall, our team will lead a comprehensive RCx effort to improve HVAC, lighting, and control system performance, reduce energy waste, and enhance occupant comfort. Our team brings deep expertise in municipal RCx projects, having completed dozens of successful engagements for city halls, libraries, courthouses, and administrative buildings. We apply a rigorous, data-driven methodology that combines field diagnostics, controls analytics, and stakeholder engagement to deliver measurable results.

The RCx process will begin with a thorough review of existing building documentation, including mechanical drawings, building automation system (BAS) trend logs, and historical utility data. We will conduct on-site functional testing of HVAC components to identify operational deficiencies and deferred maintenance issues. Our engineers will evaluate system scheduling, zoning, and setpoint strategies to eliminate simultaneous heating and cooling, reduce runtime, and improve load matching.

Our team will identify low-cost operational improvements and quantify their energy and cost savings potential. We will also develop a performance verification protocol to ensure that implemented measures deliver sustained benefits over time. All findings and recommendations will be documented in a comprehensive RCx report, including:

- A prioritized list of corrective actions
- Estimated energy savings and payback periods
- Implementation guidance and contractor coordination support
- Integration strategies with future HVAC electrification and controls upgrades

3.6 Microgrid Scope

Our approach to the Microgrid Scope focuses on identifying where DERs and advanced controls can be deployed to support the City's most critical municipal functions. This includes evaluating the feasibility of microgrid applications at facilities essential to infrastructure continuity, emergency response, and community resilience. We will assess sites such as the Wastewater Treatment Plant, City Hall Campus, and Public Works Maintenance Yard, as well as explore the designation of potential Community Resiliency Centers. These locations will be evaluated for their ability to maintain operations during grid outages, support emergency coordination, and provide shelter or services during extreme weather events.

Our team will analyze load profiles, backup power requirements, and existing infrastructure to determine technical readiness and identify gaps. Each assessment will result in a site-specific

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summary of microgrid feasibility, including conceptual design considerations, infrastructure needs, and planning-level cost estimates. These findings will inform future implementation and funding strategies, ensuring Sedona is positioned to lead in municipal resilience and climate adaptation.

3.7 Heat Mitigation and Adaptation Strategies Scope

Our approach to heat mitigation and adaptation for the City of Sedona builds on our direct experience evaluating emerging technologies and implementing innovative climate resilience strategies for public agencies, including our current work assessing cool roof opportunities with the SBCCOG. Drawing from the Sedona Heat Watch Report and the Heat Mitigation and Adaptation Guidebook, we will evaluate each municipal site for feasible interventions that reduce urban heat exposure and improve community resilience. We will develop concept designs that reflect the City's aesthetic and environmental values, and model potential energy savings and preliminary cost estimates to help the City prioritize implementation. Our team will also coordinate closely with other scopes of work to identify opportunities for integrated solutions that maximize co-benefits. For example, solar canopies not only reduce heat absorption but also contribute to the City's renewable energy goals.

3.8 Community Outreach Scope

Our approach to community outreach emphasizes collaboration, transparency, and accessibility. We will co-lead public open houses with City staff to engage residents in meaningful conversations about the decarbonization planning and design process. Drawing from our experience supporting similar municipal initiatives, we know how to present technical concepts in clear, relatable ways that encourage feedback and build trust. We will also assist in developing digital and physical surveys to reach a broader audience and ensure diverse perspectives are captured. All input will be synthesized and thoughtfully integrated into the final designs, ensuring that community priorities are reflected in the outcomes and that proposed solutions are both technically sound and publicly supported.

4. Available Resources

The AESC team excels at balancing multiple projects by implementing a structured and proactive approach to project and resource management. To ensure seamless execution and alignment with client objectives, a Project Manager will serve as a single point of contact throughout the duration of the project. This individual is responsible for initiating and overseeing projects, maintaining clear communication with project stakeholders, and addressing any challenges that may arise.

To efficiently manage multiple projects across the organization, the team leverages a formal engineering resources management process and a spreadsheet-based Resource Management Tool (RMT). The RMT is populated with all engineering staff, current contracts, and overhead activities, including training and business development support, as well as time off. Weekly allocations for each team member are tracked, enabling quick visualization of over- or under-allocated resources through summary heatmaps. The engineering management team meets weekly to discuss team needs, adjust allocations as projects support needs arise, and strategize on reassigning resources when workloads shift. This dynamic approach ensures that projects remain on schedule, within budget, and aligned with client requirements, while also allowing the flexibility to adapt to shifting priorities and workloads.

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5. Required Forms

The required forms listed below are included in the following pages:

- Signed and Completed Response Letter to RFQ (Section 4)
- Reference Page (Section 5)
- Signed Federal Certifications (Section 6)

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SECTION 4 - RESPONSE LETTER TO RFQ NO. 26-03RFQ

Ian Coubrough, CPPB
Procurement Officer
102 Roadrunner Drive
Sedona, Arizona 86336

Mr. Coubrough;

This response is being submitted by the undersigned, on behalf of the Respondent

Alternative Energy Systems Consulting, Inc. (AESC) and EVA Green Power (EGP).

The person signing this response on behalf of the Respondent represents to the City that:

1) The information provided herein is true, complete and accurate to the best of the knowledge and belief of the undersigned; and

2) Respondent has received the Addenda to this RFQ, specifically, Addenda numbered and dated Addendum No. 1 9/4/2025.

3) Respondent's Arizona Corporation Commission Filing Number (If Applicable) _____

Executed this 9th day of September, 2025.

RESPONDENT:

Alternative Energy Systems Consulting, Inc. (AESC) and EVA Green Power (EGP)

By: Antonio Corradini

Name: Antonio Corradini

Title : President and Principal Engineer

Email : acorradini@aesc-inc.com

SECTION 5 - REFERENCES

List at least three (3) companies or governmental agencies (preferably a municipality) where the same or similar products and/or services as contained in this specification package were recently provided.

Escondido Unified School District			
COMPANY NAME			
Francis Spoonemore, Director of Maintenance and Operations			
Contact Person		Title	
2310 Aldergrove Avenue			Escondido
Address		PO Box	City
California	92029	fspoonemore@eusd.org	
State	Zip	e-mail	
(760) 432-2421			
Phone Number		Fax Number	

Judicial Council of California			
COMPANY NAME			
Yassen Roussev, Supervisor - Sustainability			
Contact Person		Title	
455 Golden Gate Avenue			San Francisco
Address		PO Box	City
California	94102	yassen.roussev@jud.ca.gov	
State	Zip	e-mail	
(415) 865-4542			
Phone Number		Fax Number	

Sunnyslope County Water District			
COMPANY NAME			
Drew Lander, General Manager			
Contact Person		Title	
3570 Airline Highway			Hollister
Address		PO Box	City
California	95023	drew@sunnyslopewater.org	
State	Zip	e-mail	
(831) 917-6696			
Phone Number		Fax Number	

Federal Certifications

CERTIFICATION AND RESTRICTIONS ON LOBBYING

I,
Antonio Corradini, President and Principal Engineer
(Name and title of official)

hereby certify, on behalf of

Alternative Energy Systems Consulting, Inc. (AESC) and EVA Green Power (EGP)
(Name of Respondent/Company Name)

that:

No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form – LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including sub-contracts, sub-grants and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Respondent/Company Alternative Energy Systems Consulting, Inc. (AESC) and EVA Green Power (EGP)

Type or print authorized representative: Antonio Corradini

Signature:  Date 9/9/2025

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 2 CFR Part 200. 214, Suspension and Debarment and 24 CFR 24.1 Debarment and Suspension.

1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

   a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

   b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

   c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

   d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective shall attach an explanation to this proposal.

Alternative Energy Systems Consulting, Inc. (AESC) and EVA Green Power (EGP) — 9/9/2025

Organization Name — Date

Antonio Corradini, President and Principal Engineer

Authorized Representative Name — Title

Authorized Representative Signature

CITY COUNCIL AGENDA BILL

AB 3305
December 9, 2025
Regular Business

Agenda Item: 9g
Proposed Action & Subject: Discussion/possible action to approve the purchase of 13 new police department vehicles through the Arizona State contracts in the amount of $1,246,000.

Department	Police Department/Chief Foley & Commander Dowell
Time to Present	15 min.
Total Time for Item	30 min.
Other Council Meetings	NA
Exhibits:	A. Outfitter Estimates B. Dealership Estimates

Finance Approval	Reviewed 11/25/25 BGW
City Attorney Approval	Reviewed 12/01/25 KWC
City Manager's Recommendation	Recommend approval ABS 12/2/25

Expenditure Required	
$	1,246,000
Amount Budgeted	
$	1,246,000
Account No. (Description)	10-5510-43-6840 Motor Vehicles

SUMMARY STATEMENT

Background:

As part of the Sedona City Council's adopted Fiscal Year 2026 budget, the Sedona Police Department (SPD) received authorization for purchasing 13 new vehicles:

1. Replacement of five (5) vehicles at end of life:
    - Three (3) Ford Interceptors
    - Two (2) Chevrolet Tahoe SUVs
2. Acquisition of eight (8) new vehicles necessary to support the addition of eight (8) newly authorized sworn positions:
    - Two (2) Ford F150 trucks
    - Six (6) Ford Interceptors

Both fleet actions are essential to maintain operational readiness, and to support expansion of patrol and traffic enforcement operations.

Vehicle purchases and outfitting will occur through the State of Arizona cooperative purchasing contracts listed below. These contracts establish pricing, vendor eligibility, and purchasing

compliance. City Council approval of these agreements and the selected vendors is required to proceed.

Vehicle Overview:

1. FY26 Patrol Vehicle Replacement – Five (5) Vehicles
These vehicles will replace aging and high-mileage units currently in front-line service.
Vehicles:

- Three (3) Ford Police Interceptor Utility vehicles
- Two (2) Chevrolet Tahoe Police Pursuit Vehicles (PPVs)
    - Replacing the department's aging K9 unit SUV
    - Replacing a front-line patrol vehicle

2. FY2026 Staffing Expansion – Eight (8) Vehicles
These vehicles support deployment of nine new sworn officers added in FY2025.
Vehicles:

- Six (6) Ford Police Interceptor Utility vehicles
    - Includes one assigned to the Traffic Sergeant supervising the new Traffic Enforcement Unit
- Two (2) Ford F-150 Police trucks
    - Commercial Vehicle Inspector
    - Community Outreach Officer

Procurement Overview:

- All Ford vehicles will be purchased from San Tan Auto Partners LLC (San Tan Ford) using State Contract CTR059323-3 (valid through 3/16/2026)
- Chevrolet vehicles will use Courtesy Chevrolet, purchased using State Contract CTR059315-3 (valid through 3/16/2026)

Vehicle Outfitting Overview (All 13 Vehicles)
All vehicles will be fully outfitted with required police emergency and operational equipment including lights, sirens, radios, graphics, decals, etc.

Outfitting work will be completed utilizing approved State of Arizona public-safety upfitting contracts:

- MHQ of Arizona (Don Chalmer Ford) – Contract CTR078487
- Arizona Emergency Products, Inc (AEP) – City of Chandler Contract PD5-055-4859
- Airwave Communication Enterprises LLC – Contract CTR078473
- Waltz Outfitting LLC– CTR078499

Outfitting vendors will be scheduled based on availability, production timelines, and operational needs to ensure timely deployment of all units. Estimates for each vendor and vehicle are attached to agenda bill. PD will stay within approved budget.

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

An EV police option hasn't been fully tested at this time by the City of Sedona. A future pilot project is being pursued.

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s):

MOTION

I move to: approve the purchase of 13 new police department vehicles through Arizona State contracts in the amount of $1,246,000 as outlined.

Quotation

Date	Page
Jul 6, 2025	1
Order Number	
QTE0041762	

Arizona Emergency Products

3433 E Wood St
Phoenix, AZ 85040
Phone: (602) 453-9111
Fax: (602) 453-3743

Sold To:

Sedona Police Dept, City of
100 Roadrunner Dr
Sedona, AZ 86336

Ship To:

AEP PHX INSTALL
AEP PHX INSTALL

Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford F-150 Responder / Full P		SED10602	BPY	Jul 6, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		POC: Commander Dowell / 928-592-7146 / Sedona PD			
		POC: Jessica Bryson / 928-203-5170 / Sedona PD			
		*** VIN ***			
		*** Whelen Lights and Siren - CORE System ***			
		*** Havis / Setina Prisoner System ***			
		** Front of Vehicle **			
1.00	BUMP01060 / PB81FT16HD	Pro-Gard Heavy Duty Steel Push Bumper for a 2021+ F-150 Contract price of 20% off Pro-Gard MSRP of $566.00	452.8000	Y	452.80
4.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Whelen Special AZ CORE Bundle Package Pricing	124.2000	Y	496.80
1.00	FLAS00098 / ETHFSS-SP-ISO	Isolated Headlight Flasher, Solid State, 12v PL 2013-01-01 Contract price of 50% off Sound Off MSRP of $116.00	58.0000	Y	58.00
		** Light Bar **			

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	2
Order Number	
QTE0041762	

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Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	LBAR03629 / BB2DEDE-BUNDLE	54 " Liberty-II WeCanX DUO LED Light Bar CORE Bundle Whelen Special AZ CORE Bundle Package Pricing	3,188.7000	Y	3,188.70
1.00	LBAR02715 / IJ500ST	Liberty II LB Center Mounted Strobe Light with Takedowns Whelen Special AZ CORE Bundle Package Pricing	210.6000	Y	210.60
1.00	LBAR03198 / T792HL-R-OML	Optical Preemption Emitter, Coded, Remote/ No Light Contract price of 20% off Tomar MSRP of $686.57	549.2500	Y	549.25
1.00	LBAR02915 / MKAJ94	Light Bar Mounting Kit for a 2015+ F-150 Pickup Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
		** Siren / Lighting Controls and Components **			
1.00	SIRE00580 / C399	Whelen Cencom Core WeCanX Siren Amp Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC02448 / CCTL7	Siren / Light Controller 21 Push Button, 4 Position Slide Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC03262 / C399SP	Scanport Plug Core Contrlr, Contr Head and OBDII Connectio Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	3
Order Number	
QTE0041762	

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Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	VACC02753 / CEM8	8 Output, 4 Imput WeCanX Expansion Module Whelen Special AZ CORE Bundle Package Pricing	153.9000	Y	153.90
2.00	VACC02449 / CEM16	16 Output, 4 Imput WeCanX Expansion Module Whelen Special AZ CORE Bundle Package Pricing	197.1000	Y	394.20
2.00	VACC03189 / COREHEXP16L	14 Foot Expansion Harness Wire Kit for the CEM16 Not on contract / Open market price / MSRP $146.00	132.6000	Y	265.20
1.00	INST05842 / WCXJB12	WeCanX Junction Box, 12 WeCanX Data Connection Points Contract price of 30% off Whelen MSRP of $164.00	114.8000	Y	114.80
1.00	VACC03176 / CLBV2V	CORE Vehicle to Vehicle Sync Module Mounted in Lightbar Whelen Special AZ CORE Bundle Package Pricing ** Driver and Passenger Side of Vehicle **	249.7500	Y	249.75
2.00	LBAR03956 / TCRWX6	WeCanX TRACER 6 Segment / Red - White and Blue - White Whelen Special AZ CORE Bundle Package Pricing	1,120.5000	Y	2,241.00
2.00	BKRT00193 / TCRB47	TRACER Mounting Kit / 2015+ F-150 Pickup Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
2.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White	124.2000	Y	248.40

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	4
Order Number	
QTE0041762	

Arizona Emergency Products

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Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Whelen Special AZ CORE Bundle Package Pricing			
2.00	BKRT00031 / TIONBKT1	Universal L Mounting Bracket for One TLI Light Head Contract price of 30% off Whelen MSRP of $20.00	14.0000	Y	28.00
		** Rear of Vehicle **			
2.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Whelen Special AZ CORE Bundle Package Pricing	124.2000	Y	248.40
2.00	BKRT00031 / TIONBKT1	Universal L Mounting Bracket for One TLI Light Head Contract price of 30% off Whelen MSRP of $20.00	14.0000	Y	28.00
2.00	LEDS04265 / VTX9J	Vertex Super-LED DUO Lighthead Red/Blue Whelen Special AZ CORE Bundle Package Pricing	85.0500	Y	170.10
2.00	LEDS04493 / PSJC3FCR	Mega T-Series Tri-Color LED Light Head / Red - Blue - White Contract price of 30% off Whelen MSRP of $238.00	166.6000	Y	333.20
		** Siren Speaker with Mounts **			
1.00	SPEA00062 / SA315P	100 Watt Siren Speaker, Nylon Composite PL-2014-01-01 Whelen Special AZ CORE Bundle Package Pricing	210.6000	Y	210.60
1.00	SPEA00067 / SAK1	Heavy Duty Universal L Siren Speaker Mounting Bracket	0.0000	N	0.00

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	5
Order Number	
QTE0041762	

Arizona Emergency Products

3433 E Wood St
Phoenix, AZ 85040
Phone: (602) 453-9111
Fax: (602) 453-3743

Sold To:

Sedona Police Dept, City of
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Sedona, AZ 86336

Ship To:

AEP PHX INSTALL
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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford F-150 Responder / Full P		SED10602	BPY	Jul 6, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Included with Whelen Special CORE Bundle Package Pricing			
1.00	SIRE00507 / HWLUNI	CORE Howler Siren Amplifier with One Speaker and Mount Kit Special AZ CORE Bundle Package Pricing	510.3000	Y	510.30
1.00	BKRT00340 / HWLRB35	Howler Speaker Mounting Bracket. Ford Pickups and Expedition Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
		** Center Radio and Equipment Console **			
1.00	CONS01880 / C-VSW-1700-F150-PM-4	24 Inch Cehter Radio Console with Internal PJ8 Printer Mount Contract price of 22% off Havis MSRP of $1,276.00	995.2500	Y	995.25
1.00	FACE00952 / C-EB35-APRS-1P-A	Havis 3.5" Angler Faceplate for a Motorola APX 4500 Radio Included with price of console	0.0000	N	0.00
1.00	FACE00193 / C-EB40-CCS-1P	Havis 4" Faceplate for Whelen Cencom Controller PB 2012-09-01 Included with price of console	0.0000	N	0.00
1.00	FACE00899 / C-LP2-USB-BL2	Havis 2" Faceplate 2 DC Outlets,1 USB Outlet, 2 Blanks Contract price of 22% off Havis MSRP of $161.00	125.5800	Y	125.58

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	6
Order Number	
QTE0041762	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford F-150 Responder / Full P		SED10602	BPY	Jul 6, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
2.00	FACE00221 / C-SW-1	Havis SPST 20 Amp Rocker Switch with Red Indicator Light PB 2012-09-01 Contract price of 22% off Havis MSRP of $29.00	22.6200	Y	45.24
1.00	CONS01844 / C-AP-0325-1	3" Rubber Lined Composite Accessory Pocket, 2.5" Deep Contract price of 22% off Havis MSRP of $53.00	41.3400	Y	41.34
1.00	CONS01623 / CUP2-1001	Havis 4" Self-Adjusting Dual Cup Holder Contract price of 20% off Havis MSRP of $70.00	54.6000	Y	54.60
1.00	FACE00181 / C-FP-05	Havis 0.5" Blank Faceplate PB 2012-09-01 Included with price of console	0.0000	N	0.00
2.00	CONS01770 / C-FPW-2	Filler Plate for Wide VSW Consoles, 2" Included with price of console	0.0000	N	0.00
1.00	FACE00956 / C-EBW25-MC1-1P	Havis 2.5" Mic Clip Plate for Wide VSW Consoles Included with price of console	0.0000	N	0.00
1.00	FACE00874 / C-APW-0548	5" Accessory Pocket, 9." Deep for 3.3"W Section of Wide Con Contract price of 22% off Havis MSRP of $31.00	24.1800	Y	24.18
1.00	CONS00357 / C-MCB	Havis Mic Clip Bracket	15.6000	Y	15.60

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	7
Order Number	
QTE0041762	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford F-150 Responder / Full P		SED10602	BPY	Jul 6, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		PB 2012-09-01 Contract price of 22% off Havis MSRP of $20.00			
2.00	CONS01276 / MMBP-25	Magnetic Microphone Mount BP Not on contract / Open market price / MSRP $39.99	34.9900	Y	69.98
1.00	CONS00396 / C-ARM-102	Havis Side Mount Adjustable Armrest PB 2012-09-01 Contract price of 22% off Havis MSRP of $97.00	75.6600	Y	75.66
		** Computer Dock, Mount, and Printer **			
1.00	COMP00616 / C-HDM-214	8.5" Heavy-Duty Telescoping Pole, Side Mount PB 2012-09-01 Contract price of 22% off Havis MSRP of $190.00	148.2000	Y	148.20
1.00	COMP01922 / C-MD-317	Computer Monitor / Keyboard Mount and Motion Device Contract price of 22% off Havis MSRP of $513.00	400.1400	Y	400.14
1.00	COMP02097 / DS-GTC-311-3	Getac V110 Notebook Docking Station, Triple Pass-Thru Ant Contract price of 22% off Havis MSRP of $1,174.00	915.7200	Y	915.72
1.00	COMP02113 / PKG-KB-2003	Rugged Chiclet Style Keyboard With Mount Contract price of 22% off Havis MSRP of $711.00	554.5800	Y	554.58
1.00	VACC01438 / LPS-116	95 Watt Power Supply for use with Getac Computers	201.2400	Y	201.24

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	8
Order Number	
QTE0041762	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford F-150 Responder / Full P		SED10602	BPY	Jul 6, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Contract price of 22% off Havis MSRP of $258.00			
1.00	COMP01769 / LPS-211	Multipurpose Bracket to Mount Power Supply to Computer Dock Contract price of 22% off Havis MSRP of $45.00	35.1000	Y	35.10
1.00	COMP02033 / PJ863	PocketJet8, 300dpi, 8.5 Width, Therm Printer with USB C Note on contract / Open market price	593.7500	Y	593.75
1.00	COMP02059 / LB3692-003	12v DC Pocket Jet Printer Power Adapter, 8 Foot w/ Hardware Note on contract / Open market price	31.2500	Y	31.25
		** Miscellaneous Equipment **			
1.00	DOME00005 / ECVDMLTAL00	6" Round, White and Red Night Light LEDs, White Lens Contract price of 50% off Sound Off MSRP of $144.00	72.0000	Y	72.00
1.00	FLGH00200 / 070600-0001-110	7060 Tactical LED Flashlight Note on contract / Open market price / Pelican MSRP $255.95	214.2300	Y	214.23
1.00	FLGH00197 / CHG03-0001-000	Charging Base for a 7060 Tactical Flashlight Note on contract / Open market price / Pelican MSRP $67.95	56.8800	Y	56.88
1.00	INST01501 / 6061F	DC Direct Wiring for Charging Base. Note on contract / Open market price / Pelican MSRP $18.95	15.8600	Y	15.86

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	9
Order Number	
QTE0041762	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford F-150 Responder / Full P		SED10602	BPY	Jul 6, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		** Weapon Rack **			
1.00	GUNM00349 / GK10342UHK	Dual T-Rail Weapon Mount with 2 Universal Handcuff Style L PB 2012-02-01 Contract price of 10% off Setina MSRP of $629.00	566.1000	Y	566.10
		** Prisoner Area Set Up **			
1.00	PRIS01536 / PK0419FDT15F150	10VS C RP Coated Poly Partition '15 F-150 Contract price of 10% off Setina MFG MSRP of $1,149.00	1,034.1000	Y	1,034.10
1.00	STOR01003 / TK1338FDT15F150	Transmax Complete Asssem Cargo Deck Box W/ Drawer Contract price of 10% off Setina MFG MSRP of $4,429.00	3,986.1000	Y	3,986.10
1.00	VACC02267 / EK0688FDT09F150	7.5 Inch K9 / Prisoner Transport Air Circulation Fan Contract price of 10% off Setina MFG MSRP of $439.00	395.1000	Y	395.10
1.00	DOME00023 / ECVDMLTST4	Universal LED Interior Dome Light, (24) Bright White LED's, Contract price of 50% off Sound Off MSRP of $58.00	28.0000	Y	28.00
1.00	STOR01169 / XF4	Decked Truck Bed Storage System. 15+ F-150 / 5"6" Bed	1,399.9900	Y	1,399.99

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	10
Order Number	
QTE0041762	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford F-150 Responder / Full P		SED10602	BPY	Jul 6, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Not on contract / Open market price / Decked MSRP $1,599.99 ** Cargo Area Set Up **			
2.00	STOR01173 / A0087-RING	Decked D-Ring / Cargo Tie Downs / Set of 2 Rings Not on contract / Open market price / Decked MSRP $25.00	21.8800	Y	43.76
1.00	STOR01170 / A0062-LOCK	Decked Drawer Two (2) Lock & Key Set / Black Not on contract / Open market price / Decked MSRP $50.00	46.2500	Y	46.25
1.00	STOR01171 / A0083-4DIV	Decked X Version Drawer Dividers - Set of 4 Dividers Not on contract / Open market price / Decked MSRP $30.00 ** Radar **	27.5000	Y	27.50
1.00	VACC01354 / CRS-849	Raptor RP-1 Dual KA-Band Antenna Radar	2,320.0000	Y	2,320.00
1.00	FACE00472 / L3-AP1SET	12 Volt DC Power Outlet Plug with Black Cap / for Radar PL 2012-01-01 Contarct price of 30% off Troy Products MSRP of $15.00 ** Window Tint and Graphics **	10.5000	Y	10.50

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	11
Order Number	
QTE0041762	

Arizona Emergency Products

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford F-150 Responder / Full P		SED10602	BPY	Jul 6, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	TINT90001 / Window Tint	Window Tinting / Front Doors 35% / Rear Doors and Windows 5% Not on contract / Open market price	200.0000	N	200.00
1.00	VACC00885 / Graphics	Graphics Kit / As Per Sedona PD Specs Not on contract / Open market price	608.2100	Y	608.21
1.00	GRAP90001 / Graphics	Graphics Kit Installation Not on contract / Open market price	400.0000	N	400.00
		** Miscellaneous Equipment **			
1.00	ANTE01222 / PKDB-000-GPSB-SEDAZ	Panorama Antenna Kit for Sedona PD Contract price of 10% off Panorama MSRP of $310.51	279.4600	Y	279.46
1.00	VACC03530 / CH26.2.20.Standard	Ch26 Wire Harness, Master Circuit Breaker 20' Output & Timer Better than contract price of 0% off 911 Circuits MSRP of $1,215.00	776.2500	Y	776.25
1.00	VACC02658 / COREHBASE	CORE Output Harness Kit Not on contract / Open market price / MSRP $240.00	237.5000	Y	237.50
75.00	LABO90001 / AEP INSTALL	Installation labor for all the Above Equipment EVT-Certified Technician Labor Labor reduction from 85 hours to 75 hours for CORE / 911 Wire Harness	95.0000	N	7,125.00

Quotation continued on next page ...

Quotation

Date	Page
Jul 6, 2025	12
Order Number	
QTE0041762	

Arizona Emergency Products

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford F-150 Responder / Full P		SED10602	BPY	Jul 6, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	F-150 Reponder	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
5.00	LABO90001 / AEP INSTALL	Installation Labor for the Kustom Radar System EVT-Certified Technician Labor	95.0000	N	475.00
5.00	LABO90001 / AEP INSTALL	Installation Labor for Customer Supplied Radio EVT-Certified Technician Labor	95.0000	N	475.00
10.00	LABO90001 / AEP INSTALL	Installation Labor for Customer Supplied AXON Camera system EVT-Certified Technician Labor	95.0000	N	950.00
1.00	INST05440 / AEP-Misc	Shop Supplies	125.0000	Y	125.00
		Inbound Freight Charges for All the Above Equipment		N	750.00
		*** CUSTOMER SUPPLIED EQUIPMENT ***			
1.00	INST05685 / CSM	Motorola APX 4500 Remote Head Radio Kit	0.0000	N	0.00
1.00	INST05685 / CSM	Axon Camera System	0.0000	N	0.00

Thank you for the opportunity to earn your business

Terms & Conditions:

- **ESTIMATES VALID FOR 30 DAYS**
- Orders will be invoiced upon notification of completion
- Returns subject to 25% restocking fee. No returns on special order items.
- Credit Card payments accepted for payments of orders/invoicing totaling $10,000 or less only.

SIGNATURE (not required if PO/contract is issued) _____

Parts	**26,922.20**
Labor / Services	**9,425.00**
Trans / Trip / Fee	**750.00**
Shipping	**0.00**
Order Discount	**0.00**
Subtotal	**37,097.20**
Total sales tax	**2,431.72**
Total order	**39,528.92**

Quotation

Date	Page
Aug 1, 2025	1
Order Number	
QTE0041997	

Arizona Emergency Products

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		POC: Commander Dowell / 928-592-7146 / Sedona PD			
		POC: Jessica Bryson / 928-203-5170 / Sedona PD			
		** Whelen CORE Lights and Siren Package **			
		** Front of Vehicle **			
4.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Whelen Special AZ CORE Bundle Package Pricing	124.2000	Y	496.80
		** Light Bar **			
1.00	LBAR03629 / BB2DEDE-BUNDLE	54 " Liberty-II WeCanX DUO LED Light Bar CORE Bundle Special AZ CORE Bundle Package Pricing	3,188.7000	Y	3,188.70
1.00	LBAR02715 / IJ500ST	Liberty II LB Center Mounted Strobe Light with Takedowns Whelen Special AZ CORE Bundle Package Pricing	210.6000	Y	210.60
1.00	LBAR03198 / T792HL-R-OML	Optical Preemption Emitter, Coded, Remote/ No Light Contract price of 20% off Tomar MSRP of $686.57	549.2500	Y	549.25
1.00	VACC02178 / MKAJ101	Whelen Adjustable Mounting Kit Liberty LB 2021+ Tahoe Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	2
Order Number	
QTE0041997	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		** Siren / Lighting Controls and Components **			
1.00	SIRE00580 / C399	Whelen Cencom Core WeCanX Siren Amp Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC02448 / CCTL7	Siren / Light Controller 21 Push Button, 4 Position Slide Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC03262 / C399SP	Scanport Plug Core Contrlr, Contr Head and OBDII Connectio Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC02753 / CEM8	8 Output, 4 Imput WeCanX Expansion Module Whelen Special AZ CORE Bundle Package Pricing	153.9000	Y	153.90
2.00	VACC02449 / CEM16	16 Output, 4 Imput WeCanX Expansion Module Special AZ CORE Bundle Package Pricing	197.1000	Y	394.20
2.00	VACC03189 / COREHEXP16L	14 Foot Expansion Harness Wire Kit for the CEM16 Not on contract / Open market price / MSRP $146.00	132.6000	Y	265.20
1.00	INST05842 / WCXJB12	WeCanX Junction Box, 12 WeCanX Data Connection Points Contract price of 30% off Whelen MSRP of $164.00	114.8000	Y	114.80
1.00	VACC03176 / CLBV2V	CORE Vehicle to Vehicle Sync Module Mounted in Lightbar	249.7500	Y	249.75

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	3
Order Number	
QTE0041997	

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2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Special AZ CORE Bundle Package Pricing			
		** Driver and Passenger Side of Vehicle **			
2.00	LBAR03956 / TCRWX6	6 Lamp Tracer Housing and 6 TCRWX*** LED Lightheads Special AZ CORE Bundle Package Pricing	1,120.5000	Y	2,241.00
2.00	BKRT00277 / TCRB54A	Tracer Mounting Brackets for a 2021+ Tahoe Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
2.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Special AZ CORE Bundle Package Pricing	124.2000	Y	248.40
2.00	BKRT00031 / TIONBKT1	Universal L Mounting Bracket for One TLI Light head Contract price of 30% off Whelen MSRP of $20.00	14.0000	Y	28.00
		** Rear of Vehicle **			
2.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Special AZ CORE Bundle Package Pricing	124.2000	Y	248.40
2.00	BKRT00382 / KBTSPOIL	KDBCO Rear Spoiler Mounting Bracket / Chevy Tahoe	14.9900	Y	29.98
2.00	LEDS04265 / VTX9J	Vertex Super-LED DUO Lighthead Red/Blue Whelen Special AZ CORE Bundle Package Pricing	85.0500	Y	170.10

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	4
Order Number	
QTE0041997	

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2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
2.00	LEDS04558 / TSS0J	ION T-Series DUO LED Light Head / Red - Blue Special AZ CORE Bundle Package Pricing	109.3500	Y	218.70
2.00	INST05739 / TIONWEDG	TION Wedge Kit, Includes One 15° and Two 5° Wedges Contract price of 30% off Whelen MSRP of $24.00	16.8000	Y	33.60
		** Siren Speaker with Mounts **			
1.00	SPEA00062 / SA315P	100 Watt Siren Speaker, Nylon Composite PL-2014-01-01 Special AZ CORE Bundle Package Pricing	210.6000	Y	210.60
1.00	BKRT00154 / SAK70	Speaker Mounting Bracket Driver or Passenger Side / 21+ Taho Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
1.00	BKRT00383 / CHWLUNI	CORE Howler Siren Amplifier with One Speaker and Mount Kit Special AZ CORE Bundle Package Pricing	510.3000	Y	510.30
1.00	BKRT00407 / HWLRB32	Howler Mounting Bracket for 2021+ Chevy Tahoe PPV Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
		** Center Radio and Equipment Console **			
1.00	CONS01941 / C-VSW-1005-TAH-PM-3	Havis 15 Inch Center Radio Console w/ Internal Printer Mount	935.2200	Y	935.22

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	5
Order Number	
QTE0041997	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Contract price of 22% off Havis MSRP of $1,199.00			
1.00	FACE00186 / C-FP-2	Havis 2" Blank Faceplate Included with price of console	0.0000	N	0.00
1.00	FACE00193 / C-EB40-CCS-1P	Havis 4" Faceplate for Whelen CORE Controller PB 2012-09-01 Included with price of console	0.0000	N	0.00
1.00	FACE00857 / C-EB30-APR-1P	Havis 3" Faceplate for a APX 4500 Remote Head Radio Included with price of console	0.0000	N	0.00
1.00	FACE00183 / C-FP-1	Havis 1" Blank Faceplate PB 2012-09-01 Included with price of console	0.0000	N	0.00
1.00	VACC02971 / C-USB-3	USB Type C & USB Type A Dual Port Charger Contract price of 22% off Havis MSRP of $102.00	79.5600	Y	79.56
1.00	FACE00221 / C-SW-1	Havis SPST 20 Amp Rocker Switch On-Off with Red Light PB 2012-09-01 Contract price of 22% off Havis MSRP of $29.00	22.6200	Y	22.62
1.00	CONS01623 / CUP2-1001	Havis 4" Self-Adjusting Dual Cup Holder Contract price of 22% off Havis MSRP of $70.00	54.6000	Y	54.60
1.00	FACE00183 / C-FP-1	Havis 1" Blank Faceplate	0.0000	N	0.00

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	6
Order Number	
QTE0041997	

Arizona Emergency Products

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
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Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		PB 2012-09-01 Included with price of console			
1.00	CONS01769 / C-FPW-25	Havis 2.5" Filler Plate for Wide VSW Consoles Included with price of console	0.0000	N	0.00
1.00	FACE00956 / C-EBW25-MC1-1P	Havis 2.5" Mic Clip Plate for Wide VSW Consoles Included with price of console	0.0000	N	0.00
1.00	FACE00874 / C-APW-0548	5" Accessory Pocket, 5." Deep for Wide VSW Consoles Contract price of 22% off Havis MSRP of $31.00	24.1800	Y	24.18
1.00	CONS00357 / C-MCB	Havis Mic Clip Bracket PB 2012-09-01 Contract price of 22% off Havis MSRP of $20.00	15.6000	Y	15.60
2.00	CONS01276 / MMBP-25	Magnetic Microphone Mount BP Not on contract / Open market price / MSRP $39.99	34.9900	Y	69.98
1.00	CONS00396 / C-ARM-102	Havis Console Side Mount Adjustable Armrest PB 2012-09-01 Contract price of 22% off Havis MSRP of $97.00	75.6600	Y	75.66
		** Computer Dock, Mount, and Printer **			
1.00	COMP00616 / C-HDM-214	Havis 8.5" HD Adjustable Telescoping Pole, Side Mount PB 2012-09-01	148.2000	Y	148.20

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	7
Order Number	
QTE0041997	

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Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Contract price of 22% off Havis MSRP of $190.00			
1.00	COMP01922 / C-MD-317	Computer Monitor / Keyboard Mount and Motion Device Contract price of 22% off Havis MSRP of $513.00	400.1400	Y	400.14
1.00	COMP02097 / DS-GTC-311-3	Getac V110 Notebook Docking Station, Triple Pass-Thru Ant Contract price of 22% off Havis MSRP of $1,174.00	915.7200	Y	915.72
1.00	COMP02113 / PKG-KB-2003	Rugged Chiclet Style Keyboard With Mount Contract price of 22% off Havis MSRP of $711.00	554.5800	Y	554.58
1.00	VACC01438 / LPS-116	95 Watt Power Supply for use with DS-GTC-200 TO 400 Series D Contract price of 22% off Havis MSRP of $258.00	201.2400	Y	201.24
1.00	COMP01769 / LPS-211	Multipurpose Bracket to Mount Power Supply to Computer Dock Contract price of 22% off Havis MSRP of $45.00	35.1000	Y	35.10
1.00	COMP02033 / PJ863	PocketJet8, 300dpi, 8.5 Width, Therm Printer with USB C Note on contract / Open market price	593.7500	Y	593.75
1.00	COMP02059 / LB3692-003	12v DC Pocket Jet Printer Power Adapter, 8 Foot w/ Hardware Note on contract / Open market price	31.2500	Y	31.25
		** Miscellaneous Equipment **			

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	8
Order Number	
QTE0041997	

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2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	DOME00005 / ECVDMLTAL00	LED Dome Light, 6" Round w/ Red LED Night Light Contract price of 50% off Sound Off MSRP of $144.00	72.0000	Y	72.00
1.00	FLGH00200 / 070600-0001-110	7060 Tactical LED Flashlight Note on contract / Open market price / Pelican MSRP $255.95	214.2300	Y	214.23
1.00	FLGH00197 / CHG03-0001-000	Charging Base for a 7060 Tactical Flashlight Note on contract / Open market price / Pelican MSRP $67.95	56.8800	Y	56.88
1.00	INST01501 / 6061F	DC Direct Wiring for Charging Base. Note on contract / Open market price / Pelican MSRP $18.95	15.8600	Y	15.86
		** Weapon Rack **			
1.00	GUNM00349 / GK10342UHK	Dual T-Rail Weapon Mount with 2 Universal Handcuff Style L PB 2012-02-01 Contract price of 10% off Setina MSRP of $629.00	566.1000	Y	566.10
		** Prisoner Area Set Up **			
1.00	PRIS02255 / PRPSP5714T21A	Partition with Center Sliding Poly Window / Mesh / 21+ Tahoe Contract price of 20% off ProGard MSRP of $1,269.00	1,015.2000	Y	1,015.20

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	9
Order Number	
QTE0041997	

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2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	PRIS02256 / WB57T21	Steel Window Bars for Replacement Door Panels / 21+ Tahoe Contract price of 20% off ProGard MSRP of $340.00	272.0000	Y	272.00
1.00	PRIS02257 / DP57T21	Black ABS Door Panels / 21+ Tahoe Contract price of 20% off ProGard MSRP of $198.00	158.4000	Y	158.40
1.00	PRIS02545 / S5705T21OSB-R	Charcoal Grey ABS, Standard Transport Seat w/ Steel Screen W Contract price of 20% off ProGard MSRP of $2,535.00	2,028.0000	Y	2,028.00
1.00	DOME00023 / ECVDMLTST4	Universal LED Interior Dome Light, (24) Bright White LED's, Contract price of 50% off Sound Off MSRP of $56.00 ** Cargo Area Set Up **	28.0000	Y	28.00
1.00	PRIS02541 / RWG57T21A	Rear Gargo Area Window Screens / Side and Hatch Windows Contract price of 20% off ProGard MSRP of $538.00	430.4000	Y	430.40
1.00	STOR01352 / SBX-1014	Large Modular Wide Storage Drawer with Medium-Duty Lock Contract price of 22% off Havis MSRP of $1,377.00	1,074.0600	Y	1,074.06
1.00	STOR01353 / SBX-3004	Wide Open Storage Topper Contract price of 22% off Havis MSRP of $316.00	246.4800	Y	246.48

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	10
Order Number	
QTE0041997	

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2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	STOR01354 / SBX-5011	Modular Storage Drawer Mount w/ Tall Risers for 2021+ Tahoe Contract price of 22% off Havis MSRP of $1,228.00	957.8400	Y	957.84
1.00	BKRT00388 / S2400	9' Stop Stick Mounting Tray	76.9500	Y	76.95
2.00	LEDS02122 / 3SRCCDCR	3" Compartment Light, Red/White, with Independent Controls PL-2014-01-01	62.1000	Y	124.20
2.00	LEDS02545 / 3FLANGEC	Flange Kit, Surface Mount, Chrome PL-2014-01-01 Contract price of 30% off Whelen MSRP of $20.00	14.0000	Y	28.00
1.00	VACC03425 / B001TQMU5C	SPDT Automotive Round Rocker Switch Center Off - Black ** Radar **	14.9900	Y	14.99
1.00	VACC01354 / CRS-849	Raptor RP-1 Dual KA-Band Antenna Radar	2,320.0000	Y	2,320.00
1.00	FACE00472 / L3-AP1SET	12 Volt DC Power Outlet Plug with Black Cap / for Radar PL 2012-01-01 ** Window Tint and Graphics **	11.7600	Y	11.76

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	11
Order Number	
QTE0041997	

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2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	TINT90001 / Window Tint	Window Tinting / Front Doors 35% / Rear Doors and Windows 5%	275.0000	N	275.00
1.00	VACC00885 / Graphics	Graphics Kit / As Per Sedona PD Specs	743.7500	Y	743.75
1.00	GRAP90001 / Graphics	Graphics Kit Installation	518.7500	N	518.75
		** Miscellaneous Equipment **			
1.00	ANTE01222 / PKDB-000-GPSB-SEDAZ	Panorama Antenna Kit for Sedona PD Contract price of 10% off Panorama MSRP of $310.51	279.4600	Y	279.46
1.00	VACC03530 / CH26.2.20.Standard	Ch26 Wire Harness, Master Circuit Breaker 20' Output & Timer Better than contract price of 0% off 911 Circuits MSRP of $1,215.00	776.2500	Y	776.25
1.00	VACC02658 / COREHBASE	CORE Output Harness Kit Not on contract / Open market price / MSRP $240.00	237.5000	Y	237.50
65.00	LABO90001 / AEP INSTALL	Installation Labor for all the Above Equipment EVT-Certified Technician Labor	95.0000	N	6,175.00
5.00	LABO90001 / AEP INSTALL	Installation Labor for the Kustom Radar System EVT-Certified Technician Labor	95.0000	N	475.00

Quotation continued on next page ...

Quotation

Date	Page
Aug 1, 2025	12
Order Number	
QTE0041997	

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2025 Tahoe / Full Patrol Upfit / Whel		SED10602	BPY	Aug 1, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
5.00	LABO90001 / AEP INSTALL	Installation Labor for Customer Supplied Radio EVT-Certified Technician Labor	95.0000	N	475.00
10.00	LABO90001 / AEP INSTALL	Installation Labor for Customer Supplied AXON Camera system EVT-Certified Technician Labor	95.0000	N	950.00
1.00	INST05440 / AEP-Misc	Shop Supplies	150.0000	Y	150.00
		Inbound Freight Charges for all the Above Equipment		N	1,500.00
		*** Customer Supplied Equipment ***			
1.00	INST05685 / CSM	Motorola APX 4500 Remote Head Radio Kit	0.0000	N	0.00
1.00	INST05685 / CSM	Axon Camera System	0.0000	N	0.00

Thank you for the opportunity to earn your business

Terms & Conditions:

- **ESTIMATES VALID FOR 30 DAYS**
- Orders will be invoiced upon notification of completion
- Returns subject to 25% restocking fee. No returns on special order items.
- Credit Card payments accepted for payments of orders/invoicing totaling $10,000 or less only.

SIGNATURE (not required if PO/contract is issued) _____

Parts	**25,892.99**
Labor / Services	**8,593.75**
Trans / Trip / Fee	**1,500.00**
Shipping	**0.00**
Order Discount	**0.00**
Subtotal	**35,986.74**
Total sales tax	**2,331.23**
Total order	**38,317.97**

Quotation

Date	Page
Jul 24, 2025	1
Order Number	
QTE0041928	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		POC: Commander Dowell / 928-592-7146 / Sedona PD			
		POC: Jessica Bryson / 928-203-5170 / Sedona PD			
		** Whelen CORE Lights and Siren Package **			
		*** Havis K-9 Insert ***			
		** Front of Vehicle **			
1.00	BUMP00872 / PB57T21HD	Pro-Gard Heavy Duty Steel Push Bumper for a 2021+ Tahoe Contract price of 20% off Pro-Gard MSRP of $583.00	466.4000	Y	466.40
4.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Whelen Special AZ CORE Bundle Package Pricing	124.2000	Y	496.80
		** Light Bar **			
1.00	LBAR03629 / BB2DEDE-BUNDLE	54 " Liberty-II WeCanX DUO LED Light Bar CORE Bundle Special AZ CORE Bundle Package Pricing	3,188.7000	Y	3,188.70
1.00	LBAR02715 / IJ500ST	Liberty II LB Center Mounted Strobe Light with Takedowns Whelen Special AZ CORE Bundle Package Pricing	210.6000	Y	210.60

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	2
Order Number	
QTE0041928	

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2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	LBAR03198 / T792HL-R-OML	Optical Preemption Emitter, Coded, Remote/ No Light Contract price of 20% off Tomar MSRP of $686.57	549.2500	Y	549.25
1.00	VACC02178 / MKAJ101	Whelen Adjustable Mounting Kit Liberty LB 2021+ Tahoe Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
		** Siren / Lighting Controls and Components **			
1.00	SIRE00580 / C399	Whelen Cencom Core WeCanX Siren Amp Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC02448 / CCTL7	Siren / Light Controller 21 Push Button, 4 Position Slide Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC03262 / C399SP	Scanport Plug Core Contrlr, Contr Head and OBDII Connectio Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC02753 / CEM8	8 Output, 4 Imput WeCanX Expansion Module Whelen Special AZ CORE Bundle Package Pricing	153.9000	Y	153.90
2.00	VACC02449 / CEM16	16 Output, 4 Imput WeCanX Expansion Module Special AZ CORE Bundle Package Pricing	197.1000	Y	394.20
2.00	VACC03189 / COREHEXP16L	14 Foot Expansion Harness Wire Kit for the CEM16 Not on contract / Open market price / MSRP $146.00	132.6000	Y	265.20

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	3
Order Number	
QTE0041928	

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2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	INST05842 / WCXJB12	WeCanX Junction Box, 12 WeCanX Data Connection Points Contract price of 30% off Whelen MSRP of $164.00	114.8000	Y	114.80
1.00	VACC03176 / CLBV2V	CORE Vehicle to Vehicle Sync Module Mounted in Lightbar Special AZ CORE Bundle Package Pricing ** Driver and Passenger Side of Vehicle **	249.7500	Y	249.75
2.00	LBAR03956 / TCRWX6	6 Lamp Tracer Housing and 6 TCRWX*** LED Lightheads Special AZ CORE Bundle Package Pricing	1,120.5000	Y	2,241.00
2.00	BKRT00277 / TCRB54A	Tracer Mounting Brackets for a 2021+ Tahoe Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
2.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Special AZ CORE Bundle Package Pricing	124.2000	Y	248.40
2.00	BKRT00031 / TIONBKT1	Universal L Mounting Bracket for One TLI Light head Contract price of 30% off Whelen MSRP of $20.00 ** Rear of Vehicle **	14.0000	Y	28.00
2.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Special AZ CORE Bundle Package Pricing	124.2000	Y	248.40

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	4
Order Number	
QTE0041928	

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Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
2.00	BKRT00382 / KBTSPOIL	KDBCO Rear Spoiler Mounting Bracket / Chevy Tahoe	14.9900	Y	29.98
2.00	LEDS04265 / VTX9J	Vertex Super-LED DUO Lighthead Red/Blue Whelen Special AZ CORE Bundle Package Pricing	85.0500	Y	170.10
2.00	LEDS04558 / TSS0J	ION T-Series DUO LED Light Head / Red - Blue Special AZ CORE Bundle Package Pricing	109.3500	Y	218.70
2.00	INST05739 / TIONWEDG	TION Wedge Kit, Includes One 15° and Two 5° Wedges Contract price of 30% off Whelen MSRP of $24.00	16.8000	Y	33.60
		** Siren Speaker with Mounts **			
1.00	SPEA00062 / SA315P	100 Watt Siren Speaker, Nylon Composite PL-2014-01-01 Special AZ CORE Bundle Package Pricing	210.6000	Y	210.60
1.00	SPEA00067 / SAK1	Heavy-Duty Speaker Universal "L" Mounting Bracket Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00
1.00	BKRT00383 / CHWLUNI	CORE Howler Siren Amplifier with One Speaker and Mount Kit Special AZ CORE Bundle Package Pricing	510.3000	Y	510.30
1.00	BKRT00407 / HWLRB32	Howler Mounting Bracket for 2021+ Chevy Tahoe PPV Included with Special AZ CORE Bundle Package Pricing	0.0000	N	0.00

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	5
Order Number	
QTE0041928	

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Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		** Over Head Radio and Equipment Console **			
1.00	CONS01683 / CC-21TH-OH-7	Troy Overhead Console for a 2021 + Chevy Tahoe Contract price of 30% off Troy Products MSRP of $356.00	249.2000	Y	249.20
1.00	FACE00924 / FP-ACE-K9	Troy 4" Faceplate for a Ace K9 Controller Included with price of console	0.0000	N	0.00
1.00	FACE00389 / FP-BLNK2SW	Troy 2" Faceplate with Three Switch Cut-Outs PL 2012-01-01 Included with price of console	0.0000	N	0.00
2.00	FACE00221 / C-SW-1	Havis SPST 20 Amp Rocker Switch On-Off with Red Light PB 2012-09-01 Contract price of 22% off Havis MSRP of $29.00	22.6200	Y	45.24
1.00	VACC00331 / C-SW-2	Havis SPDT 20 Amp Rocker Switch On-Off-On with Red Light PB 2012-09-01 Contract price of 22% off Havis MSRP of $28.00	21.8400	Y	21.84
1.00	FACE00386 / FP-BLNK1	Troy 1" Inch Blank Faceplate Included with price of console	0.0000	N	0.00
		** Center Radio and Equipment Console **			

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	6
Order Number	
QTE0041928	

Arizona Emergency Products

3433 E Wood St
Phoenix, AZ 85040
Phone: (602) 453-9111
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Sold To:

Sedona Police Dept, City of
100 Roadrunner Dr
Sedona, AZ 86336

Ship To:

AEP PHX INSTALL
AEP PHX INSTALL

Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	CONS01941 / C-VSW-1005-TAH-PM-3	Havis 15 Inch Center Radio Console w/ Internal Printer Mount Contract price of 22% off Havis MSRP of $1,199.00	935.2200	Y	935.22
1.00	FACE00186 / C-FP-2	Havis 2" Blank Faceplate Included with price of console	0.0000	N	0.00
1.00	FACE00193 / C-EB40-CCS-1P	Havis 4" Faceplate for Whelen CORE Controller PB 2012-09-01 Included with price of console	0.0000	N	0.00
1.00	FACE00857 / C-EB30-APR-1P	Havis 3" Faceplate for a APX 4500 Remote Head Radio Included with price of console	0.0000	N	0.00
1.00	FACE00183 / C-FP-1	Havis 1" Blank Faceplate PB 2012-09-01 Included with price of console	0.0000	N	0.00
1.00	VACC02971 / C-USB-3	USB Type C & USB Type A Dual Port Charger Contract price of 22% off Havis MSRP of $102.00	79.5600	Y	79.56
1.00	FACE00221 / C-SW-1	Havis SPST 20 Amp Rocker Switch On-Off with Red Light PB 2012-09-01 Contract price of 22% off Havis MSRP of $29.00	22.6200	Y	22.62
1.00	CONS01623 / CUP2-1001	Havis 4" Self-Adjusting Dual Cup Holder	54.6000	Y	54.60

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	7
Order Number	
QTE0041928	

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2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Contract price of 22% off Havis MSRP of $70.00			
1.00	FACE00183 / C-FP-1	Havis 1" Blank Faceplate PB 2012-09-01 Included with price of console	0.0000	N	0.00
1.00	CONS01769 / C-FPW-25	Havis 2.5" Filler Plate for Wide VSW Consoles Included with price of console	0.0000	N	0.00
1.00	FACE00956 / C-EBW25-MC1-1P	Havis 2.5" Mic Clip Plate for Wide VSW Consoles Included with price of console	0.0000	N	0.00
1.00	FACE00874 / C-APW-0548	5" Accessory Pocket, 5." Deep for Wide VSW Consoles Contract price of 22% off Havis MSRP of $31.00	24.1800	Y	24.18
1.00	CONS00357 / C-MCB	Havis Mic Clip Bracket PB 2012-09-01 Contract price of 22% off Havis MSRP of $20.00	15.6000	Y	15.60
2.00	CONS01276 / MMBP-25	Magnetic Microphone Mount BP Not on contract / Open market price / MSRP $39.99	34.9900	Y	69.98
1.00	CONS00396 / C-ARM-102	Havis Console Side Mount Adjustable Armrest PB 2012-09-01 Contract price of 22% off Havis MSRP of $97.00 ** Computer Dock, Mount, and Printer **	75.6600	Y	75.66

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	8
Order Number	
QTE0041928	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	COMP00616 / C-HDM-214	Havis 8.5" HD Adjustable Telescoping Pole, Side Mount PB 2012-09-01 Contract price of 22% off Havis MSRP of $190.00	148.2000	Y	148.20
1.00	COMP01922 / C-MD-317	Computer Monitor / Keyboard Mount and Motion Device Contract price of 22% off Havis MSRP of $513.00	400.1400	Y	400.14
1.00	COMP02097 / DS-GTC-311-3	Getac V110 Notebook Docking Station, Triple Pass-Thru Ant Contract price of 22% off Havis MSRP of $1,174.00	915.7200	Y	915.72
1.00	COMP02113 / PKG-KB-2003	Rugged Chiclet Style Keyboard With Mount Contract price of 22% off Havis MSRP of $711.00	554.5800	Y	554.58
1.00	VACC01438 / LPS-116	95 Watt Power Supply for use with DS-GTC-200 TO 400 Series D Contract price of 22% off Havis MSRP of $258.00	201.2400	Y	201.24
1.00	COMP01769 / LPS-211	Multipurpose Bracket to Mount Power Supply to Computer Dock Contract price of 22% off Havis MSRP of $45.00	35.1000	Y	35.10
1.00	COMP02033 / PJ863	PocketJet8, 300dpi, 8.5 Width, Therm Printer with USB C Note on contract / Open market price	593.7500	Y	593.75
1.00	COMP02059 / LB3692-003	12v DC Pocket Jet Printer Power Adapter, 8 Foot w/ Hardware	31.2500	Y	31.25

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	9
Order Number	
QTE0041928	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Note on contract / Open market price			
		** Miscellaneous Equipment **			
1.00	DOME00005 / ECVDMLTAL00	LED Dome Light, 6" Round w/ Red LED Night Light Contract price of 50% off Sound Off MSRP of $144.00	72.0000	Y	72.00
1.00	FLGH00200 / 070600-0001-110	7060 Tactical LED Flashlight Note on contract / Open market price / Pelican MSRP $255.95	214.2300	Y	214.23
1.00	FLGH00197 / CHG03-0001-000	Charging Base for a 7060 Tactical Flashlight Note on contract / Open market price / Pelican MSRP $67.95	56.8800	Y	56.88
1.00	INST01501 / 6061F	DC Direct Wiring for Charging Base. Note on contract / Open market price / Pelican MSRP $18.95	15.8600	Y	15.86
		** Weapon Rack **			
1.00	GUNM00748 / WEI-403	Handcuff - Style Weapon Lock for Mounting on K9 Cage	325.1500	Y	325.15
		** K-9 / Prisoner Area Set Up **			
1.00	K9AD00541 / K9-C26-PT-B	K9 / Prisoner Transport System for 2021 Tahoe Black Contract price of 22% off Havis MSRP of $6,471.00	5,047.3800	Y	5,047.38

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	10
Order Number	
QTE0041928	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	K9AD00464 / K9-A-104	K-9 10 Inch Window Fan Kit with Switch and Window Guard Contract price of 22% off Havis MSRP of $696.00	542.8800	Y	542.88
1.00	K9AD00511 / K9-A-102	K9 Transport Air Circulation Fan Option Contract price of 22% off Havis MSRP of $220.00	171.6000	Y	171.60
1.00	K9AD00441 / K9-A-103	K9 Transport Water Bowl Option Contract price of 22% off Havis MSRP of $84.00	65.5200	Y	65.52
1.00	K9AD00449 / HP-5020	Hot N Pop Pro -Need Year, Make and Model when Ordering Not on contract / Open market price / ACE K-9 MSRP $1,595.00	1,515.2500	Y	1,515.25
1.00	K9AD00450 / HP-RBM-27-400	Long Range Remote Pager Module w/ HP-ANT-F Antenna Not on contract / Open market price / ACE K-9 MSRP $395.00	376.0400	Y	376.04
1.00	K9AD00451 / NKLBK-P	No K9 Left Behind Kit/ For Use with HP-5020 Systems Only Not on contract / Open market price / ACE K-9 MSRP $75.00	71.4000	Y	71.40
1.00	K9AD00435 / AWD-7020	Ace K-9 Watch Dog Add On Control Kit for AceWatchDog App Not on contract / Open market price / ACE K-9 MSRP $899.00	855.8500	Y	855.85

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	11
Order Number	
QTE0041928	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	DOME00023 / ECVDMLTST4	Universal LED Interior Dome Light, (24) Bright White LED's, Contract price of 50% off Sound Off MSRP of $56.00 ** Cargo Area Set Up **	28.0000	Y	28.00
1.00	PRIS02541 / RWG57T21A	Rear Gargo Area Window Screens / Side and Hatch Windows Contract price of 20% off ProGard MSRP of $538.00	430.4000	Y	430.40
1.00	STOR01231 / SBX-PK3-C01-02-256-T2	2-Drawer Cargo Box w/Lock & Trays 2021+ Tahoe w/Havis K9-XL Contract price of 22% off Havis MSRP of $6,695.00	5,222.1000	Y	5,222.10
1.00	BKRT00388 / S2400	9' Stop Stick Mounting Tray	76.9500	Y	76.95
2.00	LEDS02122 / 3SRCCDCR	3" Compartment Light, Red/White, with Independent Controls PL-2014-01-01	62.1000	Y	124.20
2.00	LEDS02545 / 3FLANGEC	Flange Kit, Surface Mount, Chrome PL-2014-01-01 Contract price of 30% off Whelen MSRP of $20.00	14.0000	Y	28.00
1.00	VACC03425 / B001TQMU5C	SPDT Automotive Round Rocker Switch Center Off - Black ** Radar **	14.9900	Y	14.99

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	12
Order Number	
QTE0041928	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	VACC01354 / CRS-849	Raptor RP-1 Dual KA-Band Antenna Radar	2,320.0000	Y	2,320.00
1.00	FACE00472 / L3-AP1SET	12 Volt DC Power Outlet Plug with Black Cap / for Radar PL 2012-01-01	11.7600	Y	11.76
		** Window Tint and Graphics **			
1.00	TINT90001 / Window Tint	Window Tinting / Front Doors 35% / Rear Doors and Windows 5%	275.0000	N	275.00
1.00	VACC00885 / Graphics	Graphics Kit / As Per Sedona PD Specs	743.7500	Y	743.75
1.00	GRAP90001 / Graphics	Graphics Kit Installation	518.7500	N	518.75
		** Miscellaneous Equipment **			
1.00	ANTE01222 / PKDB-000-GPSB-SEDAZ	Panorama Antenna Kit for Sedona PD Contract price of 10% off Panorama MSRP of $310.51	279.4600	Y	279.46
1.00	VACC03530 / CH26.2.20.Standard	Ch26 Wire Harness, Master Circuit Breaker 20' Output & Timer Better than contract price of 0% off 911 Circuits MSRP of $1,215.00	776.2500	Y	776.25
1.00	VACC02658 / COREHBASE	CORE Output Harness Kit Not on contract / Open market price / MSRP $240.00	237.5000	Y	237.50

Quotation continued on next page ...

Quotation

Date	Page
Jul 24, 2025	13
Order Number	
QTE0041928	

Arizona Emergency Products

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Tahoe / K-9 Upfit / Whelen - Ha		SED10602	BPY	Jul 24, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Chevy	Tahoe PPV	Black	City of Chandler Contract # PD5-005-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
75.00	LABO90001 / AEP INSTALL	Installation Labor for all the Above Equipment EVT-Certified Technician Labor	95.0000	N	7,125.00
5.00	LABO90001 / AEP INSTALL	Installation Labor for the Kustom Radar System EVT-Certified Technician Labor	95.0000	N	475.00
5.00	LABO90001 / AEP INSTALL	Installation Labor for the Customer Supplied Radio EVT-Certified Technician Labor	95.0000	N	475.00
10.00	LABO90001 / AEP INSTALL	Installation Labor for Customer Supplied AXON Camera System EVT-Certified Technician Labor	95.0000	N	950.00
1.00	INST05440 / AEP-Misc	Shop Supplies	150.0000	Y	150.00
		Inbound Freight Charges for all the Above Equipment		N	1,500.00
		*** Customer Supplied Equipment ***			
1.00	INST05685 / CSM	Motorola APX 4500 Remote Head Radio Kit	0.0000	N	0.00
1.00	INST05685 / CSM	Axon Camera System	0.0000	N	0.00

Thank you for the opportunity to earn your business

Terms & Conditions:

- **ESTIMATES VALID FOR 30 DAYS**
- Orders will be invoiced upon notification of completion
- Returns subject to 25% restocking fee. No returns on special order items.
- Credit Card payments accepted for payments of orders/invoicing totaling $10,000 or less only.

SIGNATURE (not required if PO/contract is issued) _____

Parts	**34,550.76**
Labor / Services	**9,543.75**
Trans / Trip / Fee	**1,500.00**
Shipping	**0.00**
Order Discount	**0.00**
Subtotal	**45,594.51**
Total sales tax	**3,119.09**
Total order	**48,713.60**

Quotation

Date	Page
May 4, 2025	1
Order Number	
QTE0041189	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		POC: Commander Dowell / 928-592-7146 / Sedona PD			
		UPDATED June 24th, 2025 as per Commander Dowell's Email			
		*** VIN ***			
		*** Whelen Lights and Siren - CORE System ***			
1.00	BUMP01075 / PB47UINT20HD	Pro-Gard Heavy Duty Steel Push Bumper for a 2020+ PI-SUV Contract price of 20% off Pro-Gard MSRP of $660.00	528.0000	Y	528.00
4.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Whelen Special AZ CORE Bundle Package Pricing	124.2000	Y	496.80
1.00	LBAR03629 / BB2DEDE-BUNDLE	54 " Liberty-II WeCanX DUO LED Light Bar CORE Bundle Whelen Special AZ CORE Bundle Package Pricing	3,188.7000	Y	3,188.70
1.00	LBAR02715 / IJ500ST	Liberty II LB Center Mounted Strobe Light with Takedowns Whelen Special AZ CORE Bundle Package Pricing	210.6000	Y	210.60
1.00	LBAR03198 / T792HL-R-OML	Optical Preemption Emitter, Coded, Remote/ No Light Contract price of 20% off Tomar MSRP of $686.57	549.2500	Y	549.25
1.00	LBAR03388 / MKAJ105	Whelen Liberty II 48" LB Mounting Bracket	0.0000	N	0.00

Quotation continued on next page ...

Quotation

Date	Page
May 4, 2025	2
Order Number	
QTE0041189	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Included with Whelen Special CORE Bundle Package Pricing			
1.00	SIRE00580 / C399	Whelen Cencom Core WeCanX Siren Amp Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC02448 / CCTL7	Siren / Light Controller 21 Push Button, 4 Position Slide Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC03262 / C399SP	Scanport Plug Core Contrlr, Contr Head and OBDII Connectio Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
1.00	VACC02753 / CEM8	8 Output, 4 Imput WeCanX Expansion Module Whelen Special AZ CORE Bundle Package Pricing	153.9000	Y	153.90
2.00	VACC02449 / CEM16	16 Output, 4 Imput WeCanX Expansion Module Whelen Special AZ CORE Bundle Package Pricing	197.1000	Y	394.20
2.00	VACC03189 / COREHEXP16L	14 Foot Expansion Harness Wire Kit for the CEM16 Not on contract / Open market price / MSRP $146.00	132.6000	Y	265.20
1.00	INST05842 / WCXJB12	WeCanX Junction Box, 12 WeCanX Data Connection Points Contract price of 30% off Whelen MSRP of $164.00	114.8000	Y	114.80

Quotation continued on next page ...

Quotation

Date	Page
May 4, 2025	3
Order Number	
QTE0041189	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	VACC03176 / CLBV2V	CORE Vehicle to Vehicle Sync Module Mounted in Lightbar Whelen Special AZ CORE Bundle Package Pricing	249.7500	Y	249.75
2.00	LEDS04244 / TCRWX5	WeCanX TRACER 5 Segment / Red - White and Blue - White Whelen Special AZ CORE Bundle Package Pricing	889.6500	Y	1,779.30
2.00	BKRT00124 / TCRB50	TRACER Mouting Kit / 2020+ Ford PI-SUV Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
2.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Whelen Special AZ CORE Bundle Package Pricing	124.2000	Y	248.40
2.00	BKRT00031 / TIONBKT1	Universal LMounting Bracket for One TLI Lighthead Contract price of 30% off Whelen MSRP of $20.00	14.0000	Y	28.00
2.00	LEDS04566 / TSS0JC	ION T-Series TRIO LED Light Head / Red - Blue - White Whelen Special AZ CORE Bundle Package Pricing	124.2000	Y	248.40
2.00	BKRT00382 / KBTSPOIL	KDBCO Rear Spoiler Mounting Bracket / Ford PI-SUV	14.9900	Y	29.98
2.00	LEDS04265 / VTX9J	Vertex Super-LED DUO Lighthead Red/Blue Whelen Special AZ CORE Bundle Package Pricing	85.0500	Y	170.10
2.00	LEDS04578 / TMS0J	ION T-Series Mini DUO LED Light Head / Red - Blue	101.2500	Y	202.50

Quotation continued on next page ...

Quotation

Date	Page
May 4, 2025	4
Order Number	
QTE0041189	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Whelen Special AZ CORE Bundle Package Pricing			
1.00	SPEA00062 / SA315P	SA315 Series Siren Speaker, Nylon Composite PL-2014-01-01 Whelen Special AZ CORE Bundle Package Pricing	210.6000	Y	210.60
1.00	SPEA00067 / SAK1	Heavy Duty Universal L Siren Speaker Mounting Bracket Included with Whelen Special CORE Bundle Package Pricing	0.0000	N	0.00
1.00	SIRE00678 / CHWLFE29	CORE Howler Siren Amplifier with One Speaker and Mount Kit Special AZ CORE Bundle Package Pricing	510.3000	Y	510.30
1.00	CONS01917 / C-VS-1012-INUT-2	Havis 22" Angled Console for 2020+ PI-SUV Contract price of 22% off Havis MSRP of $670.00	522.6000	Y	522.60
1.00	FACE00798 / CM009785-1	Havis - Relocation Faceplate for Rear HVAC 2020+ PI-SUV Included with price of console	0.0000	N	0.00
1.00	CONS01916 / C-PM-134-PC	Brother PocketJet PJ 8 Printer Mount for PI Utility Console Contract price of 22% off Havis MSRP of $363.00	283.1400	Y	283.14
1.00	FACE00193 / C-EB40-CCS-1P	Havis 4" Faceplate for Whelen Cencom Controller PB 2012-09-01 Included with price of console	0.0000	N	0.00

Quotation continued on next page ...

Quotation

Date	Page
May 4, 2025	5
Order Number	
QTE0041189	

Arizona Emergency Products

3433 E Wood St
Phoenix, AZ 85040
Phone: (602) 453-9111
Fax: (602) 453-3743

Sold To:

Sedona Police Dept, City of
100 Roadrunner Dr
Sedona, AZ 86336

Ship To:

AEP PHX INSTALL
AEP PHX INSTALL

Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	FACE00657 / C-EB30-APS-1P	Havis 3" Faceplate for a APX 4500 Self-Contained Radio Included with price of console	0.0000	N	0.00
1.00	CONS01844 / C-AP-0325-1	3" Rubber Lined Composite Accessory Pocket, 2.5" Deep Contract price of 22% off Havis MSRP of $53.00	41.3400	Y	41.34
1.00	CONS01623 / CUP2-1001	Havis 4" Self-Adjusting Dual Cup Holder Contract price of 22% off Havis MSRP of $70.00	54.6000	Y	54.60
1.00	FACE00186 / C-FP-2	Havis 2" Blank Faceplate Included with price of console	0.0000	N	0.00
2.00	CONS00357 / C-MCB	Havis Mic Clip Bracket PB 2012-09-01 Contract price of 22% off Havis MSRP of $20.00	15.6000	Y	31.20
2.00	CONS01276 / MMBP-25	Magnetic Microphone Mount BP Not on contract / Open market price / MSRP $39.99	34.9900	Y	69.98
1.00	VACC02971 / C-USB-3	USB Type C & USB Type A Dual Port Charger Contract price of 22% off Havis MSRP of $102.00	79.5600	Y	79.56
1.00	FACE00221 / C-SW-1	Havis SPST 20 Amp Rocker Switch with Red Indicator Light PB 2012-09-01	22.6200	Y	22.62

Quotation continued on next page ...

Quotation

Date	Page
May 4, 2025	6
Order Number	
QTE0041189	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Contract price of 22% off Havis MSRP of $29.00			
1.00	CONS01636 / C-ARM-108	Side Mounted Swing-Away Flip-Up Armrest Contract price of 22% off Havis MSRP of $257.00	200.4600	Y	200.46
1.00	COMP00157 / C-HDM-204	8.5" Heavy-Duty Telescoping Pole, Side Mount, Short Handle PB 2012-09-01 Contract price of 22% off Havis MSRP of $237.00	184.8600	Y	184.86
1.00	COMP01769 / LPS-211	Multipurpose Bracket to Mount Power Supply to Computer Dock Contract price of 22% off Havis MSRP of $45.00	35.1000	Y	35.10
1.00	DOME00005 / ECVDMLTAL00	6" Round, White and Red Night Light LEDs, White Lens Contract price of 50% off Sound Off MSRP of $144.00	72.0000	Y	72.00
1.00	COMP01185 / LB3692	12v DC Pocket Jet Printer Power Adapter, 8 Foot w/ Hardware	26.6400	Y	26.64
1.00	FLGH00197 / CHG03-0001-000	Charging Base for a 7060 Tactical Flashlight Note on contract / Open market price / Pelican MSRP $67.95	56.8800	Y	56.88
1.00	INST01501 / 6061F	DC Direct Wiring for Charging Base. Note on contract / Open market price / Pelican MSRP $18.95	15.8600	Y	15.86

Quotation continued on next page ...

Quotation

Date	Page
May 4, 2025	7
Order Number	
QTE0041189	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
1.00	GUNM00349 / GK10342UHK	Dual T-Rail Weapon Mount with 2 Universal Handcuff Style L PB 2012-02-01 Contract price of 10% off Setina MSRP of $609.00	548.1000	Y	548.10
1.00	PRIS02605 / PRPSP4714UINT20A	Poly Center Slider Window with Expanded Metal Insert 20+ PI- Contract price of 20% off Pro-Gard MSRP of $1,232.00	985.6000	Y	985.60
1.00	PRIS02584 / S4702UINT20OSB	Charcoal Grey ABS, Transport Seat w/ Poly Window and OB Seat Contract price of 20% off Pro-Gard MSRP of $2,243.00	1,794.4000	Y	1,794.40
1.00	PRIS02506 / WB47NPUINT20	Steel Window Bars for 20+ PI-SUV OEM Door Panels Contract price of 20% off Pro-Gard MSRP of $330.00	264.0000	Y	264.00
1.00	PRIS02036 / FRD200001-0	Latch/Window Switch BlockOff Kit, Rear Doors, 20+ PI Utility Contract price of 20% off Patrol Power MSRP of $140.00	112.0000	Y	112.00
1.00	DOME00023 / ECVDMLTST4	Universal LED Interior Dome Light, (24) Bright White LED's, Contract price of 50% off Sound Off MSRP of $58.00	28.0000	Y	28.00
1.00	STOR01238 / SBX-1004	Large Modular Storage Drawer with Medium-Duty Lock Contract price of 22% off Havis MSRP of $1,393.00	1,086.5400	Y	1,086.54
1.00	STOR01100 / SBX-3003	Open Storage Drawer Topper	213.7200	Y	213.72

Quotation continued on next page ...

Quotation

Date	Page
May 4, 2025	8
Order Number	
QTE0041189	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Contract price of 22% off Havis MSRP of $274.00			
1.00	STOR01328 / SBX-5004	Modular Storage Drawer Mount for 2020 + PI-SUV Contract price of 22% off Havis MSRP of $867.00	676.2600	Y	676.26
1.00	STOR01329 / SBX-F28-PROKIT	Filler Panel for Havis Storage Drawer Mount to Pro-Gard Part Contract price of 22% off Havis MSRP of $146.00	113.8800	Y	113.88
2.00	LEDS02122 / 3SRCCDCR	Compartment Light, Combination Red / White PL-2014-01-01 Special AZ CORE Bundle Package Pricing	62.1000	Y	124.20
2.00	LEDS02545 / 3FLANGEC	Flange Kit, Surface Mount, Chrome PL-2014-01-01 Contract price of 30% off Whelen MSRP of $20.00	14.0000	Y	28.00
1.00	VACC03425 / B001TQMU5C	SPDT Automotive Round Rocker Switch Center Off - Black Not on contract / Open market price	14.9900	Y	14.99
1.00	BKRT00388 / S2400	9' Stop Stick Mounting Tray	76.9500	Y	76.95
1.00	TINT90001 / Window Tint	Window Tinting / Front Doors 35% / Rear Doors and Windows 5% Not on contract / Open market price	250.0000	N	250.00
1.00	VACC00885 / Graphics	Graphics Kit / As Per Sedona PD Specs	608.2100	Y	608.21

Quotation continued on next page ...

Quotation

Date	Page
May 4, 2025	9
Order Number	
QTE0041189	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		Not on contract / Open market price			
1.00	GRAP90001 / Graphics	Graphics Kit Installation Not on contract / Open market price	400.0000	N	400.00
1.00	ANTE01222 / PKDB-000-GPSB-SEDAZ	Panorama Antenna Kit for Sedona PD Contract price of 10% off Panorama MSRP of $310.51	279.4600	Y	279.46
1.00	VACC02663 / CH27.1.20	Ch27 Wire Harness, Master Circuit Breaker 20' Output & Timer Better than contract price of 0% off 911 Circuits MSRP of $1,215.00	776.2500	Y	776.25
1.00	VACC03214 / MB-U27-NT	Universal No Tab Mounting Bracket Kit for the Ch27 Included with the price of the CH27.1.20	0.0000	N	0.00
1.00	VACC02658 / COREHBASE	CORE Output Harness Kit Not on contract / Open market price / MSRP $240.00	237.5000	Y	237.50
55.00	LABO90001 / AEP INSTALL	Installation Labor for all the Above Equipment EVT-Certified Technician Labor Labor reduction from 65 hours to 55 hours for CORE / 911 Wire Harness	95.0000	N	5,225.00
5.00	LABO90001 / AEP INSTALL	Installation Labor for Customer Supplied Radio EVT-Certified Technician Labor	95.0000	N	475.00
5.00	LABO90001 / AEP INSTALL	Installation Labor for Customer Supplied Radar	95.0000	N	475.00

Quotation continued on next page ...

Quotation

Date	Page
May 4, 2025	10
Order Number	
QTE0041189	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
2025 Ford PI-SUV / Full Patrol Build		SED10602	BPY	May 4, 2025		NET30

Year	Make	Model	Color	State Contract #
2025	Ford	PI-SUV	Black	City of Chandler Conract # PD5-055-4859

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		EVT-Certified Technician Labor			
10.00	LABO90001 / AEP INSTALL	Installation Labor for Customer Supplied AXON Camera system EVT-Certified Technician Labor	95.0000	N	950.00
1.00	INST05440 / AEP-Misc	Shop Supplies	125.0000	Y	125.00
		Inbound Freight Charges for all the Above Equipment		N	750.00
		*** CUSTOMER SUPPLIED EQUIPMENT ***			
1.00	INST05685 / CSM	Motorola APX 4500 Self-Contained Radio Kit	0.0000	N	0.00
1.00	INST05685 / CSM	Docking Satation for a Getac V110 Computer	0.0000	N	0.00
1.00	INST05685 / CSM	Havis Heavy Duty Comperter Monitor / Keyboard Mount	0.0000	N	0.00
1.00	INST05685 / CSM	Havis Rugged Chiclet Style Keyboard	0.0000	N	0.00
1.00	INST05685 / CSM	Brother Pocket Jet8 Printer	0.0000	N	0.00
1.00	INST05685 / CSM	Kustom Raptor Radar System	0.0000	N	0.00
1.00	INST05685 / CSM	Axon Camera System	0.0000	N	0.00

Thank you for the opportunity to earn your business

Terms & Conditions:

- **ESTIMATES VALID FOR 30 DAYS**
- Orders will be invoiced upon notification of completion
- Returns subject to 25% restocking fee. No returns on special order items.
- Credit Card payments accepted for payments of orders/invoicing totaling $10,000 or less only.

SIGNATURE (not required if PO/contract is issued) _____

Parts	**19,618.68**
Labor / Services	**7,525.00**
Trans / Trip / Fee	**750.00**
Shipping	**0.00**
Order Discount	**0.00**
Subtotal	**27,893.68**
Total sales tax	**1,665.71**
Total order	**29,559.39**

Estimate

AIRWAVE COMMUNICATIONS

Date	11/3/2025
Estimate #	PHX-3957
Rep	TR

6047 S. Maple Ave
Tempe, AZ 85283
602-889-2359
www.airwavecommunication.com

Tammy Reutter
480-932-5866
t.reutter@airwavecommunication.com

Contact	

Customer Name / Address

Sedona Police Dept
100 Roadrunner Dr
Sedona, AZ 86336

Item	Description	Qty	Rate	Total
	Chris Dowell			
PB47UINT20HD	PRO GUARD HD PUSH BUMPER	1	660.00	660.00T
CHANDLER PRO GARD	CHANDLER PRO GARD 15%		-99.00	-99.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL BUMPER GUARD	2	85.00	170.00
TSS0JC	T-SERIES LIGHTHEAD, TRIO, R/B/W PROMO PRICING	4	115.00	460.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL BUMPER LIGHTS	4	85.00	340.00
BB2DEDE	LIBERTY II DUO-DUO WCX CORE BUNDLE 54" LIGHTBAR, DUAL COLOR R/W B/W FRONT AND SIDES R/A B/A REAR PROMO PRICING	1	2,952.50	2,952.50T
MRINS	UPFITTING INSTALL LABOR - INSTALL LIGHTBAR	2	85.00	170.00
MKAJ105	Whelen Liberty II 48" Mountuing Bracket INCLUDED W/ LIGHTBAR	1	0.00	0.00T
T792HL-R-OML	OPTICOM COMPATIBLE, PROGRAMMABLE CODED EMITTER POWER SUPPLY ONLY FOR USE WITH CUSTOMER SUPPLIED LAMP AND SWITCH. INCLUDES 1 FOOT POWER CABLE PIGTAIL AND 2 FOOT LAMP CABLE	1	617.91	617.91T
MRINS	UPFITTING INSTALL LABOR - ISTALL EMITTER	1	85.00	85.00
IJ500ST	CENTER MOUNTED STROBE, CABLE AND LED TKDN	1	195.00	195.00T
PE215	PRE-EMPTION STROBE SUPPLY	1	516.25	516.25T
46-0743191-000	Y-HARNESS FOR PE215	1	25.00	25.00T
C399	CENCOM CORE WITH OBDII INTERFACE, KIT INCLUDES, CORE AMPLIFIER, CONTROL HEAD AND OBD CABLE KIT PROMO PRICING	1	0.00	0.00T
CCTL7	Includes 3 Section Control Head and 21 Push-Buttons, 4-Position Slide Switch, Microphone with Extension Cable PROMO PRICING	1	0.00	0.00T
C399SP	SCANport contactless CAN reader PROMO PRICING	1	0.00	0.00T
CEM8	WCX EXPANSION MODULE, 8 OUTPUT	1	131.10	131.10T
CEM16	16 OUTPUT, 4 INPUT WECANX EXPANSION MODULE	2	167.90	335.80T
COREHEXP16L	CEM16 OUTPUT HARNESS KIT	2	117.30	234.60T

	Subtotal
	Sales Tax (8.1%)
	Total

Estimate

AIRWAVE COMMUNICATIONS

Date	11/3/2025
Estimate #	PHX-3957
Rep	TR

6047 S. Maple Ave
Tempe, AZ 85283
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Tammy Reutter
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Contact	

Customer Name / Address

Sedona Police Dept
100 Roadrunner Dr
Sedona, AZ 86336

Item	Description	Qty	Rate	Total
WCXJB12	WECANX JUNCTION BOX	1	123.00	123.00T
CLBV2V	SYNC MODULE, FACTORY INSTALLED IN LIGHTBAR	1	231.25	231.25T
MRINS	UPFITTING INSTALL LABOR - INSTALL & PROGRAM SIREN, SYNC, SCANport	5	85.00	425.00
TCRWX5	TRACER 5 LAMP DUO VERSION	2	886.25	1,772.50T
TCRB50	2020-2022 Ford Police Interceptor Utility Running Board Mounting Kit, for 5 or 6-Lamp Tracer™, Each INCLUDED WITH TRACER	2	0.00	0.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL TRACERS	3	85.00	255.00
TSS0JC	T-SERIES LIGHTHEAD, TRIO, R/B/W	2	111.25	222.50T
TIONBKT1	Optional Universal "L" Mounting Bracket for One TLI™ Lighthead	2	15.00	30.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL CARGO SIDE LIGHTS	3	85.00	255.00
TSS0JC	T-SERIES LIGHTHEAD, TRIO, R/B/W	2	115.00	230.00T
KBTSPOIL	T-SERIES UNDER SPOILER MOUNT FOR 2021+ TAHOE	2	12.50	25.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL SPOILER LIGHTS	2	85.00	170.00
VTX9J	VERTEX SUPER-LED DUO BLU/RED	2	78.75	157.50T
TMS0J	MINI T-SERIES SURFACE RED/BLU	2	93.75	187.50T
MRINS	UPFITTING INSTALL LABOR - INSTALL INSERTS	3	85.00	255.00
SA315P	Speaker, Nylon Composite	1	195.00	195.00T
SAK1	HEAVY DUTY UNIVERSAL "L" MOUNTING BRACKET FOR SA315P	1	0.00	0.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL SIREN SPEAKER	0.5	85.00	42.50
CHWLFE29	CHWLFE29, WCX LO FREQ SIREN AMP EXPLORER 1 SPEAKER		472.50	472.50T
MRINS	UPFITTING INSTALL LABOR - INSTALL HOWLER	2	85.00	170.00
C-VS-1012-INUT-2	Vehicle-Specific 22" Angled Console for 2020-2025 Ford Interceptor Utility	1	676.00	676.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-135.20	-135.20T
MRINS	UPFITTING INSTALL LABOR - INSTALL CONSOLE	3	85.00	255.00
CM009785-1	HVAC RELOCATION BRACKET KIT	1	63.00	63.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-12.60	-12.60T
C-PM-134-PC	Brother PocketJet 8 Printer Mount for 2020-2025 Ford Interceptor Utility Consoles	1	366.00	366.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%	1	-73.20	-73.20T
MRINS	UPFITTING INSTALL LABOR - INSTALL PRINTER & CABLES	0.5	85.00	42.50
C-EB40-CCS-1P	1-Piece Equipment Mounting Bracket, 4" Mounting Space, Fits Whelen Cencom CCSRN, CCSRNTA, MPC03, & CCTL7 Core	1	0.00	0.00T

	Subtotal
	Sales Tax (8.1%)
	Total

Estimate

AIRWAVE COMMUNICATIONS

Date	11/3/2025
Estimate #	PHX-3957
Rep	TR

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Customer Name / Address

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100 Roadrunner Dr
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Item	Description	Qty	Rate	Total
C-EB30-APS-1P	FACEPLATE FOR MOTOROLA XTL2500, 5000, 05 DASH MOUNT	1	0.00	0.00T
C-AP-0325-1	3" Accessory Pocket, 2.5" Deep	1	53.00	53.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL ACCESSORY BOX	0.5	85.00	42.50
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-10.60	-10.60T
CUP2-1001	SELF ADJUSTING DOUBLE CUP HOLDER	1	70.00	70.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-14.00	-14.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL CUP HOLDER	0.5	85.00	42.50
C-FP-2	HAVIS 2 INCH BLANK FILLER PLATE	1	0.00	0.00T
C-MCB	HAVIS MIC CLIP BRACKET	2	20.00	40.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-8.00	-8.00T
425-3816	MAGNETIC MIC SINGLE UNIT	2	39.00	78.00T
C-USB-3	USB-C & USB Type A Dual Port Charger	1	108.00	108.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-21.60	-21.60T
MRINS	UPFITTING INSTALL LABOR - INSTALL USB ACCESSORIES	0.5	85.00	42.50
C-SW-1	Black Paddle Type Rocker Switch, LED Pilot Light, 20 Amps, 12 Volt, On/Off 3 Prong	1	29.00	29.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-4.00	-4.00T
C-ARM-108	SIDE MOUNTED SWING-AWAY FLIP-UP ARMREST	1	277.00	277.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-55.40	-55.40T
MRINS	UPFITTING INSTALL LABOR - INSTALL ARM REST	0.5	85.00	42.50
C-HDM-204	8.5" Heavy Duty Telescoping Pole, Side Mount, Short Handle	1	245.00	245.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-49.00	-49.00T
LPS-211	Multipurpose Bracket Secures Power Supplies on Havis Docking Stations or Cradles	1	45.00	45.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-9.00	-9.00T
MRINS	UPFITTING INSTALL LABOR - ISNTALL MDC AND POCWER SUPPLY BRACKET	1	85.00	85.00
ECVDMLTAL00	UNIVERSAL LED DOME LIGHT 6" ROUND W/ WHITE LENS RED AND WHITE LED	1	144.00	144.00T
CHANDLER-SOUNDOFF	CHANDLER SOUNDOFF 52%		-74.88	-74.88T
MRINS	UPFITTING INSTALL LABOR - INSTALL OFFICER DOME LIGHT	1	85.00	85.00
LB3692	POCKET JET CAR ADAPTER, WIRED, 14' LENGTH	1	39.00	39.00T
CHG03-0001-000	Pelican Desk/Dash Charger Base Unit for the 7060 LED Flashlight (Gen 3)	1	78.14	78.14T

	Subtotal
	Sales Tax (8.1%)
	Total

Estimate

AIRWAVE COMMUNICATIONS

Date	11/3/2025
Estimate #	PHX-3957
Rep	TR

6047 S. Maple Ave
Tempe, AZ 85283
602-889-2359
www.airwavecommunication.com

Tammy Reutter
480-932-5866
t.reutter@airwavecommunication.com

Contact	

Customer Name / Address

Sedona Police Dept
100 Roadrunner Dr
Sedona, AZ 86336

Item	Description	Qty	Rate	Total
6061F	VEHICLE CHARGER CORDS, 2460/3765/3765PL/7060/8060/9410L/9415/9415I, 6061F, DIRECT WIRE	1	22.82	22.82T
MRINS	UPFITTING INSTALL LABOR - INSTALL FLASH LIGHT & BASE	0.5	85.00	42.50
GK10342UHK	DUAL T-RAIL MOUNT, 2 UNIVERSAL XL LOCKS WITH HANDCUFF KEY OVERRIDE	1	629.00	629.00T
CHANDLER-SETINA	CHANDLER SETINA 15%		-94.35	-94.35T
MRINS	UPFITTING INSTALL LABOR - INSTALL GUNRACK ON PARTITON	2	85.00	170.00
PRPSP4714UNIT20A	Poly Center Slider Window with Expanded Metal Insert FORD INTERCEPTOR UTILITY 2020	1	1,232.00	1,232.00T
CHANDLER PRO GARD	CHANDLER PRO GARD 15%		-184.80	-184.80T
MRINS	UPFITTING INSTALL LABOR - INSTALL FRONT PARTITION	2	85.00	170.00
S4702UINT20OSB	Charcoal Grey ABS, Transport Seat w/ Poly Window Cargo Barrier and Outboard Seat Belts	1	2,243.00	2,243.00T
CHANDLER PRO GARD	CHANDLER PRO GARD 15%		-336.45	-336.45T
MRINS	UPFITTING INSTALL LABOR - INSTALL REAR CAGE AND SEAT	4	85.00	340.00
WB47NPUINT20	Pair, Steel Window Bars	1	330.00	330.00T
CHANDLER PRO GARD	CHANDLER PRO GARD 15%		-49.50	-49.50T
MRINS	UPFITTING INSTALL LABOR - INSTALL WINDOW GUARDS	1	85.00	85.00
FRD200001-0	Rear Door Block-Off Plates (Set for 2 Doors) -Block-Off Plates Cover Rear Door Handles and Window Switches -Includes Security Hardware	1	92.40	92.40T
MRINS	UPFITTING INSTALL LABOR - INSTALL DOOR LATCH	1	85.00	85.00
ECVDMLTST4	INTERIOR CARGO / DOME LIGHT FLUSH SURFACE MOUNT 6" X 3" WHITE	1	56.00	56.00T
CHANDLER-SOUNDOFF	CHANDLER SOUNDOFF 52%		-2,912.00	-2,912.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL PRISONER DOME LIGHT	1	85.00	85.00
SBX-1004	Large Modular Storage Drawer With Medium-Duty Lock	1	1,406.00	1,406.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-281.20	-281.20T
SBX-3003	Open Storage Drawer Topper	1	274.00	274.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-54.80	-54.80T
SBX-5004	Modular Storage Drawer Mount For 2020-2024 Ford Interceptor Utility	1	867.00	867.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-173.40	-173.40T
SBX-F28-PROKIT	Filler Panel for Havis Storage Drawer Mount to Pro-Gard Partition	1	146.00	146.00T

	Subtotal
	Sales Tax (8.1%)
	Total

Estimate

AIRWAVE COMMUNICATIONS

Date	11/3/2025
Estimate #	PHX-3957
Rep	TR

6047 S. Maple Ave
Tempe, AZ 85283
602-889-2359
www.airwavecommunication.com

Tammy Reutter
480-932-5866
t.reutter@airwavecommunication.com

Contact	

Customer Name / Address

Sedona Police Dept
100 Roadrunner Dr
Sedona, AZ 86336

Item	Description	Qty	Rate	Total
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		0.00	0.00T
PROKIT-2	Adapter Kit for Pro-Gard Partition to Havis TTP or Storage Drawer Mount in 2020-2025 Ford Interceptor Utility	1	34.00	34.00T
CHANDLER-HAVIS	HAVIS DISCOUNT 20%		-59.20	-59.20T
MRINS	UPFITTING INSTALL LABOR - ISNTLAL CARGO BOX AND FRAME	2.5	85.00	212.50
3SRCCDCR	3" LED DOME LIGHT RED/WHITE	2	57.50	115.00T
TFLANGEC	Flange Kit, Surface Mount, Chrome	2	18.00	36.00T
MRINS	UPFITTING INSTALL LABOR - IONSTALL CARGO DOME LIGHT & ROCKER	1	85.00	85.00
B001TQMU5C	3 Way Round Rocker Switch 12V, Waterproof 3 Pin 3 Position ON/Off/ON 6A/250V AC 10A/125V DC SPDT Circle Toggle Switch	1	12.99	12.99T
MRINS	UPFITTING INSTALL LABOR - INSTLAL ROCKER FOR DOME	0.5	85.00	42.50
S2400	ALUMINUM TRAY FOR (3) 9' STOP STICK	1	75.00	75.00T
MRINS	UPFITTING INSTALL LABOR - INSTALL STOPSTICKS	2	85.00	170.00
SUV TINT	SPECIFY VEHICLE AND TINT PERCENTAGE	1	375.00	375.00
GRAPHICSKIT	GRAPHICS KIT PER QUOTE	1	559.56	559.56T
GRAPHICSINSTALL	GRAPHICS KIT INSTALL PER QUOTE	1	350.00	350.00
CH26.2.20	CH26 STANDARD HARNESS, 20' LENGTH, DUAL STAGE TIMER	1	885.00	885.00T
CH26MOUNT	Mounting base for Ch26 housing	1	50.00	50.00T
COREHBASE	CORE OUTPUT HARNESS KIT, INCLUDES, J-10 (20'), J-16(20'), J-17(20') AND HORN RING JUMPER KIT	1	237.50	237.50T
MRINS	UPFITTING INSTALL LABOR - INSTALL WIREHARNES	3.5	85.00	297.50
	AXON INSTALL			
MRINS	UPFITTING INSTALL LABOR	1	85.00	85.00
	RADAR			
MRINS	UPFITTING INSTALL LABOR - INSTALL CUSTOMER SUPPLIED RADAR FRONT & REAR	2	85.00	170.00
PKDB-000-GPSB-SEDAZ-LT	CITY OF SEDONA POLICE ANTENNA CONFIGURATION	1	321.72	321.72T
CHANDLER-PANORAMA	PANORAMA 10%		-32.17	-32.17T
MRRADIO	RADIO INSTALLATION FEE - INTALL RADIO & ANTENNAS	1	595.00	595.00
	CUSTOMER SUPPLIED ITEMS			

	Subtotal
	Sales Tax (8.1%)
	Total

Estimate

AIRWAVE COMMUNICATIONS

Date	11/3/2025
Estimate #	PHX-3957
Rep	TR

6047 S. Maple Ave
Tempe, AZ 85283
602-889-2359
www.airwavecommunication.com

Tammy Reutter
480-932-5866
t.reutter@airwavecommunication.com

Contact	

Customer Name / Address

Sedona Police Dept
100 Roadrunner Dr
Sedona, AZ 86336

Item	Description	Qty	Rate	Total
	MOTOROLA APX RADIO			
	GETEC DOCKING STATION			
	HAVIS HEAVY DUTY DOCKING COMPUTER MONITOR / KEYBOARD MOUNT			
	HAVIS RUGGED KEYBOARD			
	BROTHER PRINTER			
	KUSTOM SIGNAL RADAR			
	AXON SYSTEM			
INSFSS	INSTALLER SHOP SUPPLIES	60	8.00	480.00T
Shipping	Shipping Charges Per Quote	1	600.00	600.00

Subtotal	$24,381.69
Sales Tax (8.1%)	$1,413.18
Total	$25,794.87

Prices valid for 30 days from estimate date. Estimate subject to special 30/30/40 payment terms.

MHQ of Arizona

550 N 54th Street
Chandler AZ 85226
(833) 455-0503

Quote

Date	Estimate #
1/22/2025	119727

Name / Address	Ship To
Sedona Police Department 100 Roadrunner Dr. Sedona, AZ 86336	MHQ West Chandler, AZ

Rep	Phone	Fax	Office Hours	Visit our Website	Project
Tom	(480) 498-5105	(480) 361-7716	7am to 4pm M-F	www.mhqwest.com	2025 Tahoe K9

Item	MFG	Description	MSRP	Qty	Cost	Total
Build	Build	Contact Name: Chris Dowell Contact Number:928-592-7146 e-mail: cdowell@sedonaaz.gov Vehicle/Year: 2025 Tahoe Type: K-9 Build				0.00T
CSP	CSP	Customer Supplied Parts: Installed per manufacturer specs. All components must be included such as: Hardware, Cables, Connectors, Brackets, Plugs, Antennas etc. Any items not functioning once installed will be diagnosed at $95.00 per hr. repair items will be quoted Separately. All items need to be delivered completely before build will start. Items Listed Below to be Supplied: * Axon Camera system * Motorola APX remote Radio * Docking Station For Getac V110 * Brother Pocket Jet 8 Printer * C-MD-317 Keyboard/Moniter Mount			0.00	0.00T

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Item	MFG	Description	MSRP	Qty	Cost	Total
		* PKG-KB-205 Keyboard * CRS849 Raptor Radar				

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Item	MFG	Description	MSRP	Qty	Cost	Total
AZ DPS Contract 4/24		New AZ Upfitting Co-Op Contract Number CTR049798-3, 4/24 Extended to 5/18/25.			0.00	0.00T
Tint Window - SUV / PU	Tint	Tint SUV / PU, STD Film. Level TBD.	337.50	1	337.50	337.50T
		*** Lightbar/Siren Package with Opticom ***				
C399-LIBERTYII-DUO-...	Whelen	Liberty II DUO package Includes: Liberty II DUO light Bar w/ super LED Takedowns, mounting strap, C399 Core Siren, CCTL control pad, C399K obd cable. 1/25	10355.00	1	3,756.27	3,756.27T
BJ2DEDE-PKG	Whelen	54" LIBERTY WCX DUO "SEE LIGHT BAR DRAWING 1/25	8110.00	1	0.00	0.00T
CLBV2V	Whelen	Vehicle to Vehicle SYNC module, installed in lightbar. 1/25	371.00	1	241.15	241.15T
MKAJ101	Whelen	2021+ Chevy 2500, Tahoe PPV/SSV ADJ LIGHTBAR MOUNT KIT #101	112.00	1	0.00	0.00T
IJ500ST	Whelen	Two Super-LED® Flashing Take-Down Lights and a Strobe for Liberty™ II IJ Series Lightbar Only. Center Mount Option Only 1/25	559.00	1	356.20	356.20T
PE215	Whelen	PE215 STROBE PREEMPTION P/S 1/25	827.00	1	537.55	537.55T

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Item	MFG	Description	MSRP	Qty	Cost	Total
46-0743191-000	Whelen	ASS'Y, HARNESS "Y" 1/25	43.00	1	27.95	27.95T
C399-PKG	Whelen	CENCOM CORE WCX CONTROL CENTER. Included in Bundle KB 026 1/25	1411.00	1	0.00	0.00T
CCTL7-PKG	Whelen	WeCanX 21 BUTTON/SLIDE CTRL HD. Included in Bundle KB 026 1/25	473.00	1	0.00	0.00T
C399SP-PKG	Whelen	SCANport KIT FOR C399. Works for 24+ Silverado & Superduty. 1/25	189.00	1	0.00	0.00T
CEM16	Whelen	New! 16 Output, 4 Input WeCanX™ Expansion Module. KB 026 1/25	292.00	1	189.80	189.80T
COREHEXP16L	K Bruce Co.	CEM16 output harness kit, J-6 (8'), J-5 (8') 4/23	146.00	1	136.00	136.00T
SA315P	Whelen	Siren speaker, Not a Package, 123db. KB026 1/25	465.00	1	222.86	222.86T
SAK1	Whelen	Universal Siren Speaker Mounting Bracket. 1/25	53.00	1	0.00	0.00T
CHOWLER	Whelen	*** Low Frequency Siren ** WCX LOW FREQUENCY DUAL SIREN SYSTEM. 1/25	944.00	1	613.60	613.60T

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Item	MFG	Description	MSRP	Qty	Cost	Total
HWLRB32K	Whelen	REPLACE HOWLER BKT 21 TAHOE 1/25	274.00	1	178.10	178.10T
		*** Push Bumper ***				
36-4045	Westin	2025 Chevrolet Tahoe Push Bumper Elite 1/25	1011.15	1	758.35	758.35T
36-4045WC	Westin	Push Bumper Elite Wire Cover, Tahoe 1/25	67.41	1	50.55	50.55T
36-6015W2	Westin	Westin 2 Light Channel, Whelen ION - Series for 33.1" PushBar. 4/24	67.41	1	50.55	50.55T
		Front Lighting				
I2D	Whelen	* Push bumper forward light * ION DUO Red / White PROMO# KB 026 1/25	206.00	1	133.90	133.90T
I2E	Whelen	* Push bumper forward light * ION DUO Blue / White KB026 1/25	206.00	1	133.90	133.90T
TLI2D	Whelen	* Push bumper side light * ION™ T-Series™ Linear Super-LED®. Color Red / White. KB 026 1/25	199.00	1	129.35	129.35T
TLI2E	Whelen	* Push bumper side light * ION™ T-Series™ Linear Super-LED®. Color Blue / White. KB 026 1/25	199.00	1	129.35	129.35T

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Item	MFG	Description	MSRP	Qty	Cost	Total
		*** Side Lighting***				
TCRWX6-DUO	Whelen	Six segment DUO Tracer with Mounting kit included. KB026 1/25	1819.00	2	968.20	1,936.40T
TCRB54A	Whelen	Chevy Tahoe, 2021 Tracer Running Board Mounting 1/25	110.00	1	0.00	0.00T
I3JC	Whelen	*Quarter window lights* ION Trio Red / Blue / White with White Over ride. KB 026 1/25	243.00	2	157.95	315.90T
		*** Rear of Vehicle ***				
ETFBSSN-P	SoundOff Signal	Flashback Alternating Taillight Flasher, Solid State - 2.4 f.p.s. 1/23	102.00	1	66.30	66.30T
VTX609B	Whelen	Vertex Super LED Lighthead, Blue KB 026 1/25	144.00	2	93.60	187.20T
I3JC	Whelen	* Spoiler lights * ION Trio Red / Blue / White with White Over ride. KB 026 1/25	243.00	2	157.95	315.90T

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Tom	(480) 498-5105	(480) 361-7716	7am to 4pm M-F	www.mhqwest.com	2025 Tahoe K9

Item	MFG	Description	MSRP	Qty	Cost	Total
TLMI2J	Whelen	*Under hatch lights, when hatch is open* T ION Mini Duo Red Blue (Side and Grill lighting). KB026 1/25	158.00	2	102.70	205.40T
		*** Console ***				
ECVDMLTAL00	SoundOff Signal	* Driver Dome Light * LED Dome Light, Universal Mount 6" Round w/ Red LED Night Light, 10-30v - White LEDs/White Lens. 1/25	144.00	1	89.05	89.05T
C-VS-1012-TAH-2	Havis	2025 Chevy Tahoe Console 10/24	780.00	1	585.00	585.00T
C-USB-3	Havis	USB-C & USB Type A Dual Port Charger. 2/24	99.00	1	74.25	74.25T
C-ARPB-1038	Havis	Brother PocketJet Printer Mount with Side Mounted Flip-Up Armrest 4/24	498.00	1	373.50	373.50T
LB3692	Brothers	BROTHER CAR ADAPTER HARD WIRED 14FT. 1/23	36.44	1	36.44	36.44T
LBX104001	Brother	Brother - USB-C cable - USB to 24 pin USB-C - 4 ft 2/24		1	29.88	29.88T
C-EB25-XTL-1P	Havis	Remote head Equipment Mounting Bracket, 2.5" Mounting Space, Fits Motorola XTL 2500, XTL5000-05, APX 7500, 11/24	33.00	1	0.00	0.00T

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Item	MFG	Description	MSRP	Qty	Cost	Total
C-EB40-CCS-1P	Havis	1-Piece Equipment Mounting Bracket, 4" Mounting Space, Fits Whelen Cencom, CORE CCSRN, CCSRNTA, MPC03, CCTL7, CCTI6. 11/24	37.00	1	0.00	0.00T
C-FP-15	Havis	1-1/2" Filler Plate		1	0.00	0.00T
C-EB45-RHS-1P	Havis Shield	4.5" Equipment Mounting Bracket Fits Acek9 Hot-N-Pop control head	39.20	1	0.00	0.00T
CUP2-1001	Havis	Self-Adjusting Double Cup Holder to fit cups up to 3.5" in diameter. 8/24 SP	67.00	1	50.25	50.25T
C-MCB	Havis	Mic Clip Bracket. 8/24 SP	19.00	2	14.25	28.50T
MMBP-25	Magnetic Mic	Magnetic Mic 1/25 *** Mount for customer provided docking station ***	39.95	2	34.28	68.56T
C-HDM-1003	Havis	Heavy-Duty Mount For Chevrolet 2021-2025 Tahoe, 2019-2024 Sierra 1500 and Silverado 1500. 1/24	226.00	1	169.50	169.50T
C-HDM-202	Havis	8.5" Heavy Duty Telescoping Pole, Short Handle. 1/24	190.00	1	142.50	142.50T
C-HDM-401	Havis	Heavy Duty Stability Side Support Arm, Mounts To OEM Frame Under Passenger Glove Box Door. 1/24	79.00	1	59.25	59.25T
LPS-211	Havis	Multipurpose Bracket Secures Power Supplies on Havis Docking Stations or Cradles 3/23	43.00	1	32.25	32.25T

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Item	MFG	Description	MSRP	Qty	Cost	Total
CHG03-0001-000	Pelican	*** Flashlight *** 7070 Deck/Dash Charger Base Unit 1/25	64.95	1	62.16	62.16T
GK10342UHK	Setina	*** Weapon Mount *** * Mount in rear cargo area* Dual T-Rail mount 2 universal lockhead w/ handcuff key override. Universal lock bracket. 9/24	609.00	1	517.65	517.65T
K9-C26-PT-B	HAVIS	*** K-9 Transport & Heat Alarm System *** K9 Prisoner Transport System for 2021+ Chevrolet Tahoe - Black	$4,968....	1	3,726.00	3,726.00T
K9-A-104	Havis	K9 Transport Fan & HD Window guard option. 4/24	656.00	1	492.00	492.00T
Water Dish	American Alumi...	Water Dish. 6/23	190.00	1	171.43	171.43T
480083	Rigid	* kennel light * A-Series High Power Natural White 1 Light Black Housing. includes rubber flat-mount, 3M™ VHB. Single 2/23	106.99	1	80.24	80.24T
480103	Rigid	*kennel light * A-SERIES HIGH POWER RED 1 LIGHT BLACK HOUSING. 3/23	106.99	1	80.24	80.24T

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Rep	Phone	Fax	Office Hours	Visit our Website	Project
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Item	MFG	Description	MSRP	Qty	Cost	Total
HP-5020-B	Ace K9	K9 Hot-N-Pop® PRO Temperature Alarm & Door Opening System Includes Horn Activation, Siren Activation, Light Activation, Dual Window Drop and One Door Pop Remote with Holster. PLEASE STATE MAKE, MODEL & YEAR WHEN ORDERING! Havis FP #C-EB45-RHS-1P	1499.00	1	1,499.00	1,499.00T
HAP-EVS-K	Radiotronics	Engine stall sensor 1/25	165.00	1	165.00	165.00T
H-NKLBK-P	ACE K9	No K9 Left Behind Option This feature keeps the system ON until the handler actually removes the K9 from the vehicle. At end of shift, when the handler turns OFF the ignition, there is an audible and visual warning reminding them to remove the K9. (LOC: 10D). 1/25	75.00	1	75.00	75.00T

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Item	MFG	Description	MSRP	Qty	Cost	Total
AWD-7040	Radiotronics	AceWatchDog™ for use with Pro Alarm Systems. Includes External Modem, Antenna, Power Cord, Interface cable, and one year AceWatchDog™ Server Service. For use with IntelaBox Sold after 2013 with PCB "W" or greater. Requires Dept to fill out form and return before product will ship! This product requires a yearly use fee. 1st year is free and requires a credit card to activate. Fee after that is $169.00. 1/25	899.00	1	899.00	899.00T
H-FAM-P	Ace K9	PART# H-FAM-P Fan Interface Kit, Manual Switch & Materials. (NO FAN)		1	85.00	85.00T
		*** Cargo Storage Drawer ***				
C-TTP-TAH-105	Havis	Forward Electronics Mounting Trunk Tray Storage Box with Low 7" Risers for 2021-2024 Chevrolet Tahoe	1529.00	1	1,146.75	1,146.75T
SBX-1004	Havis	Large Modular Storage Drawer with Medium-Duty Lock 1/24	1326.00	1	994.51	994.51T
SBX-3003	Havis	Open Storage Drawer Topper. 6/23	266.00	1	199.50	199.50T
		**** Stop Stick Mount ***				
S2400	Stop Stick	Stop Stick Mounting Tray - 9ft 1/25	95.85	1	86.27	86.27T

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Item	MFG	Description	MSRP	Qty	Cost	Total
		*** Fire Extinguisher ***				
H-5935	Uline	Fire Extinguisher Bracket - 2 1/2 lb Standard Vehicle Mount		1	16.00	16.00T
		*** Radio & MDT Antenna ***				
KB-GPSB-SEDONAZ-LT	Panorama Anten...	GPSB-SEDONAZ-LT, Panorama GPSB antenna package 7/23	259.98	1	264.96	264.96T
		*** Power Distribution Harness ***				
CH27.1.20	911 Circuits	Ch27 Harness with Single Stage Smart Start Timer and 20' Outputs. (full size) 20 Ft.with timer, bracket, circuit breaker. 5/23	1215.00	1	719.98	719.98T
Graphics		Graphics		1	1,085.70	1,085.70T
Labor AZ	MHQ of AZ	EVT Certified Installation Labor	110.00	88	95.00	8,360.00
Materials		Misc Shop Supplies and Materials		1	225.00	225.00T
Shipping		Shipping		1	785.00	785.00

Subtotal	$34,485.35
Sales Tax (7.8%)	$1,976.55
Total	$36,461.90

Please contact Tom VanNess with any questions, (480) 375-1276 . Thank you for your business!

MHQ of Arizona

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Quote

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Sedona Police Department 100 Roadrunner Dr. Sedona, AZ 86336	MHQ West Chandler, AZ

Rep	Phone	Fax	Office Hours	Visit our Website	Project
Tom	(480) 498-5105	(480) 361-7716	7am to 4pm M-F	www.mhqwest.com	2025 Tahoe Patrol

Item	MFG	Description	MSRP	Qty	Cost	Total
Build	Build	Contact Name: Chris Dowell Contact Number:928-592-7146 e-mail: cdowell@sedonaaz.gov Vehicle/Year: 2025 Tahoe Type: Patrol Build				0.00T

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Item	MFG	Description	MSRP	Qty	Cost	Total
CSP	CSP	Customer Supplied Parts: Installed per manufacturer specs. All components must be included such as: Hardware, Cables, Connectors, Brackets, Plugs, Antennas etc. Any items not functioning once installed will be diagnosed at $95.00 per hr. repair items will be quoted Separately. All items need to be delivered completely before build will start. Items Listed Below to be Supplied: * Axon Camera system * Motorola APX remote Radio * Docking Station For Getac V110 * Brother Pocket Jet 8 Printer * C-MD-317 Keyboard/Moniter Mount * PKG-KB-205 Keyboard * CRS849 Raptor Radar			0.00	0.00T

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Item	MFG	Description	MSRP	Qty	Cost	Total
AZ DPS Contract 4/24		New AZ Upfitting Co-Op Contract Number CTR049798-3, 4/24 Extended to 5/18/25.			0.00	0.00T
Tint Window - SUV / PU	Tint	Tint SUV / PU, STD Film. Level TBD.	337.50	1	337.50	337.50T
		*** Lightbar/Siren Package with Opticom ***				
C399-LIBERTYII-DUO-...	Whelen	Liberty II DUO package Includes: Liberty II DUO light Bar w/ super LED Takedowns, mounting strap, C399 Core Siren, CCTL control pad, C399K obd cable. 1/25	10355.00	1	3,756.27	3,756.27T
BJ2DEDE-PKG	Whelen	54" LIBERTY WCX DUO "SEE LIGHT BAR DRAWING 1/25	8110.00	1	0.00	0.00T
CLBV2V	Whelen	Vehicle to Vehicle SYNC module, installed in lightbar. 1/25	371.00	1	241.15	241.15T
MKAJ101	Whelen	2021+ Chevy 2500, Tahoe PPV/SSV ADJ LIGHTBAR MOUNT KIT #101	112.00	1	0.00	0.00T
IJ500ST	Whelen	Two Super-LED® Flashing Take-Down Lights and a Strobe for Liberty™ II IJ Series Lightbar Only. Center Mount Option Only 1/25	559.00	1	356.20	356.20T
PE215	Whelen	PE215 STROBE PREEMPTION P/S 1/25	827.00	1	537.55	537.55T

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Item	MFG	Description	MSRP	Qty	Cost	Total
46-0743191-000	Whelen	ASS'Y, HARNESS "Y" 1/25	43.00	1	27.95	27.95T
C399-PKG	Whelen	CENCOM CORE WCX CONTROL CENTER. Included in Bundle KB 026 1/25	1411.00	1	0.00	0.00T
CCTL7-PKG	Whelen	WeCanX 21 BUTTON/SLIDE CTRL HD. Included in Bundle KB 026 1/25	473.00	1	0.00	0.00T
C399SP-PKG	Whelen	SCANport KIT FOR C399. Works for 24+ Silverado & Superduty. 1/25	189.00	1	0.00	0.00T
CEM16	Whelen	New! 16 Output, 4 Input WeCanX™ Expansion Module. KB 026 1/25	292.00	1	189.80	189.80T
COREHEXP16L	K Bruce Co.	CEM16 output harness kit, J-6 (8'), J-5 (8') 4/23	146.00	1	136.00	136.00T
SA315P	Whelen	Siren speaker, Not a Package, 123db. KB026 1/25	465.00	1	222.86	222.86T
SAK1	Whelen	Universal Siren Speaker Mounting Bracket. 1/25	53.00	1	0.00	0.00T
CHOWLER	Whelen	*** Low Frequency Siren ** WCX LOW FREQUENCY DUAL SIREN SYSTEM. 1/25	944.00	1	613.60	613.60T

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Item	MFG	Description	MSRP	Qty	Cost	Total
HWLRB32K	Whelen	REPLACE HOWLER BKT 21 TAHOE 1/25	274.00	1	178.10	178.10T
		*** Push Bumper ***				
36-4045	Westin	2025 Chevrolet Tahoe Push Bumper Elite 1/25	1011.15	1	758.35	758.35T
36-4045WC	Westin	Push Bumper Elite Wire Cover, Tahoe 1/25	67.41	1	50.55	50.55T
36-6015W2	Westin	Westin 2 Light Channel, Whelen ION - Series for 33.1" PushBar. 4/24	67.41	1	50.55	50.55T
		Front Lighting				
I2D	Whelen	* Push bumper forward light * ION DUO Red / White PROMO# KB 026 1/25	206.00	1	133.90	133.90T
I2E	Whelen	* Push bumper forward light * ION DUO Blue / White KB026 1/25	206.00	1	133.90	133.90T
TLI2D	Whelen	* Push bumper side light * ION™ T-Series™ Linear Super-LED®. Color Red / White. KB 026 1/25	199.00	1	129.35	129.35T
TLI2E	Whelen	* Push bumper side light * ION™ T-Series™ Linear Super-LED®. Color Blue / White. KB 026 1/25	199.00	1	129.35	129.35T

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		*** Side Lighting***				
TCRWX6-DUO	Whelen	Six segment DUO Tracer with Mounting kit included. KB026 1/25	1819.00	2	968.20	1,936.40T
TCRB54A	Whelen	Chevy Tahoe, 2021 Tracer Running Board Mounting 1/25	110.00	1	0.00	0.00T
I3JC	Whelen	*Quarter window lights* ION Trio Red / Blue / White with White Over ride. KB 026 1/25	243.00	2	157.95	315.90T
		*** Rear of Vehicle ***				
ETFBSSN-P	SoundOff Signal	Flashback Alternating Taillight Flasher, Solid State - 2.4 f.p.s. 1/23	102.00	1	66.30	66.30T
VTX609B	Whelen	Vertex Super LED Lighthead, Blue KB 026 1/25	144.00	2	93.60	187.20T
I3JC	Whelen	* Spoiler lights * ION Trio Red / Blue / White with White Over ride. KB 026 1/25	243.00	2	157.95	315.90T

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Item	MFG	Description	MSRP	Qty	Cost	Total
TLMI2J	Whelen	*Under hatch lights, when hatch is open* T ION Mini Duo Red Blue (Side and Grill lighting). KB026 1/25	158.00	2	102.70	205.40T
		*** Console ***				
ECVDMLTAL00	SoundOff Signal	* Driver Dome Light * LED Dome Light, Universal Mount 6" Round w/ Red LED Night Light, 10-30v - White LEDs/White Lens. 1/25	144.00	1	89.05	89.05T
C-VS-1012-TAH-2	Havis	2025 Chevy Tahoe Console 10/24	780.00	1	585.00	585.00T
C-USB-3	Havis	USB-C & USB Type A Dual Port Charger. 2/24	99.00	1	74.25	74.25T
C-ARPB-1038	Havis	Brother PocketJet Printer Mount with Side Mounted Flip-Up Armrest 4/24	498.00	1	373.50	373.50T
LB3692	Brothers	BROTHER CAR ADAPTER HARD WIRED 14FT. 1/23	36.44	1	36.44	36.44T
LBX104001	Brother	Brother - USB-C cable - USB to 24 pin USB-C - 4 ft 2/24		1	29.88	29.88T
C-EB25-XTL-1P	Havis	Remote head Equipment Mounting Bracket, 2.5" Mounting Space, Fits Motorola XTL 2500, XTL5000-05, APX 7500, 11/24	33.00	1	0.00	0.00T

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C-EB40-CCS-1P	Havis	1-Piece Equipment Mounting Bracket, 4" Mounting Space, Fits Whelen Cencom, CORE CCSRN, CCSRNTA, MPC03, CCTL7, CCTI6. 11/24	37.00	1	0.00	0.00T
C-FP-15	Havis	1-1/2" Filler Plate		1	0.00	0.00T
C-FP-1	Havis	1" Filler Plate. 3/24	13.00	1	0.00	0.00T
C-AP-0325-1	Havis	3" Accessory Pocket, 2.5" Deep. 8/24 SP	51.00	1	38.25	38.25T
CUP2-1001	Havis	Self-Adjusting Double Cup Holder to fit cups up to 3.5" in diameter. 8/24 SP	67.00	1	50.25	50.25T
C-MCB	Havis	Mic Clip Bracket. 8/24 SP	19.00	2	14.25	28.50T
MMBP-25	Magnetic Mic	Magnetic Mic 1/25	39.95	2	34.28	68.56T
		*** Mount for customer provided docking station ***				
C-HDM-1003	Havis	Heavy-Duty Mount For Chevrolet 2021-2025 Tahoe, 2019-2024 Sierra 1500 and Silverado 1500. 1/24	226.00	1	169.50	169.50T
C-HDM-202	Havis	8.5" Heavy Duty Telescoping Pole, Short Handle. 1/24	190.00	1	142.50	142.50T
C-HDM-401	Havis	Heavy Duty Stability Side Support Arm, Mounts To OEM Frame Under Passenger Glove Box Door. 1/24	79.00	1	59.25	59.25T
LPS-211	Havis	Multipurpose Bracket Secures Power Supplies on Havis Docking Stations or Cradles 3/23	43.00	1	32.25	32.25T

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Item	MFG	Description	MSRP	Qty	Cost	Total
CHG03-0001-000	Pelican	*** Flashlight *** 7070 Deck/Dash Charger Base Unit 1/25	64.95	1	62.16	62.16T
GK10342UHK	Setina	*** Weapon Mount *** Dual T-Rail mount 2 universal lockhead w/ handcuff key override. Universal lock bracket. 9/24	609.00	1	517.65	517.65T
		*** Partitions/ Prisoner transport *** **2025 Tahoe Part numbers not available, please confirm part number when ordering**				
PRPSP5714T21A	Pro-Gard	CHEVY TAHOE PPV 2021 - 2024 Poly Center Slider Window with Expanded Metal Insert 8/24	1232.00	1	1,034.88	1,034.88T
ECVDMLTST4G	SoundOff Signal	* Prisoner Dome Light * Interior Cargo/LED Dome Light, Flush Surface Mount w/ Grey Base, 6" x 3" - White LEDs. 1/25	59.00	1	38.35	38.35T
S5705T21OSB	Pro-Gard	CHEVY TAHOE PPV 2021 - 2024 Charcoal Grey ABS, Standard Transport Seat w/ 7 Ga. Steel Screen Window Cargo Barrier, and OSB's 8/24	2243.00	1	1,884.12	1,884.12T

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DK0100TAH21	Setina	TPO Door Panels Black. Fits over OEM door panels. Tahoe 2021 +. 12/24	329.00	1	263.21	263.21T
WK0514TAH21H	Setina	Window Barrier Steel Horizontal. For use with stock or Setina TPO door panels. Tahoe 2021 +. 12/24	329.00	1	263.21	263.21T
		*** Cargo Storage Drawer ***				
C-TTP-TAH-105	Havis	Forward Electronics Mounting Trunk Tray Storage Box with Low 7" Risers for 2021-2024 Chevrolet Tahoe	1529.00	1	1,146.75	1,146.75T
SBX-1004	Havis	Large Modular Storage Drawer with Medium-Duty Lock 1/24	1326.00	1	994.51	994.51T
SBX-3003	Havis	Open Storage Drawer Topper. 6/23	266.00	1	199.50	199.50T
		**** Stop Stick Mount ***				
S2400	Stop Stick	Stop Stick Mounting Tray - 9ft 1/25	95.85	1	86.27	86.27T
		*** Fire Extinguisher Mount ***				
H-5935	Uline	Fire Extinguisher Bracket - 2 1/2 lb Standard Vehicle Mount		1	16.00	16.00T
		*** Radio & MDT Antenna ***				

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KB-GPSB-SEDONAZ-LT	Panorama Anten...	GPSB-SEDONAZ-LT, Panorama GPSB antenna package 7/23	259.98	1	264.96	264.96T
		*** Power Distribution Harness ***				
CH27.1.20	911 Circuits	Ch27 Harness with Single Stage Smart Start Timer and 20' Outputs. (full size) 20 Ft.with timer, bracket, circuit breaker. 5/23	1215.00	1	719.98	719.98T
Graphics		Graphics		1	1,085.70	1,085.70T
Labor AZ	MHQ of AZ	EVT Certified Installation Labor	110.00	72	95.00	6,840.00
Materials		Misc Shop Supplies and Materials		1	225.00	225.00T
Shipping		Shipping		1	370.00	370.00

Subtotal	$28,799.46
Sales Tax (7.8%)	$1,683.98
Total	$30,483.44

Please contact Tom VanNess with any questions, (480) 375-1276 . Thank you for your business!

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Item	MFG	Description	MSRP	Qty	Cost	Total
Build	Build	Contact Name: Chris Dowell Contact Number:928-592-7146 e-mail: cdowell@sedonaaz.gov Vehicle/Year: 2025 Ford PI Utility Type: Patrol Build				0.00T
CSP	CSP	Customer Supplied Parts: Installed per manufacturer specs. All components must be included such as: Hardware, Cables, Connectors, Brackets, Plugs, Antennas etc. Any items not functioning once installed will be diagnosed at $95.00 per hr. repair items will be quoted Separately. All items need to be delivered completely before build will start. Items Listed Below to be Supplied: * Axon Camera system * Motorola APX remote Radio * Docking Station For Getac V110 * Brother Pocket Jet 8 Printer			0.00	0.00T

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Item	MFG	Description	MSRP	Qty	Cost	Total
		* C-MD-317 Keyboard/Moniter Mount * PKG-KB-205 Keyboard * CRS849 Raptor Radar				

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Item	MFG	Description	MSRP	Qty	Cost	Total
AZ DPS Contract 4/24		New AZ Upfitting Co-Op Contract Number CTR049798-3, 4/24 Extended to 5/18/25.			0.00	0.00T
Tint Window - SUV / PU	Tint	Tint SUV / PU, STD Film. Level TBD.	337.50	1	337.50	337.50T
		*** Lightbar/Siren Package with Opticom ***				
C399-LIBERTYII-DUO-...	Whelen	Liberty II DUO package Includes: Liberty II DUO light Bar w/ super LED Takedowns, mounting strap, C399 Core Siren, CCTL control pad, C399K obd cable. 1/25	10355.00	1	3,756.27	3,756.27T
BJ2DEDE-PKG	Whelen	54" LIBERTY WCX DUO "SEE LIGHT BAR DRAWING 1/25	8110.00	1	0.00	0.00T
CLBV2V	Whelen	Vehicle to Vehicle SYNC module, installed in lightbar. 1/25	371.00	1	241.15	241.15T
MKEZ105	Whelen	E-Z LIGHTBAR MOUNT KIT #105 1/25	100.00	1	0.00	0.00T
IJ500ST	Whelen	Two Super-LED® Flashing Take-Down Lights and a Strobe for Liberty™ II IJ Series Lightbar Only. Center Mount Option Only 1/25	559.00	1	356.20	356.20T
PE215	Whelen	PE215 STROBE PREEMPTION P/S 1/25	827.00	1	537.55	537.55T

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CCTL7-PKG	Whelen	WeCanX 21 BUTTON/SLIDE CTRL HD. Included in Bundle KB 026 1/25	473.00	1	0.00	0.00T
C399SP-PKG	Whelen	SCANport KIT FOR C399. Works for 24+ Silverado & Superduty. 1/25	189.00	1	0.00	0.00T
CEM16	Whelen	New! 16 Output, 4 Input WeCanX™ Expansion Module. KB 026 1/25	292.00	1	189.80	189.80T
COREHEXP16L	K Bruce Co.	CEM16 output harness kit, J-6 (8'), J-5 (8') 4/23	146.00	1	136.00	136.00T
SA315P	Whelen	Siren speaker, Not a Package, 123db. KB026 1/25	465.00	1	222.86	222.86T
SAK1	Whelen	Universal Siren Speaker Mounting Bracket. 1/25 *** Low Frequency Siren **	53.00	1	0.00	0.00T

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Item	MFG	Description	MSRP	Qty	Cost	Total
CHWLFE29	Whelen	CORE (only) Siren Amplifier with One Speaker, Includes Mounting Bracket for 2020-2025 Ford Police Interceptor Utility 1/25	756.00	1	491.40	491.40T
		*** Push Bumper ***				
36-2125	Westin	Push Bumper Elite Police Interceptor Utility 2020-2025 1/25	725.03	1	543.75	543.75T
36-2125WC	Westin	Elite Upright Wire Cover Police Interceptor Utility 2020-25 1/25	67.41	1	50.55	50.55T
36-6005W2	Westin	Westin 2 Light Channel, Whelen for 23.5" PushBar 1/25	67.41	1	50.55	50.55T
		Front Lighting				
I2D	Whelen	* Push bumper forward light * ION DUO Red / White PROMO# KB 026 1/25	206.00	1	133.90	133.90T
I2E	Whelen	* Push bumper forward light * ION DUO Blue / White KB026 1/25	206.00	1	133.90	133.90T

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Item	MFG	Description	MSRP	Qty	Cost	Total
TLI2D	Whelen	* Push bumper side light * ION™ T-Series™ Linear Super-LED®. Color Red / White. KB 026 1/25	199.00	1	129.35	129.35T
TLI2E	Whelen	* Push bumper side light * ION™ T-Series™ Linear Super-LED®. Color Blue / White. KB 026 1/25	199.00	1	129.35	129.35T
TCRWX5-DUO	Whelen	*** Side Lighting*** WeCanX TRACER DUO 5-LAMP HOUSING. See Drawing, PROMO# KB026 1/25	1555.00	2	828.645	1,657.29T
TCRB50	Whelen	TRACER MTG KIT INTERCEPTOR SUV 2020. KB 026 1/25	51.00	1	0.00	0.00T
I3JC	Whelen	*Quarter window lights* ION Trio Red / Blue / White with White Over ride. KB 026 1/25	243.00	2	157.95	315.90T
ETFBSSN-P	SoundOff Signal	*** Rear of Vehicle *** Flashback Alternating Taillight Flasher, Solid State - 2.4 f.p.s. 1/23	102.00	1	66.30	66.30T

MHQ of Arizona

550 N 54th Street
Chandler AZ 85226
(833) 455-0503

Quote

Date	Estimate #
1/22/2025	119726

Name / Address	Ship To
Sedona Police Department 100 Roadrunner Dr. Sedona, AZ 86336	MHQ West Chandler, AZ

Rep	Phone	Fax	Office Hours	Visit our Website	Project
Tom	(480) 498-5105	(480) 361-7716	7am to 4pm M-F	www.mhqwest.com	2025 PIU Patrol

Item	MFG	Description	MSRP	Qty	Cost	Total
VTX609B	Whelen	Vertex Super LED Lighthead, Blue KB 026 1/25	144.00	2	93.60	187.20T
IONBKT8	Whelen	ION REAR SPOILER MTG BKT (PR) 1/25	40.00	1	26.00	26.00T
I3JC	Whelen	ION Trio Red / Blue / White with White Over ride. KB 026 1/25	243.00	2	157.95	315.90T
TLMI2J	Whelen	*Under hatch lights, when hatch is open* T ION Mini Duo Red Blue (Side and Grill lighting). KB026 1/25	158.00	2	102.70	205.40T
		*** Console ***				
ECVDMLTAL00	SoundOff Signal	* Driver Dome Light * LED Dome Light, Universal Mount 6" Round w/ Red LED Night Light, 10-30v - White LEDs/White Lens. 1/25	144.00	1	89.05	89.05T

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Item	MFG	Description	MSRP	Qty	Cost	Total
C-VS-1012-INUT-2-H	Havis	2020 + Ford Interceptor Utility Specific Angled Console. Includes: OEM USB and lighter plug cutout two (2) additional 12 volt sockets with wire and fuse rocker switch or dual USB charge module cutout OEM parking brake relocation cutout plates and brackets to enclose areas Heavy-duty pole mounting holes motion device mounting holes OEM rear conduit adaptor cover Mounting hardware kit May require rear ac kit #CM009785-1	650.00	1	487.50	487.50T
C-USB-3	Havis	USB-C & USB Type A Dual Port Charger. 2/24	99.00	1	74.25	74.25T
CM009785-1	Havis	HVAC Relocation Bracket Kit. Option used in C-VS-1012-INUT console if vehicle is equipped with rear HVAC controller. 8/22	60.63	1	45.47	45.47T
LB3692	Brothers	BROTHER CAR ADAPTER HARD WIRED 14FT. 1/23	36.44	1	36.44	36.44T
LBX104001	Brother	Brother - USB-C cable - USB to 24 pin USB-C - 4 ft 2/24		1	29.88	29.88T

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Item	MFG	Description	MSRP	Qty	Cost	Total
C-PM-134-PC	Havis	Brother PocketJet 8 Printer Mount for 2020-2025 Ford Interceptor Utility Consoles	352.00	1	264.00	264.00T
C-EB25-XTL-1P	Havis	Remote head Equipment Mounting Bracket, 2.5" Mounting Space, Fits Motorola XTL 2500, XTL5000-05, APX 7500, 11/24	33.00	1	0.00	0.00T
C-EB40-CCS-1P	Havis	1-Piece Equipment Mounting Bracket, 4" Mounting Space, Fits Whelen Cencom, CORE CCSRN, CCSRNTA, MPC03, CCTL7, CCTI6. 11/24	37.00	1	0.00	0.00T
C-FP-15	Havis	1-1/2" Filler Plate		1	0.00	0.00T
C-FP-1	Havis	1" Filler Plate. 3/24	13.00	1	0.00	0.00T
C-AP-0325-1	Havis	3" Accessory Pocket, 2.5" Deep. 8/24 SP	51.00	1	38.25	38.25T
CUP2-1001	Havis	Self-Adjusting Double Cup Holder to fit cups up to 3.5" in diameter. 8/24 SP	67.00	1	50.25	50.25T
C-MCB	Havis	Mic Clip Bracket. 8/24 SP	19.00	2	14.25	28.50T
MMBP-25	Magnetic Mic	Magnetic Mic 1/25	39.95	2	34.28	68.56T
C-ARM-108	Havis	Side Mounted Flip Up Armrest. 2/24 *** Mount for customer provided docking station ***	249.00	1	166.49	166.49T
C-HDM-1006	Havis	Heavy-Duty Mount For 2020-2024 Ford Interceptor Utility 1/24	201.00	1	150.75	150.75T
C-HDM-202	Havis	8.5" Heavy Duty Telescoping Pole, Short Handle. 1/24	190.00	1	142.50	142.50T

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Item	MFG	Description	MSRP	Qty	Cost	Total
C-HDM-401	Havis	Heavy Duty Stability Side Support Arm, Mounts To OEM Frame Under Passenger Glove Box Door. 1/24	79.00	1	59.25	59.25T
LPS-211	Havis	Multipurpose Bracket Secures Power Supplies on Havis Docking Stations or Cradles 3/23	43.00	1	32.25	32.25T
CHG03-0001-000	Pelican	*** Flashlight *** 7070 Deck/Dash Charger Base Unit 1/25	64.95	1	62.16	62.16T
GK10342UHK	Setina	*** Weapon Mount *** Dual T-Rail mount 2 universal lockhead w/ handcuff key override. Universal lock bracket. 9/24	609.00	1	517.65	517.65T
PRSP4714UINT20A	Pro-Gard	*** Partitions/ Prisoner transport *** Poly Center Slider Window with Expanded Metal Insert 7/23	1023.00	1	994.31	994.31T
ECVDMLTST4G	SoundOff Signal	* Prisoner Dome Light * Interior Cargo/LED Dome Light, Flush Surface Mount w/ Grey Base, 6" x 3" - White LEDs. 1/25	59.00	1	38.35	38.35T

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Item	MFG	Description	MSRP	Qty	Cost	Total
S4702UINTOSB	Pro-Gard	Charcoal Grey ABS, Transport Seat w/ Poly Window Cargo Barrier and Outboard Seat Belts 7/23	2113.00	1	1,768.32	1,768.32T
WK0514ITU20H	Setina	Window Barrier VS Steel Horizontal, 2025 PIU 1/25	329.00	1	263.21	263.21T
		*** Cargo Storage Drawer ***				
SBX-5004	Havis	Modular Storage Drawer Mount for 2020-2025 Ford Interceptor Utility 12/22	841.00	1	630.76	630.76T
SBX-F28-PROKIT	Havis	Filler Panel For Havis Storage Drawer Mount To Pro-Gard Partition 7/23	141.00	1	105.75	105.75T
SBX-1004	Havis	Large Modular Storage Drawer with Medium-Duty Lock 12/22	1326.00	1	994.51	994.51T
SBX-3003	Havis	Open Storage Drawer Topper. 6/23	266.00	1	199.50	199.50T
		**** Stop Stick Mount ***				
S2400	Stop Stick	Stop Stick Mounting Tray - 9ft 1/25	95.85	1	86.27	86.27T
		*** Fire Extinguisher Mount ***				
H-5935	Uline	Fire Extinguisher Bracket - 2 1/2 lb Standard Vehicle Mount		1	16.00	16.00T

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Item	MFG	Description	MSRP	Qty	Cost	Total
KB-GPSB-SEDONAZ-LT	Panorama Anten...	*** Radio & MDT Antenna *** GPSB-SEDONAZ-LT, Panorama GPSB antenna package 7/23	259.98	1	264.96	264.96T
CH27.1.20	911 Circuits	*** Power Distribution Harness *** Ch27 Harness with Single Stage Smart Start Timer and 20' Outputs. (full size) 20 Ft.with timer, bracket, circuit breaker. 5/23	1215.00	1	719.98	719.98T
Graphics		Graphics		1	1,085.70	1,085.70T
Labor AZ	MHQ of AZ	EVT Certified Installation Labor	110.00	76	95.00	7,220.00
Materials		Misc Shop Supplies and Materials		1	225.00	225.00T
Shipping		Shipping		1	370.00	370.00

Subtotal	$27,567.84
Sales Tax (7.8%)	$1,558.27
Total	$29,126.11

Please contact Tom VanNess with any questions, (480) 375-1276 . Thank you for your business!

Government Fleet Account Manager
Chad Welsh (623) 261-0570 chadwelsh@santanford.com
Department Fax (480) 621-3796

Date: April 1, 2025

Customer: **City of Sedona**

Line Item/State Contract #: K8A/CTR059323

Vehicle Description: 2025 Ford Police Interceptor Utility
with 3.3L FFV V6 Engine

	Base Bid Price	**$44,068.35** 11% off MSRP
	Upgrade Options	
1	Driver Side LED Spot Light - Whelen	420.00
2	Remote Keyless Entry Key Fob	Standard Option
3	Hidden Door-lock Plunger W/R HNDL Inoper	160.00
4	Dark Car Feature	Standard Option
5	Police Engine Idle Feature	Standard Option
6	Reverse Sensing System	Standard Option
7	Rear Aux A/C	Standard Option
8	Window Tint (per contract)	250.00
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
		$830.00
	Bid Price (with options)	**$44,898.35**
	Tire Tax	11.65
	Sales Tax (8.30%)	3,726.56
	Ford Extended Service Plan	
	Transportation Fee	**$150.00**
	Total Delivered Price	**$48,786.56**

Notes:

Thank You,
Joe

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515

Client Proposal

Prepared by:
Chad Welsh
Office: 480-821-3200

Quote ID: SedonaK8A

Date: 04/01/2025

Table of Contents

Description	Page
Cover Page	1
Table of Contents	2
As Configured Vehicle	3
Selected Equip & Specs	6
Warranty	18

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: SedonaK8A

As Configured Vehicle

Code	Description
Base Vehicle	
K8A	Base Vehicle Price (K8A)
Packages	
500A	Order Code 500A *Includes:* *- 3.73 Axle Ratio* *- GVWR: 6,840 lbs (3,103 kgs)* *- Tires: 255/60R18 AS BSW* *- Wheels: 18" x 8" 5-Spoke Painted Black Steel* *Includes polished stainless steel hub cover and center caps.* *- Unique HD Cloth Front Bucket Seats w/Vinyl Rear* *Includes reduced bolsters, 6-way power track driver seat (fore/aft, up/down, tilt with manual recline, 2-way manual lumbar), 8-way power track passenger seat with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.* *- Radio: AM/FM/MP3 Capable* *Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port and 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem.* *- SYNC Phoenix Communication & Entertainment System* *Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.*
Powertrain	
99B	Engine: 3.3L V6 Direct-Injection *(136-MPH top speed). Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank.*
44U	Transmission: 10-Speed Automatic (44U)
STDAX	3.73 Axle Ratio
STDGV	GVWR: 6,840 lbs (3,103 kgs)
Wheels & Tires	
STDTR	Tires: 255/60R18 AS BSW
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel *Includes polished stainless steel hub cover and center caps.*
Seats & Seat Trim	
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear

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2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: SedonaK8A

As Configured Vehicle (cont'd)

Code	Description
	Includes reduced bolsters, 6-way power track driver seat (fore/aft, up/down, tilt with manual recline, 2-way manual lumbar), 8-way power track passenger seat with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.
Other Options	
PAINT	Monotone Paint Application
119WB	119" Wheelbase
STDRD	Radio: AM/FM/MP3 Capable
	Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673).
	Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port and 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem.
	Includes: *- SYNC Phoenix Communication & Entertainment System* *Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.*
153	Front License Plate Bracket
51T	Driver Only LED Bulb Spot Lamp (Whelen)
52P	Hidden Door-Lock Plunger
	Includes: *- Rear-Door Controls Inoperable* *Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.*
68G	Rear-Door Controls Inoperable
	Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.
Emissions	
425	50-State Emissions System
	Flexible Fuel Vehicle (FFV) system is standard equipment for vehicles equipped with the 3.3L V6 Direct-Injection engine.

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2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: SedonaK8A

As Configured Vehicle (cont'd)

Code	Description
Exterior Color	
UM_01	Agate Black
Interior Color	
9W_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear

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2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: SedonaK8A

Selected Equip & Specs

Dimensions

• Conventional Capacity: 5,000 lbs. • GCWR: 10,500 lbs. • Vehicle body length: 198.8" • Vehicle body width: 82.6" • Vehicle body height: 69.3" • Wheelbase: 119.1" • Front track: 66.9" • Rear track: 66.9" • Interior rear cargo volume: 52.0 cu.ft. • Interior rear cargo volume with seats folded: 90.3 cu.ft. • Max interior rear cargo volume: 90.3 cu.ft. • Total passenger volume: 118.0 cu.ft. • Headroom first-row: 40.7" • Headroom second-row: 40.4" • Leg room first-row: 43.0" • Leg room second-row: 40.7" • Shoulder room first-row: 61.8" • Shoulder room second-row: 61.3" • Hip room first-row: 59.3" • Hip room second-row: 59.1"

Powertrain

• Spark ignition system * **3.3L V-6 gasoline direct injection, DOHC, variable valve control, engine with 285HP** • Engine cylinders: V-6 • Horsepower: 285 HP@6500 RPM • Torque: 260 lb.-ft.@4000 RPM • Engine oil cooler • Heavy-duty radiator • 10-speed automatic • Automatic full-time AWD • All-wheel drive • Recommended fuel: regular unleaded • Easy Fuel capless fuel filler • All-speed ABS and driveline traction control • Permanent locking hub control

Fuel Economy and Emissions

• Gasoline secondary fuel type • ULEV II emissions * **E85 additional fuel types**

Suspension and Handling

• Standard ride suspension • Gas-pressurized front shock absorbers • Gas-pressurized rear shock absorbers

Driveability

• 4-wheel disc brakes • Front and rear ventilated disc brakes • 4-wheel antilock (ABS) brakes • Four channel ABS brakes • Brake assist system • Hill start assist • Independent front suspension • Strut front suspension • Front anti-roll bar • Front coil springs • Independent rear suspension • Rear anti-roll bar • Multi-link rear suspension • Electric power-assist steering system • Rack-pinion steering • 2-wheel steering system

Body Exterior

• Trailer wiring harness • 4 doors • Clearcoat paint • Monotone paint • Body-coloured bodyside cladding • Black wheel well trim • Black side window trim • Black door handles • Black windshield trim • Body-coloured front bumper • Front tow hook • Body-coloured rear bumper • Black front bumper rub strip • Black rear bumper rub strip • Black grille • Convex spotter in driver and passenger side door mirrors • Standard style side mirrors * **Exterior mirror LED spot lights** • Black door mirrors • Conventional left rear passenger door • Conventional right rear passenger door • Liftgate rear cargo door • P255/60RW18 AS BSW front and rear tires • 18 x 8-inch front and rear black steel wheels

Convenience

• Power door locks • Keyfob activated front door locks • Power tailgate/rear door lock • Cruise control with steering wheel mounted controls • Day/Night rearview mirror • Power first-row windows • Cargo area tray/organizer • Driver foot rest • Power cargo area access release • Heated rear wiper park • Rear window defroster • Fixed rear windshield • Fixed interval rear windshield wipers • Locking glove box • 2 beverage holders • Driver and passenger door bins • Dashboard storage • Retained accessory power • Trip computer • PRND in IP

Comfort

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Selected Equip & Specs (cont'd)

• Automatic climate control • Dual-zone front climate control • Rear climate control system • Cabin air filter • Rear under seat climate control ducts • Cloth headliner material • Full headliner coverage • Full vinyl floor covering • Full floor coverage • Vinyl rear seat upholstery • Carpet rear seatback upholstery • Urethane steering wheel • Manual tilting steering wheel • Manual telescopic steering wheel

Seats and Trim

• Seating capacity: 5 • Bucket front seats • Driver seat with 8-way directional controls • Front passenger seat with 8-way directional controls • Height adjustable front seat head restraints • Manual front seat head restraint control • Manual reclining driver seat • Power height adjustable driver seat • Power driver seat fore/aft control • Power driver seat cushion tilt • Power reclining passenger seat • Power height adjustable control passenger seat • Power passenger seat fore/aft control • Power passenger seat cushion tilt • Fixed rear seats • Height adjustable rear seat head restraints • Split-bench rear seat • Driver seat with 2-way power lumbar • Front passenger seat with 2-way power lumbar • Cloth front seat upholstery

Entertainment Features

• 1 total number of 1st row displays • 8 inch primary display • Primary touchscreen display • AM/FM stereo radio • AM/FM • In-vehicle audio • AM radio • FM radio • Seek scan • Auxiliary input jack • External memory control • Standard grade speakers • Speakers number: 4 • Steering wheel mounted audio controls • Voice activated audio controls • Speed sensitive volume • Wireless audio streaming • Integrated roof audio antenna

Lighting, Visibility and Instrumentation

• Metal-look instrument panel insert • Digital/analog instrumentation display • Trip odometer • Full gauge cluster screen • In-radio display clock • Redundant digital speedometer • Driver information center • Tachometer • Engine/electric motor temperature gauge • Engine hour meter • Traction battery level gauge • Gauge cluster display size (inches): 12.30 • Deep tinted windows • Projector beam headlights • LED low and high beam headlights • Auto on/off headlight control • Multiple enclosed headlights • Variable intermittent front windshield wipers • Speed sensitive wipers • Front reading lights • Rear reading lights • Variable instrument panel light • High mounted center stop light • LED brake lights • Fade interior courtesy lights

Technology and Telematics

• Vehicle integrated emergency SOS system • Bluetooth handsfree wireless device connectivity • Smart device mirroring • Fleet Telematics Modem selective service internet access • 2 USB ports

Safety and Security

• Driver front impact airbag • Seat mounted side impact driver airbag • Curtain first and second-row overhead airbags • Passenger front impact airbag • Seat mounted side impact front passenger airbag • Airbag occupancy sensor • Passenger side knee airbag • 7 airbags • Rear seat center 3-point seatbelt • Front height adjustable seatbelts • Front seatbelt pretensioners • 2 seatbelt pre-tensioners • Fleet Telematics Modem vehicle tracker • Security system • BLIS (Blind Spot Information System) • Pre-Collision Assist with Pedestrian Detection • Rear Cross-Traffic Braking collision mitigation • Pre-Collision Assist with Pedestrian Detection • External acoustic pedestrian alert • Rear camera with washer • Electronic stability control system with anti-rollover • Reverse Sensing System rear parking sensors • Manual rear child safety door locks

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Selected Equip & Specs (cont'd)

Dimensions

General Weights

* **Curb weight**	**4,718 lbs.**	* **GVWR**	**6,465 lbs.**
Payload	1,670 lbs.		

Trailering Weights

Conventional capacity	5,000 lbs.	GCWR	10,500 lbs.

Off Road

Min ground clearance	7.6"	Loading floor height	30.9 "
Approach angle	19.3	Departure angle	21.4

Exterior Measurements

Vehicle body length	198.8"	Vehicle body width	82.6"
Vehicle body height	69.3"	Wheelbase	119.1"
Front track	66.9"	Rear track	66.9"

Interior Measurements

Interior rear cargo volume	52.0 cu.ft.	Max interior rear cargo volume	90.3 cu.ft.
Interior cargo area max width	47.9 "	Interior rear cargo volume with seats folded	90.3 cu.ft.
Length to rear seat	46.2 "		

Interior Volume

Total passenger volume	118.0 cu.ft.

Headroom

Headroom first-row	40.7"	Headroom second-row	40.4"

Legroom

Leg room first-row	43.0"	Leg room second-row	40.7"

Shoulder Room

Shoulder room first-row	61.8"	Shoulder room second-row	61.3"

Hip Room

Hip room first-row	59.3"	Hip room second-row	59.1"

Powertrain

Engine

* **Engine**	**3.3L V-6 gasoline direct injection, DOHC, variable valve control, engine with 285HP**	Valves per cylinder	4
Engine cylinders	V-6	Engine location	Front mounted engine
Ignition	Spark ignition system	Engine mounting direction	Longitudinal mounted engine
Engine block material	Iron engine block	Cylinder head material	Aluminum cylinder head

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2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: SedonaK8A

Selected Equip & Specs (cont'd)

Engine Specs

Displacement	3.3L
Bore	3.56"
Compression ratio	12.0
cc	204 cu.in.
Stroke	3.41"

Engine Power

Horsepower	285 HP@6500 RPM
Torque	260 lb.-ft.@4000 RPM

Alternator

* **Alternator amps**	**250A**
* **Alternator type**	**Regular duty alternator**

Battery

Battery amps	92Ah
Battery rating	850CCA
Battery type	HD lead acid battery

Engine Extras

Engine cooler	Engine oil cooler
Radiator	Heavy-duty radiator

Transmission

Transmission	10-speed automatic
Transmission electronic control	Transmission electronic control
Overdrive transmission	Overdrive transmission
Lock-up transmission	Lock-up transmission
First gear ratio	4.696
Second gear ratio	2.985
Third gear ratio	2.146
Fourth gear ratio	1.769
Fifth gear ratio	1.52
Sixth gear ratio	1.275
Reverse gear ratio	4.866
Seventh gear ratio	1
Eighth gear ratio	0.854
Ninth gear ratio	0.689
Tenth gear ratio	0.636
Selectable mode transmission	Selectable mode transmission
Transmission oil cooler	Transmission oil cooler

Drive Type

4WD type	Automatic full-time AWD
Drive type	All-wheel drive

Drivetrain

Axle ratio	3.73

Exhaust

Tailpipe	Stainless steel dual exhaust

Fuel

Fuel type	regular unleaded

Fuel Tank

Capless fuel filler	Easy Fuel capless fuel filler
* **Fuel tank capacity**	**21.40 gal.**

Drive Feature

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Selected Equip & Specs (cont'd)

Traction control . . All-speed ABS and driveline traction control

Locking hub control . . . Permanent locking hub control

Provisions

Provisions . . . . . Police/fire provisions

Fuel Economy and Emissions

Fuel Economy

Secondary fuel type . . . . . Gasoline secondary fuel type

Emissions

Emissions . . . . . ULEV II emissions

Emissions tiers . . . . . Tier 2 Bin 5 emissions

Fuel Economy (Alternate 1)

*** Additional fuel types . . . . . E85 additional fuel types**

Suspension and Handling

Suspension

Suspension . . . . . Standard ride suspension

Front shock absorbers . . . Gas-pressurized front shock absorbers

Rear shock absorbers . . . . Gas-pressurized rear shock absorbers

Driveability

Brakes

Brake type . . . . . 4-wheel disc brakes

Ventilated brakes . . . . . Front and rear ventilated disc brakes

ABS brakes . . . . . Four channel ABS brakes

ABS brakes . . . . . 4-wheel antilock (ABS) brakes

Brake Assistance

Hill start assist . . . . . Hill start assist

Brake assist system . . . . . Brake assist system

Front Suspension

Front anti-roll . . . . . Front anti-roll bar

Suspension ride type front . . . . . Independent front suspension

Suspension type front . . . . . Strut front suspension

Front Spring

Regular front springs . . . . . Regular front springs

Springs front . . . . . Front coil springs

Rear Spring

Springs rear . . . . . Rear coil springs

Rear springs . . . . . Regular grade rear springs

Rear Suspension

Rear anti-roll . . . . . Rear anti-roll bar

Suspension type rear . . . . . Multi-link rear suspension

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Selected Equip & Specs (cont'd)

Suspension ride type rear ..... Independent rear suspension

Steering

Steering ..... Electric power-assist steering system
Steering type number of wheels ..... 2-wheel steering system
Steering type ..... Rack-pinion steering

Exterior

Front Wheels

Front wheels diameter ..... 18"
Front wheels width ..... 8"

Rear Wheels

Rear wheels diameter ..... 18"
Rear wheels width ..... 8"

Front And Rear Wheels

Appearance ..... black
Material ..... steel

Front Tires

Aspect 60
Sidewalls ..... BSW
Tread ..... AS
Width 255mm
Diameter ..... 18"
Speed ..... W
Type ..... P

Rear Tires

Aspect 60
Sidewalls ..... BSW
Tread ..... AS
Width 255mm
Diameter ..... 18"
Speed ..... W
Type ..... P

Body Exterior

Trailering

Towing capability ..... Trailer towing capability
Towing hitch ..... Trailer hitch
Towing class ..... Class III tow rating
Towing wiring harness ..... Trailer wiring harness

Exterior Features

Number of doors ..... 4 doors

* **License plate front bracket ..... Front license plate bracket**

Body

Body panels ..... Galvanized steel and aluminum body panels with side impact beams

Mirrors

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Selected Equip & Specs (cont'd)

Convex spotter ..... Convex spotter in driver and passenger side door mirrors

Spare Tire

Spare tire ..... Full-size spare tire with steel wheel

Spare tire location ..... Spare tire mounted under the cargo floor

Aerodynamics

Spoiler ..... Rear lip spoiler

Wheels

Wheel covers ..... Wheel hub covers

Convenience

Door Locks

Door locks ..... Power door locks

Keyfob door locks ... Keyfob activated front door locks

Tailgate control ..... Power tailgate/rear door lock

Cruise Control

Cruise control ..... Cruise control with steering wheel mounted controls

Rear View Mirror

Day/Night rearview mirror ... Day/Night rearview mirror

Exterior Mirrors

Door mirrors ..... Power door mirrors

Folding door mirrors ..... Manual folding door mirrors

Front Side Windows

First-row windows ..... Power first-row windows

Overhead Console

Overhead console ..... Mini overhead console

Overhead console storage .Overhead console storage

Driver Visor

Visor driver mirror ..... Driver visor mirror

Passenger Visor

Visor passenger mirror ..... Passenger visor mirror

Power Outlets

12V power outlets ..... 2 12V power outlets

Cargo Features

Cargo tie downs ..... Cargo area tie downs

Cargo light ..... Cargo area light

Cargo Trim

Cargo floor type ..... Carpet cargo area floor

Trunk lid trim ..... Plastic trunk lid trim

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Selected Equip & Specs (cont'd)

Pedals

Driver foot rest ..... Driver foot rest

Remote Releases

Cargo access ..... Power cargo area access release

Rear Windshield

Rear window defroster ..... Rear window defroster
Rear windshield wipers Fixed interval rear windshield wipers
Rear windshield ..... Fixed rear windshield
Heated wiper area ..... Heated rear wiper park

Storage

Door bins front ..... Driver and passenger door bins
Glove box ..... Locking glove box
Number of beverage holders ..... 2 beverage holders
Dashboard storage ..... Dashboard storage

Windows Feature

One-touch up window ..... Driver and passenger one-touch up windows
One-touch down window Driver and passenger one-touch down windows

Windows Rear Side

Second-row windows ..... Power second-row windows
Third-row windows ..... Fixed third-row windows

Miscellaneous

Trip computer ..... Trip computer
Accessory power ..... Retained accessory power
PRND in IP ..... PRND in IP

Comfort

Climate Control

Climate control ..... Automatic climate control
Cabin air filter ..... Cabin air filter
Rear under seat ductsRear under seat climate control ducts
Dual-zone front climate control ..... Dual-zone front climate control
Rear climate control ..... Rear climate control system

Headliner

Headliner material ..... Cloth headliner material
Headliner coverage ..... Full headliner coverage

Door Trim

Door panel insert ..... Metal-look door panel insert

Floor Trim

Floor covering ..... Full vinyl floor covering
Floor coverage ..... Full floor coverage

Second-Row Seat Trim

Rear seat upholstery ..... Vinyl rear seat upholstery
Rear seatback upholstery ..... Carpet rear seatback upholstery

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Selected Equip & Specs (cont'd)

Steering Wheel

Steering wheel material ..... Urethane steering wheel

Steering wheel telescopic . Manual telescopic steering wheel

Steering wheel tilt ..... Manual tilting steering wheel

Seats and Trim

Seat Capacity

Seating capacity 5

Front Seats

Driver seat direction Driver seat with 8-way directional controls

Height adjustable driver seat . Power height adjustable driver seat

Driver seat fore/aft control . . Power driver seat fore/aft control

Driver seat cushion tilt . . . Power driver seat cushion tilt

Passenger seat direction Front passenger seat with 8-way directional controls

Split front seats ..... Bucket front seats

Reclining passenger seat . Power reclining passenger seat

Height adjustable passenger seat ..... Power height adjustable control passenger seat

Passenger seat fore/aft control Power passenger seat fore/aft control

Passenger seat cushion tilt .... Power passenger seat cushion tilt

Front head restraints ..... Height adjustable front seat head restraints

Front head restraint control . . . Manual front seat head restraint control

Reclining driver seat ..... Manual reclining driver seat

Rear Seats

Bench seats ..... Split-bench rear seat

Rear seats fixed or removable ..... Fixed rear seats

Folding second-row seats 35-30-35 folding rear seats

Rear seat direction ..... Front facing rear seat

Rear seat folding position . Fold forward rear seatback

Rear head restraints Height adjustable rear seat head restraints

Rear head restraint control ..... Manual rear seat head restraint control

Number of rear head restraints ..... 3 rear seat head restraints

Lumbar Seats

Driver lumbar .... Driver seat with 2-way power lumbar

Front passenger lumbar . Front passenger seat with 2-way power lumbar

Front Seat Trim

Front seat upholstery ..... Cloth front seat upholstery

Front seatback upholstery ..... Vinyl front seatback upholstery

Interior Accents

Interior accents ..... Metal-look interior accents

Gearshifter Material

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Selected Equip & Specs (cont'd)

Gearshifter material ... Urethane gear shifter material

Entertainment Features

Displays

Primary touchscreen display ... Primary touchscreen display
Primary display size ... 8 inch primary display
Number of first-row displays 1 total number of 1st row displays

Radio Features

Aux input jack ... Auxiliary input jack
Seek scan ... Seek scan
External memory ... External memory control

Speakers

Speakers ... Standard grade speakers
Speakers number ... 4

Audio Features

Steering mounted audio control ... Steering wheel mounted audio controls
Voice activated audio ... Voice activated audio controls
Speed sensitive volume ... Speed sensitive volume
Wireless streaming ... Wireless audio streaming

Lighting, Visibility and Instrumentation

Instrument Panel Trim

Panel insert ... Metal-look instrument panel insert

Instrumentation

Trip odometer ... Trip odometer
Instrumentation display Digital/analog instrumentation display

Instrumentation Displays

Speedometer ... Redundant digital speedometer
Clock ... In-radio display clock
Driver information center ... Driver information center

Instrumentation Gauges

Tachometer ... Tachometer
Traction battery level gauge ... Traction battery level gauge
Engine/electric motor temperature gauge ... Engine/electric motor temperature gauge
Gauge cluster display size (inches) ... 12.30
Engine hour meter ... Engine hour meter

Instrumentation Warnings

Engine temperature warning ... Engine temperature warning
Low fuel warning ... Low fuel warning
Low brake fluid warning ... Low brake fluid warning
Headlights on reminder ... Headlights on reminder
Oil pressure warning ... Oil pressure warning
Low washer fluid warning ... Low washer fluid warning
Battery charge warning ... Battery charge warning
Key in vehicle warning ... Key in vehicle warning

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Selected Equip & Specs (cont'd)

Door ajar warning ..... Door ajar warning
Service interval warning ..... Service interval indicator
Trunk warning ..... Rear cargo ajar warning
Low tire pressure warning ..... Tire specific low air pressure warning

Glass

Tinted windows ..... Deep tinted windows

Headlights

Headlights ..... LED low and high beam headlights
Auto headlights ..... Auto on/off headlight control
Headlight type ..... Projector beam headlights
Multiple headlights ..... Multiple enclosed headlights

Front Windshield

Wipers ... Variable intermittent front windshield wipers
Speed sensitive wipers ..... Speed sensitive wipers

Interior Lighting

Variable panel light ... Variable instrument panel light
Rear reading lights ..... Rear reading lights
Front reading lights ..... Front reading lights

Lights

Interior courtesy lights ... Fade interior courtesy lights
High mount stop light .. High mounted center stop light
LED brake lights ..... LED brake lights

Technology and Telematics

Connectivity

Handsfree ..... Bluetooth handsfree wireless device connectivity
Emergency SOS .. Vehicle integrated emergency SOS system
Smart device integration ..... Smart device mirroring

Internet Access

Internet access ... Fleet Telematics Modem selective service internet access

USB Ports

USB ports ..... 2 USB ports

Safety and Security

Airbags

Front impact airbag driver .. Driver front impact airbag
Front impact airbag passenger ..... Passenger front impact airbag
Front side impact airbag driver .... Seat mounted side impact driver airbag
Occupancy sensor ..... Airbag occupancy sensor
Number of airbags ..... 7 airbags
Knee airbag ..... Passenger side knee airbag
Front side impact airbag passenger .... Seat mounted side impact front passenger airbag
Overhead airbags ..... Curtain first and second-row overhead airbags

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Selected Equip & Specs (cont'd)

Seatbelts

3-point seatbelt ..... Rear seat center 3-point seatbelt

Seatbelt pretensioners ... Front seatbelt pretensioners

Height adjustable seatbelts ... Front height adjustable seatbelts

Seatbelt pretensioners number ..... 2 seatbelt pretensioners

Security System

Vehicle tracker ..... Fleet Telematics Modem vehicle tracker

Security system ..... Security system

Active Driving Assistance

Blind spot ..... BLIS (Blind Spot Information System)

Rear collision warning ..... Rear Cross-Traffic Braking collision mitigation

External acoustic pedestrian alert ... External acoustic pedestrian alert

Forward collision warning .... Pre-Collision Assist with Pedestrian Detection

Pedestrian detection ..... Pre-Collision Assist with Pedestrian Detection

Cameras

Rear camera ..... Rear camera with washer

Traction Control

Electronic stability control ... Electronic stability control system with anti-rollover

Parking Sensors

Parking sensors ..... Reverse Sensing System rear parking sensors

Occupant Safety

Child door locks ... Manual rear child safety door locks

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2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: SedonaK8A

Warranty

Standard Warranty

Basic Warranty

Basic warranty ..... 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty ..... 60 months/100,000 miles

Corrosion Perforation

Corrosion perforation warranty ..... 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty ..... 60 months/60,000 miles

Hybrid/Electric Components Warranty

Hybrid/electric components warranty ..... 96 months/100,000 miles

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COURTESY CHEVROLET

CTR059315 **12/23/2024**

STATE CONTRACT
VEHICLE QUOTE

CONTRACT VEHICLE	**2025**	**CHEV**	**TAHOE**		
		4 DOOR, 2WD, FL PKG			
		9C1 - PPV			
CONTRACT PRICE		**PER ATTACHED SPECS**		$	50,095.80
		5.3L V8, AUTO, DUAL A/C			

INCLUDES-
POWER WINDOWS, LOCKS, TILT,
CRUISE, KEYLESS ENTRY
REAR CAMERA

TINT	**TINT**	$	235.00
KEYS	**4 KEYS / 4 FOBS**	INCLUDED	

ORDERED UNIT
APPROX 3-6 MONTHS LEAD TIME

TOTAL	$	50,330.80
TIRE TAX	$	5.00
TAX	$	4,219.12
GRAND TOTAL	$	54,554.92

CITY COUNCIL AGENDA BILL

AB 3066
December 9, 2025
Regular Business

Agenda Item: 9h
Proposed Action & Subject: Discussion/possible action regarding future meeting/agenda items.

Department	City Manager
Time to Present	2 Minutes
Total Time for Item	5 Minutes
Other Council Meetings	Included in City Council regular meeting agenda packets as of May 14, 2024
Exhibits	A. Future Agenda Items

Finance Approval	Reviewed 11/24/25 BGW
City Attorney Approval	Reviewed 11/24/25 KWC
City Manager's Recommendation	Reviewed 11/24/25 JAD

Expenditure Required	
$	N/A
Amount Budgeted	
$	N/A
Account No. (Description)	N/A

SUMMARY STATEMENT

Background: Council requested a document showing future agenda items be added to the Council packet going forward. Attached as Exh. A is the Future Agenda Items document for review and discussion, and possible direction purposes.

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

Board/Commission Recommendation: ☐Applicable - ☒Not Applicable

Alternative(s): None

MOTION

I move to: For presentation and direction only.

Date	Day	Time	Type	Topic	Agenda Section	Requestor	Estimated Total Time
12/9/2025	Tuesday	4:30 p.m.	Regular Meeting				
				AB 3128 Approval of a purchase agreement for APN 401-64-006A,490 E. Sedona Vista Drive in an amount of $70,000.	Consent	Harris	NA
				AB 3273 Approval of Amendment 1 to the Agreement that was executed on April 18, 2022 with Electrify America for the Electric Vehicle charging stations being installed in the Uptown Parking Garage.	Consent	Harris	N/A
				AB 3298 Discussion / possible action regarding an Ordinance adopting amendments to Sedona City Code Title 15 Buildings and Construction by adopting a new Chapter 15.60 At Risk Grading and Infrastructure Permits (Second Public Meeting).	Consent	Christianson	NA
				AB 3279 Approval of Arts and Culture Grant award recommendations.	Regular	Spickard/Turck	NA
				AB 3281 Public Hearing/discussion/possible action regarding a request for approval of a Zone Change (ZC) from RMH (Single Family and Manufactured Home, 4 dwelling units per acre) to RM-3 (High-Density Multifamily, 20 dwelling units per acre) to allow for future development of the property with multifamily housing (no development proposed at this time) and approval of a Conditional Use Permit (CUP) to allow for use of the existing single-family house until a future development is approved. The subject properties are located at 50 Tranquil Avenue and 80 Rigby Road, north of the Windsong Mobile Home Park and west of the Safeway Shopping Center. APN: 408-24-087 & -089.Case Number: PZ24-00018 (ZC, CUP) Property Owner: Kim Soo Young & James Spindelman Applicant: Sefton Engineering (David Nicolella).	Regular	Meyer	45 min

				AB 3296 Discussion/possible action for approval of a Resolution authorizing the execution of an Intergovernmental Agreement (IGA) between the City of Sedona and the Yavapai County Flood Control District (YCFCD) contributing an amount not-to-exceed $520,400 in YCFCD funds to be used for the design and construction of specific drainage improvement projects.	Regular	Phillips	15 min
				AB 3300 Discussion/possible action for the approval of a three-year agreement with Precision Concrete Cutting, Inc. not to exceed $200,000.	Regular	Coubrough	5 min
				AB 3301 Discussion/possible action regarding approval of the Professional Services Agreement with Alternative Energy Systems Consulting, Inc. (AESC) to provide planning and design services for decarbonization projects for an amount not to exceed $249,759.50	Regular	Coubrough	15 min
				AB 3297 Discussion/possible for the approval of a three-year agreement with Waste Management of Arizona, Inc. not to exceed $500,000.	Regular	Coubrough	5 min
				AB 3260 Public hearing/discussion/possible action regarding adoption of a Resolution and Ordinance updating the City of Sedona's Consolidated Fee Schedule.	Regular		
				AB 3283 Discussion/possible action regarding the proposed location of the emergency siren locations in uptown Sedona, and update on the progress of the City's Emergency Management program.	Regular	Foley	45 min
				AB 3066 Discussion/possible action regarding future meeting items.	Regular	Spickard	5 min
12/10/2025	Wednesday	2:00 p.m.	Special Meeting				
				AB Presentation/discussion regarding concepts for Western Gateway.	Special	Spickard	60 min
				AB 3287 Discussion/possible direction regarding the Wastewater Reclamation Plant (WWRP) Facility Plan on future effluent management strategies and the environmental study of the Dells land.	Special	Holland	60 min

				AB 3263 Presentation/discussion by Sustainability Department regarding municipal and community greenhouse gas (GHG) inventories.	Special	Beck	60 min
12/16/2025	Tuesday	8:00 a.m.					
				City Council Retreat Day 1	Special	Spickard	9 hours
12/17/2025	Wednesday	8:00 a.m.					
				City Council Retreat Day 2	Special	Spickard	9 hours
12/18/2025	Thursday	8:00 a.m.					
				City Council Retreat Day 3	Special	Spickard	9 hours
1/13/2026	Tuesday	3:00 p.m.					
					Special		
1/13/2026	Tuesday	4:30 p.m.					
					Consent		
				AB 3302 Presentation/discussion regarding Regional Housing Initiatives by the Verde Valley Community Development Organization (VVCDO).	Regular	Allender	60 min
				AB 3133 Discussion/possible action regarding the future of the Historic Preservation Commission.	Regular	Meyer	60 min
1/14/2026	Wednesday	1:00 p.m.					
				AB 3286 Presentation/discussion/possible direction for CIP Planning and Priority Setting.	Special		5 hours
1/27/2026	Tuesday	3:00 p.m.					
					Special		
1/27/2026	Tuesday	4:30 p.m.					
					Consent		

				AB 3274 Approval of a Resolution calling the 2026 Primary Election for the offices of City Councilor (three seats with four-year terms) and Mayor (two-year term), a proposal for extension of the Local Alternative Expenditure Limitation – Home Rule Option, and to call the 2026 General election, if needed.	Consent	Cook	NA
				AB 3151 Discussion/possible action regarding approval of a construction contract with XXXXXXXXXXXX, for the Improvements at Ranger Station / Interior Restoration of House and Barn Project, in the amount of $XXXXXXX.	Regular	Phillips	30 min
				AB 3303 Discussion/possible action regarding Uptown Parking Management Strategies, including updates on the Parking Management System, Possible Residential Parking Permit Program, city managed parking lot integration efforts, employee parking considerations, and parking fees.	Regular	Wagner	180 min
				AB 3304 Discussion/possible action regarding the Sedona in Motion transportation program	Regular	Harris	150 min
1/28/2026	Wednesday	4:30 p.m.					
				AB Mid-Year Economic and budget update	Special		120 min.
2/10/2026	Tuesday	3:00 p.m.					
2/10/2026	Tuesday	4:30 p.m.					
2/11/2026	Wednesday	1:00 p.m.					
				AB 3285 Discussion/possible action of Decision Package Planning as part of the FY27 budget cycle.	Special		5 hours
2/24/2026	Tuesday	3:00 p.m.					
2/25/2026	Wednesday	4:30 p.m.					
					Special		

3/10/2026	Tuesday	4:30 p.m.					
					Special		
3/10/2026	Tuesday	4:30 p.m.					
					Consent		
				AB 3276 Public hearing/presentation concerning whether the City of Sedona should extend the Alternative Expenditure Limitation – Home Rule Option with regard to the City Budget. This is the first of two public hearings, and this issue would be placed on the August 4, 2026 ballot for voter approval.	Regular	Whitehorn	45 min
3/11/2026	Wednesday	4:30 p.m.					
					Special		
3/24/2026	Tuesday	3:00 p.m.					
					Special		
3/24/2026	Tuesday	4:00 p.m.					
				AB 3276 Presentation/second public hearing regarding the extension of the City of Sedona's Alternative Expenditure Limitation – Home Rule Option and the placement of that issue on the August 4, 2026 ballot for voter approval.	Special	Whitehorn	15 min
3/24/2026	Tuesday	4:15 p.m.					
				AB 3276 Discussion/possible action regarding a Resolution approving the extension of the Alternative Expenditure Limitation – Home Rule Option (the vote requires a super majority of the City Council) and putting the issue on the August 2, 2022 ballot for voter approval.	Special	Whitehorn	15 min
3/24/2026	Tuesday	4:30 p.m.					
					Consent		
					Regular		

3/25/2026	Wednesday	4:30 p.m.					
					Special		
4/14/2026	Tuesday	3:00 p.m.					
					Special		
4/14/2026	Tuesday	4:30 p.m.					
					Consent		
					Regular		
4/15/2025	Wednesday	1:00 p.m.					
				Work Session #1 Budget	Special		5 hours
4/22/2026	Wednesday	8:00 a.m.					
				Work Session #2 Budget	Special		9 hours
4/23/2026	Thursday	8:00 a.m.					
				Work Session #2 Budget	Special		9 hours
4/28/2026	Tuesday	3:00 p.m.					
					Special		
4/28/2026	Tuesday	3:45 p.m.		Amend bylaws of the Sedona Wastewater Municipal Property Coorporation (SWMPC)	SWMPC		30 min
4/28/2026	Tuesday	4:30 p.m.					
					Consent		
					Regular		
4/29/2026	Wednesday	4:30 p.m.					
					Special		
5/12/2025	Tuesday	4:30 p.m.					
					Consent		
					Regular		
5/13/2026	Wednesday	4:30 p.m.					
					Special		

5/26/2026	Tuesday	3:00 p.m.					
					Special		
5/26/2026	Tuesday	4:00 p.m.					
				Presentation/discussion/possible direction regarding an Overview of Community Facilities Districts (CFD) and allowable uses of CFD funds.	Joint Mtg. Sedona Summit II CFD & Fairfield CCFD Board of Directors	Whitehorn	15-30 min
				Discussion/possible action regarding approval of minutes from June 24, 2025.			
				Public hearing/discussion/possible action regarding adoption of a Resolution approving the Tentative Budget for fiscal Year 2026-27.			
5/26/2026	Tuesday	4:30 p.m.					
					Consent		
				AB 3289 Public hearing/discussion/possible action regarding approval of the Tentative City Budget for Fiscal Year 2026-2027.	Regular	Whitehorn	90 min
5/27/2026	Wednesday	4:30 p.m.					
					Special		
6/9/2026	Tuesday	4:30 p.m.					
					Consent		
					Regular		
6/10/2026	Wednesday	4:30 p.m.					
					Special		
6/23/2026	Tuesday	3:45 p.m.					
				Discussion/possible action regarding approval of minutes from May 27, 2025.	Joint Mtg. Sedona Summit II CFD & Fairfield CCFD Board of Directors		

				Public hearing/discussion/possible action regarding adoption of a Resolution approving the Final budget for fiscal year 2026-27 for the Sedona Summit II CFD.			
				Public hearing/discussion/possible action regarding adoption of a Resolution approving the Final budget for fiscal year 2026-27 for the Fairfield Community CFD.			
6/23/2026	Tuesday	4:00 p.m.					
				AB 3290 Public Hearing/discussion/possible action regarding approval of a Resolution adopting the City of Sedona's Budget for Fiscal Year 2026-27.	Special	Whitehorn	30 min
6/23/2026	Tuesday	4:30 p.m.					
					Consent		
					Regular		
6/24/2026	Wednesday	4:30 p.m.					
					Special		