



**MEETING NOTICE
CITY OF PAGE
CITY COUNCIL**

**CITY COUNCIL REGULAR MEETING
CITY HALL, 697 VISTA AVE
PAGE, ARIZONA**

**MAY 28, 2025
5:30 P.M.**

NOTICE OF PUBLIC MEETING AND AGENDA - AMENDED

Page City Council may discuss and take action on any item listed on the agenda.

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Mayor Steven Kidman

Vice Mayor Mike Farrow

Councilor Amanda Hammond

Councilor Kenna Hettinger

Councilor David Auge

Councilor Tom Preller

Councilor Debi Roundtree

5. PRIORITIES

None

6. MINUTES

1. City Council Joint with PUE Minutes - May 14, 2025

2. City Council Meeting Minutes - May 14, 2025

3. City Council Budget Work Session Minutes - May 15, 2025

7. CONSENT AGENDA

The Consent Portion of the Agenda is a means of expediting routine matters. All items approved will be done by one undebatable motion passed unanimously. Any item may be removed for debate on request of any member of Council. Items removed from the Consent Portion become the first items of business of the Regular Agenda.

None

8. PUBLIC HEARINGS

None

9. HEAR FROM THE CITIZENS

The City of Page welcomes public engagement, and the public may comment and address the City Council. To request to speak, complete and submit the Request to Speak form PRIOR to the start of the meeting. When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name for the record. Hear From the Citizens provides a time for the public to speak about matters that are NOT listed on the posted Agenda. The City Council cannot discuss or take legal action on any matters during the Hear From the Citizens. At the conclusion of the Hear From the Citizens, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, and/or may ask that a matter be put on a future agenda. If the topic you are commenting about is listed on the current agenda, you will be called to speak during that agenda item. Comments are limited to three (3) minutes each speaker and thirty (30) minutes in total. If you are with a group, please designate a spokesperson.

10. REPORTS AND ANNOUNCEMENTS

1. MAYOR'S REPORTS AND ANNOUNCEMENTS
None
2. CITY MANAGER'S CURRENT EVENTS SUMMARY

11. BOARDS AND COMMISSIONS

1. Reports on the most recent Board meetings by Board Liaisons (The most recent Board Agendas can be found on the City of Page website <https://cityofpage.org/government/public-meetings/>):

Mayor Kidman – Page Utility Enterprises Board
Mayor Kidman – Page Public Safety Personnel Retirement Systems Board
Mayor Kidman – Volunteer Firefighter Pension Board
Vice Mayor Farrow – Youth Advisory Commission
Councilor Auge - Substance Abuse Task Force
Councilor Hettinger - Parks and Recreation Advisory Board
Councilor Preller – Planning and Zoning Commission
Councilor Hammond – Economic Development Advisory Board
Councilor Roundtree – Library Advisory Board

12. UNFINISHED BUSINESS

1. Presentation by ZenniHome on Housing Development

13. NEW BUSINESS

1. Ordinance No. 739-25 Revisions to Residential Zoning Application Approvals
2. Downtown Revitalization and Beautification RFQ Award
3. Adopting the Fiscal Year 2026 Preliminary Budget - Resolution No. 1333-25, and Setting the Public Hearing Date
4. Proposed Fire Station Backup Power
5. Update on Proposed Public Information Officer (PIO) Position
6. Establishing Interdisciplinary Future Operations Committee
7. Process for Handling Future Agenda Item Requests from Councilmembers

14. EXECUTIVE SESSIONS

1. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(4) The City Council may vote to go into Executive Session for discussion or consultation with the attorneys of the public body regarding contracts.
Coconino Community College Deed Restriction Contract
2. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions regarding negotiations for the purchase, sale, or lease of real property.
Potential Land Sale of a Portion of Parcel 80216009J
(North Side of Highway 98 and East Side of Highway 89)
3. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(4) The City Council may vote to go into Executive Session for discussion or consultation with the attorneys of the public body regarding contracts.
Downtown Revitalization and Beautification RFQ Award for Norris Design
4. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions regarding negotiations for the purchase, sale, or lease of real property.
Potential Land Sale for Portions of Parcels 80207002 and 80216009J
(South of Highway 98 and East of Highway 89)

ADJOURN

FOR YOUR INFORMATION

Next Regular Meeting Wednesday, June 11, 2025 at 5:30 p.m.

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 Page City Council will hold a meeting open to the public. Supporting documents and Staff reports, which were furnished to the City Council, with this agenda, are available for review at www.cityofpage.org or at the City Clerk's Office. Councilmembers of the City of Page City Council will attend either in person or by technological means. City Council may vote to go into Executive Session for the purpose of obtaining legal advice from the City Attorney on any item listed on the agenda, pursuant to A.R.S. 38-431.03 (A)(3). City Council may modify the agenda order, if necessary. This agenda may be subject to change up to 24 hours prior to the meeting.

Persons with disabilities should call the City Clerk's Office, at 928-645-4205 for program and services information and accessibility.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Page makes a video or voice recording of a minor child A.R.S. §1-602.A.9. City Council meetings are audio and video recorded. Parents or guardians may either submit a written consent to the City Clerk's Office, or by allowing a minor to be present and/or participate in the meeting, parents or guardians waive this right.

If you would like to receive City Council agendas via email, please send your email address to cityclerk@pageaz.gov or call 928-645-4205.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona, Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona, U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of _____, 2025, at ____ .m. in accordance with the statement filed by the City of Page City Council with the City Clerk.

CITY OF PAGE

By: _____

CITY CLERK'S OFFICE

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Title: City Council Joint with PUE Minutes - May 14, 2025

Presented by:

Subject:

City Council Joint with PUE Minutes - May 14, 2025

Attachments

Joint w PUE 05142025



**Page City Council
Joint Special Meeting with PUE Minutes
May 14, 2025**

A Joint Special Meeting of the Page City Council and Page Utility Enterprises (PUE) Board was held at 4:30 p.m. on the 14th day of May 2025, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow, and Councilors David Auge, Amanda Hammond, Kenna Hettinger, and Tom Preller were present. Councilor Debi Roundtree arrived at 5:11pm.

Mayor Kidman called the meeting to order at 4:32pm.

PUE Board Chair, Tony Ferrando, called the meeting to order at 4:32pm.

PUE Board Members present: Chair Tony Ferrando and Members Jeff Jones, Alan Nelson, Tom Geiger, and Charles Straub.

Staff members present: City Attorney, Joshua Smith; IT Director, Kane Scott; PUE General Manager, Bryan Hill; PUE Executive Secretary, Donna Roberts; PUE Finance Director, Catherine Foley; Deputy City Clerk, Jennifer Lange; and City Clerk Cindy Scott.

NEW BUSINESS

Page Utility Enterprises Fiscal Year 2025-2026 Budget

PUE General Manager, Bryan Hill, explained the budget information.

There was discussion.

Motion was made by Councilor Auge to approve the PUE Fiscal Year 2025-2026 Budget. The motion was seconded by Councilor Hammond and passed unanimously upon a vote.

ADJOURN

The meeting was adjourned at 5:35 p.m.

Cindy Scott, City Clerk

Steven R. Kidman, Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Special Meeting, held on the 14th day of May 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of May 2025

Cindy Scott, City Clerk

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Title: City Council Meeting Minutes - May 14, 2025

Presented by:

Subject:

City Council Meeting Minutes - May 14, 2025

Attachments

City Council Reg Min 05142025



**Page City Council
Regular Meeting Minutes
May 14, 2025**

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 14th day of May 2025, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow, and Councilors David Auge, Amanda Hammond, Kenna Hettinger, Tom Preller, and Debi Roundtree were present. There was a moment of meditation. Vice Mayor Farrow led the Pledge of Allegiance.

Mayor Kidman called the meeting to order at 5:47 p.m.

Staff members present: City Manager, Darren Coldwell; City Attorney, Joshua Smith; IT Director, Kane Scott; Public Works Director, Kyle Christiansen; Finance Director, Linda Watson; Human Resources Director, Rachell French; Police Chief, Tim Lange; Economic Development Director, Gregg Martinez; Management Analyst, Robin Crowther; Deputy City Clerk, Jennifer Lange; and City Clerk Cindy Scott.

PRIORITIES

None.

MINUTES

City Council Regular Meeting on April 23, 2025

Motion made by Councilor Auge to approve the Minutes. The motion was seconded by Councilor Preller and passed unanimously upon a vote.

CONSENT AGENDA

Monthly Cash Allocation – March 2025

Motion made by Councilor Preller to approve the Consent Agenda. The motion was seconded by Councilor Roundtree and passed unanimously upon a vote.

PUBLIC HEARINGS

None scheduled.

HEAR FROM THE CITIZENS

Resident Kate Sease addressed the City Council.

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS

None.

CITY MANAGER'S CURRENT EVENTS SUMMARY

City Manager provided information about the Downtown Beautification RFQ progress, Arizona Energy and Efficiency Office of the Governor granted funds to help with energy

Page City Council Regular Meeting – May 14, 2025

efficiency in homes, GoGov app, Parking study for 6th Avenue, Awards to Rachell French, Human Resources Director.

BOARDS AND COMMISSIONS

Reports on the most recent Board meetings by Board Liaisons

Mayor Kidman and Councilors Hettinger, Auge, and Preller gave updates.

Presentation by the Youth Advisory Commission for PERA Club

Economic Development Director, Gregg Martinez introduced the Youth Advisory Commission.

Natalie June, Lily Crim, Kyrianna Sloan, and Kayley Begay from the Youth Advisory Commission presented.

There was discussion.

City Manager Coldwell gave an update on what has been completed so far.

Discussion continued.

Motion was made by Councilor Roundtree to have the Youth Advisory Commission to hold public meetings and come back before Council by July 1st with findings from Community and Staff budget on what needs to be fixed. The motion was seconded by Councilor Auge.

There was discussion.

Councilor Hammond amended the motion to direct staff to proceed with structural repairs needed and the Youth Advisory Commission proceed with public engagement findings come back by July 1st to report progress to Council. Councilor Auge seconded the amendment. The amendment passed unanimously upon a vote.

There was discussion.

The amendment to the motion passed unanimously upon a vote.

There was discussion.

The motion passed unanimously upon a vote.

UNFINISHED BUSINESS

Presentation by Genterra on Planned Development of Housing Project at Coconino Community College

Councilor Hammond introduced Genterra to present.

Rich Bowen from Genterra gave a presentation with updates to the housing project planned at Coconino Community College.

There was discussion.

Update on the Splash Pad Process

City Attorney Smith provided an update on the process.

There was discussion.

Page City Council Regular Meeting – May 14, 2025

Motion was made by Councilor Hammond to direct staff to proceed as described with working with the contractor to complete the construction plans and get the Splash Pad completed. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

Proposed Updated Wage Scale

City Manager Coldwell provided information.

Human Resources Director, Rachell French, provided additional clarity.

There was discussion.

Motion was made by Councilor Preller to adopt the proposed wage scale. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

NEW BUSINESS

Presentation by Glen Canyon Conservancy for Powell Museum Funding

Debbie Moses, Amanda Boston, David Watson, and Jerod Viers from Glen Canyon Conservancy presented.

There was discussion.

Residents Cadence Jaborski and Valerie Hunter addressed the Council.

Special Event Liquor License Application for Grand Circle Arts Alliance

Motion was made by Councilor Preller to approve the special event liquor license for Grand Circle Arts Alliance. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

Special Event Liquor License Application for Page/Lake Powell Hub

Motion was made by Councilor Preller to approve the special event liquor license for Page/Lake Powell Hub. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

Potential Update to the Vehicle Purchasing Policy

Councilor Preller gave background information.

There was discussion.

Public Works Director, Kyle Christiansen, provided clarification.

Discussion continued.

Motion was made by Councilor Hammond to instruct staff to conduct analysis on cost effectiveness of integrating EVs into the fleet. The motion was seconded by Councilor Roundtree.

There was discussion.

Councilor Preller amended the motion to have that process done annually. The motion was seconded by Councilor Hammond.

Discussion continued.

Page City Council Regular Meeting – May 14, 2025

The amendment failed with Councilor Auge, Councilor Preller, and Councilor Roundtree in favor. Mayor Kidman, Vice Mayor Farrow, Councilor Hammond, and Councilor Hettinger were opposed.

The original motion passed unanimously upon a vote.

EXECUTIVE SESSIONS

Motion was made by Councilor Hettinger to enter Executive Session consecutively for two (2) Executive Session items and remain in the room at 8:09 p.m. The motion was seconded by Councilor Auge and passed unanimously upon a vote.

Mayor reconvened the Regular City Council meeting at 9:32 p.m.

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(4) The City Council may vote to go into Executive Session for discussion or consultation with the attorneys of the public body regarding contracts.

Request for Funding for Powell Museum & Archives

Motion was made by Councilor Hammond to have staff continue negotiations as discussed in Executive Session. The motion was seconded by Councilor Roundtree and passed unanimously upon a vote.

EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions regarding negotiations for the purchase, sale, or lease of real property.

Potential Land Sale of Parcel 80106078 for Housing Development

Staff directed to proceed as discussed in Executive Session.

ADJOURN

The meeting was adjourned at 9:33 p.m.

Cindy Scott, City Clerk

Steven R. Kidman, Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Regular Meeting, held on the 14th day of May 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of May 2025

Cindy Scott, City Clerk

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Title: City Council Budget Work Session Minutes - May 15, 2025

Presented by:

Subject:

City Council Budget Work Session Minutes - May 15, 2025

Attachments

Budget WS 05152025



**Page City Council
Work Session Meeting Minutes
May 15, 2025**

A Work Session Meeting of the Page City Council was held at 8:00 a.m. on the 15th day of May 2025, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow, and Councilors David Auge, Amanda Hammond, Kenna Hettinger, Tom Preller, and Debi Roundtree were present.

Mayor Kidman called the meeting to order at 8:06 a.m.

Staff members present: City Manager, Darren Coldwell; City Attorney, Joshua Smith; IT Director, Kane Scott; Planning and Zoning Director, Zachary Montgomery; Public Works Director, Kyle Christiansen; Finance Director, Linda Watson, Human Resource Director, Rachell French; Police Chief, Tim Lange; Police Captain, Larry Jones; Fire Chief, Jeff Reed; Economic Development Director, Gregg Martinez; Management Analyst, Robin Crowther; City Magistrate, Andrew Hettinger; Golf Course Clubhouse Manager Jake Hunter; Horseshoe Bend Manager, Deb-b Ketchersid; Parks and Trails Manager, Dwayne Richard; Finance Accountant, Ann Baldwin; Horseshoe Bend, Stephanie Gishie; and City Clerk Cindy Scott.

WORK SESSION ITEMS

City of Page Fiscal Year 2025-2026 Budget

City Manager, Darren Coldwell, explained the budget and allowed department staff to provide explanations about their budget to the Council and answer any questions.

Councilor Hettinger was excused at 1:05 p.m.

Councilor Hettinger returned at 2:17 p.m.

ADJOURN

The meeting was adjourned at 3:37 p.m.

Cindy Scott, City Clerk

Steven R. Kidman, Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Regular Meeting, held on the 15th day of May 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of May 2025

Cindy Scott, City Clerk

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Title: Board Liaisons Report

Presented by:

Subject:

Reports on the most recent Board meetings by Board Liaisons (The most recent Board Agendas can be found on the City of Page website <https://cityofpage.org/government/public-meetings/>):

Mayor Kidman – Page Utility Enterprises Board
Mayor Kidman – Page Public Safety Personnel Retirement Systems Board
Mayor Kidman – Volunteer Firefighter Pension Board
Vice Mayor Farrow – Youth Advisory Commission
Councilor Auge - Substance Abuse Task Force
Councilor Hettinger - Parks and Recreation Advisory Board
Councilor Preller – Planning and Zoning Commission
Councilor Hammond – Economic Development Advisory Board
Councilor Roundtree – Library Advisory Board



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

UNFINISHED BUSINESS 12. 1.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Presentation by ZenniHome on Housing Development

Presented by: Darren Coldwell, City Manager

Department: City Clerk

Action: Other

RECOMMENDED ACTION:

TBD

BACKGROUND:

ZenniHome requested to give a presentation with new updates.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.1.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Ordinance No. 739-25 Revisions to Residential Zoning Application Approvals

Presented by: Zach Montgomery, Planning Director

Department: Planning and Zoning

Action: Ordinance

RECOMMENDED ACTION:

Clerk to introduce Ordinance 739-25 by title only.

Move to adopt Ordinance 739-25 Revisions to Residential Zoning Application Approvals

BACKGROUND:

The State has mandated that Arizona municipalities incorporate the revisions approved by the State Legislature into the City Codes that deal with the Residential Zoning Application Approvals and timelines for said approvals. The City has already incorporated timelines into the residential zoning application approvals through its standard operating procedures that far exceed these new state-mandated timeline requirements.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

At their Regular Meeting on May 6, 2025, the City Planning and Zoning Commission voted unanimously by all members present to recommend the City Council adopt and approve Ordinance No. 739-25, which contains these new state-mandated revisions and timelines for all residential zoning application approvals.

Fiscal Impact

Budget Impact:

N/A

Attachments

Ordinance No. 739-25

ORDINANCE NO. 739-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PAGE, ARIZONA, AMENDING THE PAGE CITY CODE OF ORDINANCES BY ADOPTING § 152.087 RELATING TO THE APPROVAL OF RESIDENTIAL ZONING APPLICATIONS.

WHEREAS, Ariz. Rev. Stat. § 9-462.11 mandates that cities and towns adopt certain zoning code amendments related to the approval of residential zoning applications;

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; and

WHEREAS a public hearing was held by the Planning and Zoning Commission;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Page, as follows:

Section 1. Chapter 152, Zoning Code, of the City of Page Code of Ordinances is hereby amended by inserting § 152.087 as follows:

§ 152.087 APPROVAL OF RESIDENTIAL ZONING APPLICATIONS.

(A) *ADMINISTRATIVE COMPLETENESS REVIEW TIME FRAME.* FOR EACH RESIDENTIAL ZONING APPLICATION, THE DIRECTOR SHALL DESIGNATE A STAFF MEMBER TO REVIEW THE APPLICATION. THE DESIGNATED CITY STAFF MEMBER SHALL DETERMINE WHETHER THE APPLICATION IS ADMINISTRATIVELY COMPLETE WITHIN THIRTY (30) DAYS AFTER RECEIVING THE APPLICATION. IF THE APPLICATION IS DEEMED ADMINISTRATIVELY INCOMPLETE, THE STAFF MEMBER WILL PROVIDE THE APPLICANT WITH A WRITTEN NOTICE THAT INCLUDES A COMPREHENSIVE LIST OF THE SPECIFIC DEFICIENCIES. UPON ISSUANCE OF THE WRITTEN NOTICE, THE ADMINISTRATIVE COMPLETENESS REVIEW TIME FRAME AND OVERALL TIME FRAME CONTAINED IN THIS SECTION ARE SUSPENDED UNTIL THE STAFF MEMBER RECEIVES THE RESUBMITTED APPLICATION. THE STAFF MEMBER SHALL HAVE FIFTEEN (15) DAYS TO REVIEW THE RESUBMITTED APPLICATION AND DETERMINE WHETHER EVERY DEFICIENCY HAS BEEN RESOLVED FOR ADMINISTRATIVE COMPLETENESS.

(B) APPROVAL OR DENIAL OF RESIDENTIAL ZONING APPLICATIONS. AFTER DETERMINING THAT A RESIDENTIAL ZONING APPLICATION IS ADMINISTRATIVELY COMPLETE, THE CITY COUNCIL SHALL APPROVE OR DENY THE APPLICATION WITHIN ONE HUNDRED EIGHTY (180) DAYS. THE CITY

MAY EXTEND THE TIME FRAME TO APPROVE OR DENY BEYOND ONE HUNDRED EIGHTY (180) DAYS AS FOLLOWS:

(1) STAFF MAY GRANT A ONE-TIME EXTENSION OF NOT MORE THAN THIRTY (30) DAYS FOR EXTENUATING CIRCUMSTANCES; OR

(2) STAFF MAY GRANT EXTENSIONS IN THIRTY (30) DAY INCREMENTS AT THE REQUEST OF THE APPLICANT.

(C) EXCEPTIONS. THIS SECTION DOES NOT APPLY TO:

(1) LAND THAT IS DESIGNATED AS A DISTRICT OF HISTORICAL SIGNIFICANCE PURSUANT TO ARIZ. REV. STAT. § 9-462.01(A);

(2) AN AREA THAT IS DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORIC PLACES; OR

(3) LAND THAT IS ALREADY ZONED AS A PLANNED AREA DEVELOPMENT (PAD).

Section 2. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section 3. The effective date of this Ordinance shall be 30 days following adoption by the City Council.

Section 4. This Ordinance does not affect the rights and duties that matured, penalties that were incurred, or proceedings that were begun before the effective date of this Ordinance.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. The City Clerk is authorized to correct typographical and grammatical errors, as well as errors of wording and punctuation, as necessary; and that the City Clerk is authorized to make formatting changes needed for purposes of clarity and form, if required, to be consistent with the Page City Code of Ordinances.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this ____ day of _____, 2025, by the following vote:

Ayes	_____
Nays	_____
Abstentions	_____

Absent _____

CITY OF PAGE

By _____
Mayor

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.2.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Downtown Revitalization and Beautification RFQ Award

Presented by: Darren Coldwell, City Manager

Department: City Manager

Action: Motion

RECOMMENDED ACTION:

Move to award the contract for professional services for planning, design and implementation of downtown revitalization and beautification to Norris Design.

BACKGROUND:

Staff published a request for qualifications to allow firms to submit statements of qualifications regarding their ability to assist the city to revitalize and beautify our downtown. Four firms submitted statements of qualifications and a 5 member evaluation committee scored the submittals. The winning firm was Norris Design. Staff is in the process of negotiating the terms of the contract and hopes to have the final draft ready for council's approval at the meeting. Because the scope of the project is quite broad, the contract will likely be structured with an hourly fee schedule rather than a fixed price. If council would like to establish a "not to exceed" amount, we can include that in the contract.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 25-26

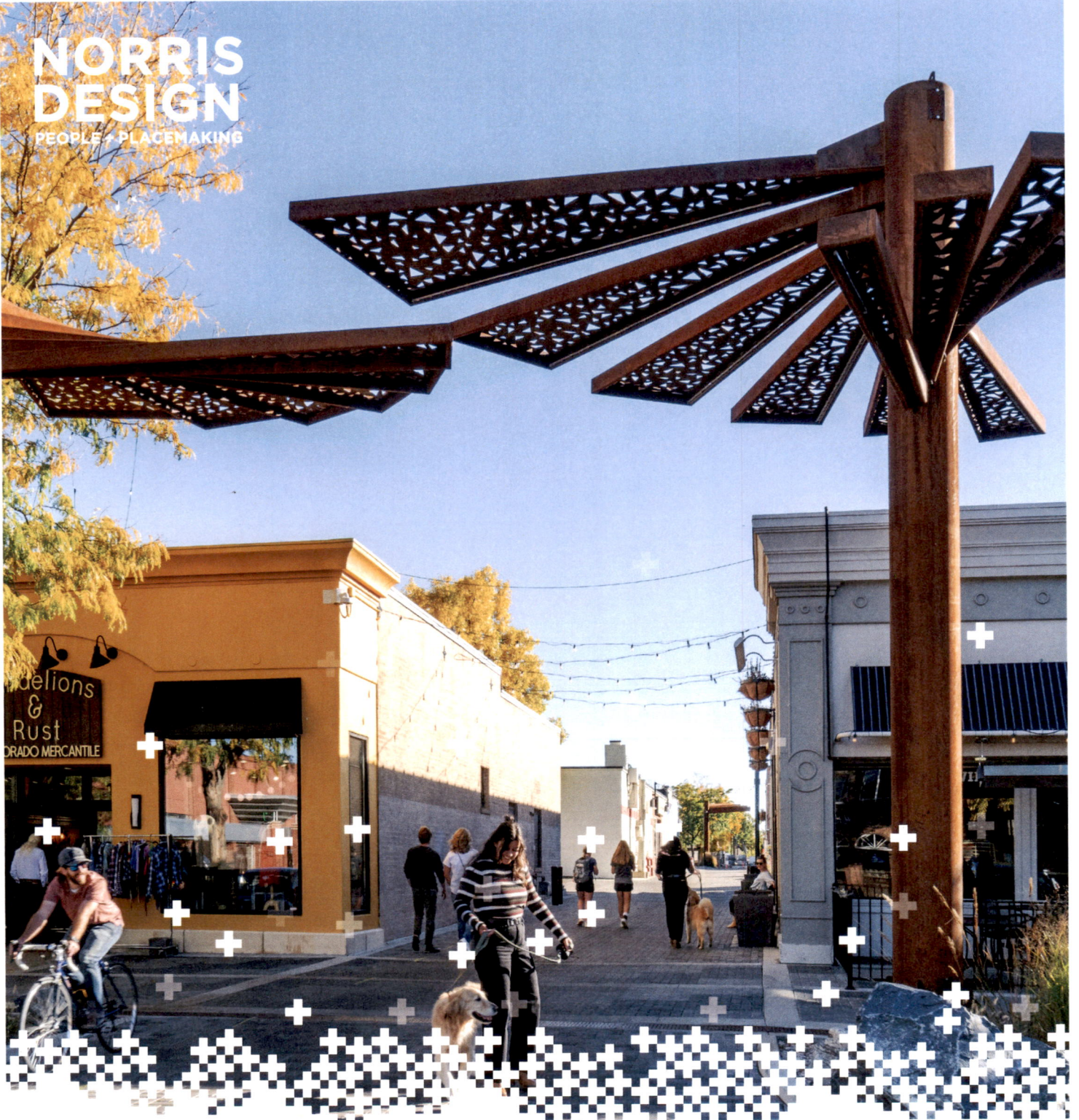
Budget Impact:

unknown

Attachments

Winning Submission

**NORRIS
DESIGN**
PEOPLE • PLACEMAKING



CITY OF PAGE

Downtown Beautification & Revitalization

Page, Arizona

5.6.2025

We are here to **make an impact**. To do our best, then do better. Every day. Because what we do matters to people and places and the world around us.

Small details make the big picture come to life, so we pay attention. **We put people first** in every plan, every design and every brand to make their lives richer and their world a little larger.

When we add our creativity to a client's vision, there's no holding us back. **We make the world better** for everyone who plays in a yard, walks in a park, and lives in a place planned with them in mind.

At Norris Design, we set out to change the world. To help it grow. To pay it forward.

For all of us.

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

CONTENTS

4	COVER LETTER
7	SECTION 1: INTRODUCTION & EXECUTED SIGNATURE PAGE
11	SECTION 2: FIRM QUALIFICATIONS
25	SECTION 3: QUALIFICATIONS OF STAFF
47	SECTION 4: PROJECT APPROACH
55	SECTION 5: FAMILIARITY/HISTORY WITHIN THE REGION
61	SECTION 6: REFERENCES



Fort Collins Alley Enhancements



Kyle Christiansen, Director of Public Works
 P.O. Box 1180
 Page, AZ 86040
 kchristiansen@pageaz.gov

Re: **City of Page Downtown
 Beautification & Revitalization**



Dear Mr. Christiansen and the Selection Committee,

We are pleased to submit our qualifications for the City of Page Downtown Beautification and Revitalization project. Norris Design takes a unique approach as a landscape architectural consultant. We are an attentive and nimble team, dedicated to delivering results efficiently and effectively. Being proactive and responsive with the goal of providing the highest level of customer service has allowed us to differentiate our team. Our firm's diverse range of professional services deliver comprehensive planning and design solutions that makes Norris Design a well-qualified consultant for the City of Page.

The Norris Design story starts in 1985, when John Norris established our award-winning planning and landscape architecture firm in Denver, Colorado with the mission to be a partner in planning, landscape architecture and branding, creating value for our clients by combining excellent service with innovative solutions. Norris Design is headquartered in Denver, Colorado with offices in Flagstaff, Tucson, Phoenix, Arizona, Austin, Dallas, Texas, Tulsa, Oklahoma, Fort Collins, and Frisco, Colorado.

Great urban spaces are the culmination of intentional planning, an engaged community and public investment in spaces that inspires creativity, fosters economic vitality, social gathering and celebration. This Downtown Beautification and Revitalization project is an exciting opportunity to overlay the City of Page identity along a highly visible corridor - positively impacting businesses, residents and visitors and will set the precedent for the design character of improvements throughout the Downtown core.

Norris Design has assembled a specialized team of professionals with extensive knowledge of the City of Page and urban design best practices grounded in artful and practical applied solutions. Norris Design will be the prime consultant, providing project management, urban design, landscape architecture, and public engagement. We have strong working relationships with team members Ardurra who will provide technical expertise in civil engineering, surveying, structural engineering, Speedie Associates for geotechnical and environmental engineering and AEI for electrical engineering. Loven Contracting for local construction expertise, supply chain and cost estimating and Rider Levett Bucknall for third-party cost management and estimating.

We pride ourselves in listening to and collaborating with clients and stakeholders to get projects built. Our team supports creativity, connection and community to improve the quality of the built environment — for every person who will interact with a space. We put people first in every plan, every design and every brand we create. Creative and trust-building community engagement allows us to actively engage with the community to gather and prioritize input, resulting in a truly community-driven design.

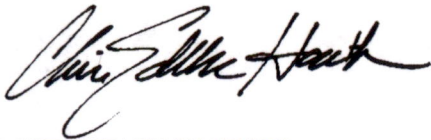
We have demonstrated success on projects across country and Northern Arizona involving similar opportunities and challenges. At Flagstaff's Downtown Connection Center, we are helping bring a multi-phased vision to life, blending transit, public space, and urban placemaking. In Fort Collins, our work on the Harper Goff, East Myrtle, and West Olive Alleys elevated expectations for artistic gateways in urban spaces. We are currently collaborating with Brighton, Colorado to integrate sculptural and artistic gateway elements into complex downtown intersections.

Our expertise in public art partnerships, community engagement, and urban beautification ensures a vision-driven yet highly functional approach to Downtown Page's revitalization. Through collaboration, strategic planning, and creative placemaking, we will generate community support, craft innovative solutions, and deliver the construction documents needed to make this project a reality.

We look forward to the opportunity to share our integrated design approach with the City of Page and partner with your team on this exciting project. I can be reached at **928.228.0825** by email at **ceddleman-heath@norris-design.com** or Jason Kuklinski **520.622.9565** or **jkuklinski@norris-design.com**.

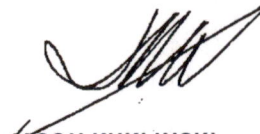
Sincerely,

NORRIS DESIGN



CLAIRE EDDLEMAN-HEATH

Senior Associate, PLA, SITES® AP, LEED® AP BD+C
ceddleman-heath@norris-design.com
6 East Aspen Avenue Suite 260 |
Flagstaff, AZ 86001



JASON KUKLINSKI

Principal, PLA
jkuklinski@norris-design.com
6 East Aspen Avenue Suite 260 |
Flagstaff, AZ 86001

Norris Design acknowledges Amendment 1 dated April 15, 2025



SECTION 1: INTRODUCTION & EXECUTED SIGNATURE PAGE



PLANNING + LANDSCAPE ARCHITECTURE + BRANDING

For forty years, Norris Design has been dedicated to helping the world grow through the power of placemaking. Partnering with clients around the globe, we are transforming the way people live, work and play. Our integrated approach brings individual disciplines together to design places that get built.

We believe in the power of place and the ability our environments have to inspire us all. **Every day, we set out to change the world for the better through thoughtful placemaking.** We create communities that move people to create lasting memories. We shape the public realm, activating the imagination — then, we bring places to life with unique identities that live and breathe.

Learn more at www.norris-design.com

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

PRIME CONTACT



CLAIRE EDDLEMAN-HEATH

Senior Associate, PLA, SITES® AP,
LEED® AP BD+C
ceddleman-heath@norris-design.com
928.228.0825

Norris Design, Inc.
6 East Aspen Avenue Suite 260
Flagstaff, AZ 86001

SECTION 1: INTRODUCTION

The **Norris Design** Team is excited to submit our qualifications for the **Downtown Beautification and Revitalization** Project in Page. With deep expertise in placemaking, revitalization, and sustainability-driven design, we craft vibrant, welcoming spaces that celebrate local character, cultural identity, and environmental sensitivity—enhancing downtown Page as a dynamic hub for community connection and economic vitality.

This proposal outlines our comprehensive approach to delivering meaningful, high-impact results:

Firm Qualifications: Introducing our experienced team of consultants, uniquely suited to carry forward your vision.

Qualifications of Staff: Showcasing key individuals with regional expertise and a track record of success.

Project Approach: Detailing our methods, project approach, schedule, and cost-estimation strategies to ensure efficient project delivery.

Familiarity with the Region: Demonstrating our strong, collaborative experience working across Northern Arizona.

References: Proving our expertise and successful track record, the required list of relevant clients and colleagues who can speak to our past work, collaboration, and project execution.

37

Licensed Landscape Architects

6

Certified Planners

12

LEED® Accredited Professionals

3

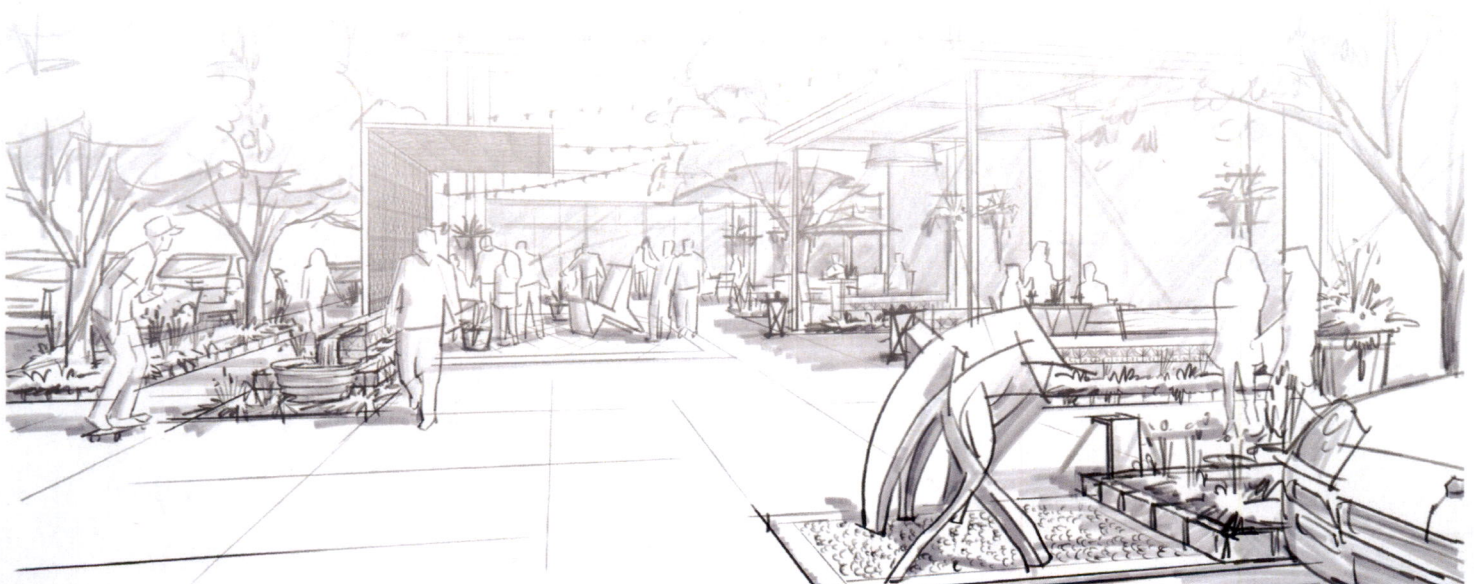
Certified Irrigation Designers

10

QWEL Accredited Professionals

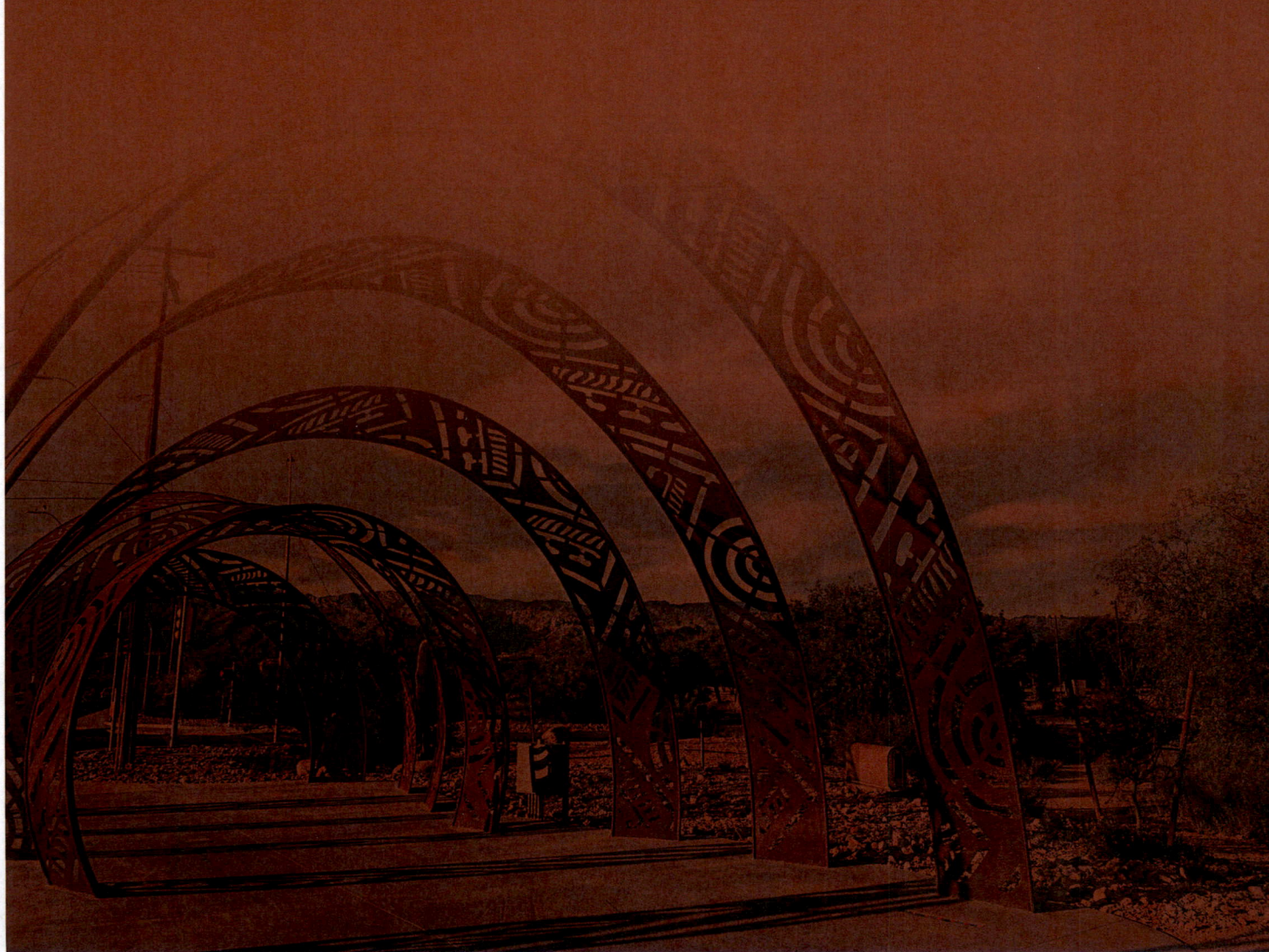
4

SITES® Accredited Professionals





SECTION 2: FIRM QUALIFICATIONS



Firm Qualifications

Delivering exceptional results for the City of Page requires a team with expertise, vision, and deep knowledge of Northern Arizona. That's why our multidisciplinary team is built on collaboration, combining industry leaders in placemaking, construction, engineering, and cost estimation. Together, we bring a comprehensive approach to your project—ensuring seamless execution, lasting impact, and a shared commitment to excellence.

With decades of experience in Northern Arizona, our team understands the unique challenges and opportunities of the region. From downtown revitalization in Flagstaff to infrastructure improvements in Page and Grand Canyon National Park, our team of consultants has successfully navigated the complexities of remote project delivery, environmental considerations, and local permitting requirements.

Norris Design leads with expertise in beautification and placemaking, while Loven Contracting brings proven success in cost estimation and

preconstruction across the High Country. Ardurra is the Town Engineer for the City of Page and Speedie & Associates have an in-depth knowledge of the range of geotechnical requirements for Page. Rider Levett Bucknall brings a high-level perspective as a third-party cost estimator, and AEI will provide their electrical engineering expertise. Our collective experience ensures that projects are not only visionary but also practical, responsive, and tailored to the distinct character of Northern Arizona communities.

DISCIPLINARY PROCEEDINGS

Norris Design has no investigations or disciplinary action taken or pending by national or state regulatory bodies against the firm or individuals employed by the firm.

Meet Our Team

NORRIS DESIGN

Norris Design: Team Lead + Beautification and Placemaking Experts + Landscape Architecture, Planning, Branding & Irrigation

Norris Design was originally founded as The Norris Company in 1985. In 1991 John Norris agreed upon a strategic partnership to become Norris Dullea. After more than 10 successful years together, Jim Dullea made the decision to leave the consulting world and ventured into development. In 2002, Norris Dullea became Norris Design and has since continued an excellent reputation for implementing projects.

Since opening our Flagstaff office in 2015, we have contributed to projects across Northern Arizona. We believe the places we inhabit are shaped by culture, history, and community. Our purpose is to work with you to elevate that sense of place. Together, we craft environments that tell a unique story and leave a lasting impact.

With extensive experience throughout the Intermountain West in downtown redevelopment, streetscapes, signage and wayfinding, gateways, and mixed-use development, we bring a wealth of expertise to every project. No matter the size or location, we know how to turn vision into reality.

LOVEN CONTRACTING

Loven Contracting: Cost Estimation & Preconstruction Review

Loven Contracting is a 40-year-old, Flagstaff-based general contractor with deep roots throughout Northern Arizona and a strong, enduring presence in the Page community. Our team brings proven regional expertise and a long track record of delivering high-quality projects on time and within budget—especially in rural and logistically complex environments.

In the Page area, our notable work includes the Glen Canyon Conservancy Powell Museum remodel, extensive interior and MEP upgrades at Banner Page Hospital, and tenant improvements for National Bank of Arizona. We have also completed over 91 projects for the National Park Service across Grand Canyon and Glen Canyon National Recreation Areas, including the Glen Canyon Maintenance Shop Expansion, the Glen Canyon Bridge Sewer Line Replacement, and the historic Weaver House Rehabilitation at Lees Ferry.

We are well-positioned to deliver a streamlined, cost-effective preconstruction process for the City of Page. Our extensive experience from Kingman to Kayenta and from Yuma to Fredonia enables us to navigate the challenges of remote project delivery—including regional logistics, subcontractor availability, and complex permitting. Backed by long-standing relationships with local trades and suppliers, we ensure competitive pricing, dependable scheduling, and agile responses across multi-phase project implementations. Our progressive monthly pay practices support local contractor participation and financial stability, encouraging a strong bid response.

In partnership with Norris, who will serve as project lead, our preconstruction team—led by Jon Hansen, Ryan Stevens, and Brett Woods—will provide hands-on executive oversight and accurate, responsive cost estimating. We also bring deep experience in federally funded projects, with systems in place to ensure full compliance with procurement, wage, and reporting requirements—delivering an audit-ready, federally compliant preconstruction foundation.



Ardurra: Civil Engineering, Surveying & Structural Engineering

Ardurra Group, Inc. brings together a wealth of expertise through the merger of two distinguished Northern Arizona firms—Shephard Wesnitzer, Inc. (SWI), with 33 years of experience, and Woodson Engineering & Surveying, Inc. (Woodson), with 29 years of service in the region. This strategic union strengthens Ardurra's presence both statewide and nationally, expanding technical capabilities, local staff familiarity, and overall project capacity.

With 1,750 employees across 85 offices nationwide and a strong local presence of 122 professionals in eight Arizona offices, Ardurra is well-equipped to deliver responsive, high-quality services. Our team provides comprehensive survey, predesign, design, and post-design expertise across a range of disciplines, including civil engineering, planning, transportation design, paving, grading, water/wastewater systems, stormwater management, and construction oversight. This depth of experience ensures efficient project execution, enabling us to mobilize quickly in response to evolving needs while maintaining a strong foundation in Northern Arizona communities.



Rider Levett Bucknall : Third Party Cost Estimation

Rider Levett Bucknall (RLB) is a leading professional construction consultancy firm providing clients with independent management and unbiased, expert advice for all aspects of the feasibility, cost and time of major construction projects, from project conception and site acquisition to final completion and commissioning. Our goal is to help our clients and their projects succeed. Tracing our roots back to 1785, RLB has become a truly global practice with over 3,800 staff in more than 120 offices throughout North America and the globe. For over 230 years, our professionals have been adding value by managing total project cost, schedule, and risk while transforming projects into tangible results.

RLB's expertise and wide array of project management, cost management, and quantity surveying, as well as advisory services has enabled us to be one of the most recognized firms in the property and construction industry. We pride ourselves on our ability to provide our clients with local knowledge and expertise backed by a network of readily available global resources.



Speedie & Associates:
Geotechnical Engineering

Speedie & Associates LLC, a UES Company (S&A), provides geotechnical, environmental, and materials testing services across Arizona. Over the past decade, our Flagstaff office has completed more than 3,600 projects in Coconino, Yavapai, Mohave, Apache, and Navajo Counties, as well as in unincorporated areas and neighboring Native American communities.

Established in 1994, our Flagstaff operations have grown under the leadership of Clay Spencer, R.G., Northern Arizona Regional Manager. With 30 years of experience in the Arizona market and 14 years managing Northern Arizona operations, Clay has played a vital role in our continued success in the region.

S&A's expertise is defined by an experienced team, industry registrations, and accreditations. More than technical proficiency, we are driven by a philosophy of building lasting relationships—rooted in the values established by Henrietta and James Speedie. For 45 years, material suppliers, architects, engineers, contractors, developers, government agencies, and testing laboratories have relied on us for expert consultation in geotechnical, environmental, and construction materials services.

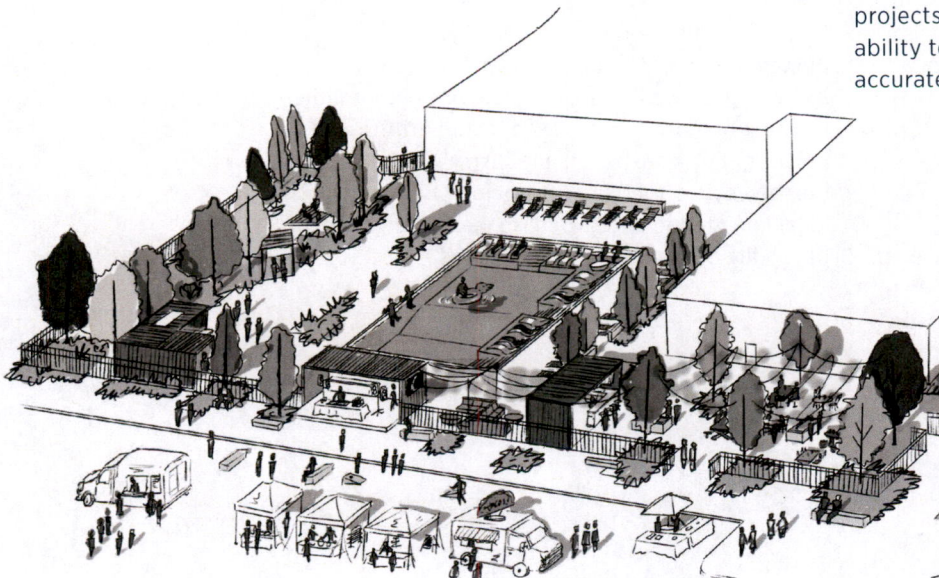
Since 1980, S&A has operated extensively throughout Arizona and the Southwest. Our headquarters and laboratory facility are located in Phoenix, with branch offices in Tucson and Flagstaff. With a statewide staff of 145, including 11 professional engineers and geologists, we bring deep expertise to every project. Our field and laboratory technicians—more than 65 strong—participate in certification programs administered by the Arizona Technical Testing Institute (ATTI) and the American Concrete Institute (ACI).



AEI: Electrical Engineering

Affiliated Engineers, Inc (AEI) is an award-winning, multi-discipline, technical consulting firm. Established in 1978, AEI is owned by 51 principals who develop and maintain client relationships and provide project leadership. Our forward-thinking solutions support the excellence of a diverse clientele and their variety of projects. We built our technical engineering practice working in fields that demand the highest standards of verifiable performance. Today, we apply those same verification standards to sustainable ideas and technology. We have provided consulting engineering and full-service mechanical, electrical, and plumbing design to the Phoenix, Flagstaff, and Coconino County region since 2007.

Our local team of 50 is supported by 21 regional offices and a staff of over 900, allowing us to respond quickly and with an incredible depth of knowledge and expertise. More than 80% of our projects are with repeat clients, demonstrating our ability to provide high-quality service and deliver accurate work on time and within budget.



Arizona Professional Licenses

NAME	ROLE	PROFESSIONAL ARIZONA LICENSES
NORRIS DESIGN	Prime Consultant	State Board of Technical Registration, #14993
LOVEN CONTRACTING	Subconsultant; Cost Estimating & Preconstruction Review	State Board of Technical Registration, #16118
ARDURRA	Subconsultant; Civil Engineering, Surveying & Structural Engineering	State Board of Technical Registration, #23975
RIDER LEVETT BUCKNALL	Subconsultant; Cost Estimating	General Contractors License ROC #182702 State Board of Technical Registration #20401-0 (Engineering/Civil)
SPEEDY & ASSOCIATES	Subconsultant; Geotechnical Engineering	State Board of Technical Registration: 10344-0 - Phoenix office 10344-1 - Flagstaff office 10344-3 - Tucson office
AEI	Subconsultant; Electrical Engineering	AZ Business License #: F00417125

Number of Comparable Projects within 10 Years

Norris Design	Loven Contracting	Ardurra	Rider Levett Bucknall	Speedie & Associates	AEI
65	304	22	16	21	19

Mountain Line Downtown Connection Center Phases 1 & 2

Flagstaff, Arizona

The Downtown Connection Center is a transformative, two-phase project designed to enhance transit accessibility and civic engagement in Flagstaff. Developed for Mountain Line, Northern Arizona's transit agency, this 20,000-square-foot facility reimagines a vital community space, blending state-of-the-art transit infrastructure with welcoming public spaces.

Phase 1, substantially complete in April 2025, introduces a new headquarters, a bus plaza, and a community front porch—laying the foundation for a fully integrated transit hub. Phase 2, scheduled for completion in 2028, will further enhance Flagstaff's southside neighborhood with a civic space and park, along with an 11-bus bay connector. However, its timeline remains contingent on the adjacent Rio de Flag flood control project. Norris Design and Ardurra are also consultants on Rio de Flag. This initiative serves as both a model for revitalizing underutilized urban spaces and a testament to the collaboration of the Norris Design team—bringing together Norris Design, Ardurra, Loven Contracting, and AEI to shape the project's vision.

Designing Connectivity & Accessibility

Leading the effort in placemaking, Norris Design spearheaded the planning and design of the bus plaza and entry sequence for the new building. Given the site's elevation challenges—six feet below the 100-year floodplain—Norris Design developed a universally accessible circulation system, incorporating ramps and stairs framed by raised planters. This design not only ensures intuitive accessibility but also visually connects the space to the architectural language of the new headquarters. Ardurra played a key role in the grading design, integrating functional engineering with seamless user experience.

Emphasizing sustainability and regional identity, the planting design features native pollinator species, reinforcing a strong sense of place, conserving water resources through efficient irrigation design and drought tolerant, native plants, and fostering a natural connection for those who interact with the space.

Bridging Phases Through Public Art & Community Engagement

Beyond infrastructure, the Downtown Connection Center is a cultural and community landmark, underscored by its integration of public art. Norris Design, Loven Contracting, and Ardurra collaborated with the City of Flagstaff Beautification, Arts and Sciences Program to temporarily install Southside Grove, a commissioned sculpture originally intended for Phase 2.



Phase 1 Construction Photo April 24, 2025

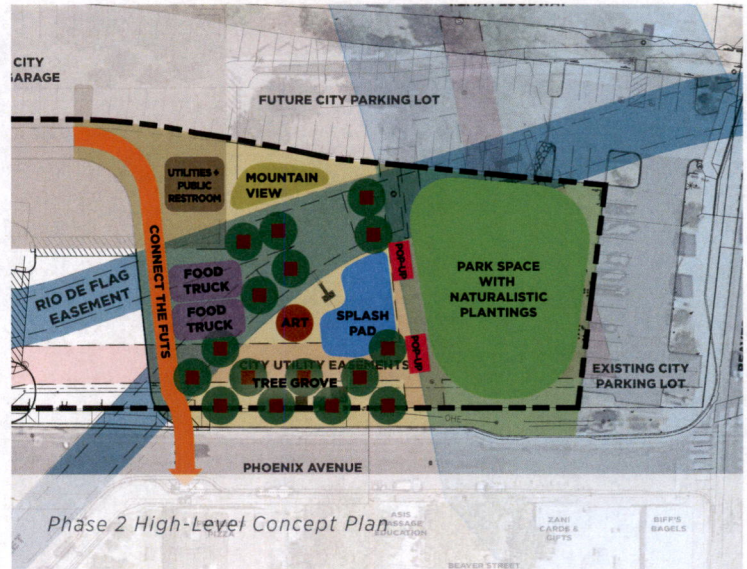


Phase 1 Construction Photo April 24, 2025



Given delays in the Rio de Flag flood control project, Norris Design worked closely with the artist team and city officials to relocate the sculpture to the Phase 1 bus plaza. Loven Contracting facilitated cost and timeline analyses to ensure a seamless future transition into Phase 2's civic space. Ardurra developed interim scenarios for the bus bays to function and keep the art work in the best location for Phase 1.

Currently, Norris Design leads the development of the Phase 2 Civic Space, guiding Mountain Line through community engagement efforts, including presentations to the Parks and Recreation Commission, Beautification and Public Art Commission, and City Council. Through a comprehensive review of past outreach efforts, Norris Design helped consolidate years of community input into a cohesive vision—"Mountains in Motion", defined by movement, fluidity, and celebration. The Civic Space vision translates into a concept plan that reflects the City of Flagstaff's aspirations for the space: integrating public art, a splash pad, concert and event space, food truck areas, and a multi-modal trail.



ROLE OF FIRM: Landscape Architect, Placemaking

SERVICES PROVIDED

- + Conceptual Design
- + Construction Documents
- + Irrigation Design
- + Landscape Architecture
- + Master Planning
- + Parks & Recreation Planning
- + Urban Planning & Design

PHASE 1 ORIGINAL/FINAL COMPLETION DATE:

May 2025 / May 2025

PHASE 1 ORIGINAL/FINAL CONSTRUCTION COST:

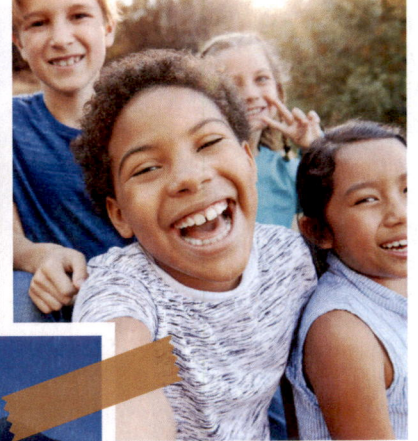
\$22,400,000 / \$22,400,000

PHASE 2 ORIGINAL/FINAL COMPLETION DATE:

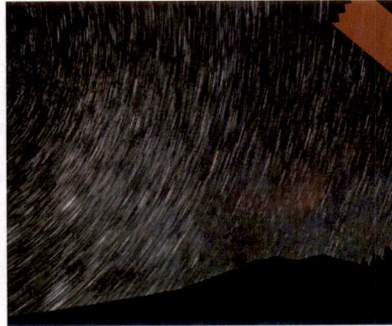
2028 / TBD

PHASE 2 ORIGINAL/FINAL CONSTRUCTION COST:

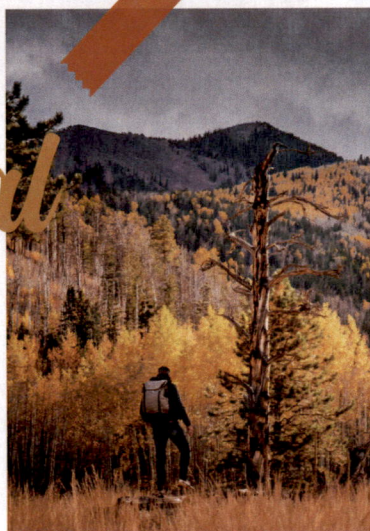
TBD / TBD



*Modern
Uplifting
Celebratory*



*Natural
Fluid
Kinetic*



Sundance Square & Downtown Master Plan

Sundance, Wyoming

At the heart of downtown Sundance, Wyoming, Sundance Square transforms a former brownfield site into a vibrant, year-round gathering space. Once home to the local school, the site underwent demolition and remediation, revealing scenic views of the historic Old Stoney building and Bearlodge Mountains.

As the lead design firm, Norris Design created a dynamic civic destination featuring a multi-use lawn, stage and shade structure, play areas, splash feature, and essential amenities. The design integrates regional history through custom details, including a ranch-style gateway, boardwalk-inspired paving, historic markers, and sculptural elements honoring local heritage.

Beyond Sundance Square, Norris Design led the Downtown Master Plan, outlining strategies to attract visitors and businesses through key improvements—welcome gateways, a town square, facade enhancements, and a unified streetscape. This project highlights Norris Design's expertise in beautification and revitalization, transforming underutilized spaces into thriving community landmarks.

ROLE OF FIRM: Prime Consultant

SERVICES PROVIDED

- + Community Branding
- + Construction Documents
- + Construction Services
- + Cost Estimating
- + Irrigation Design
- + Landscape Architecture
- + Urban Planning & Design

ORIGINAL/FINAL COMPLETION DATE: Summer 2022 / Fall 2022*

ORIGINAL/FINAL CONSTRUCTION COST:
\$989,000 / \$988,000

**restroom building COVID material delays, weather delays moved portion of landscape install to fall*





Graphic renderings of Sundance Square by Norris Design

Fort Collins Alley Enhancements

Fort Collins, Colorado

The Fort Collins Alley Enhancements project reimagines several historic downtown alleys, transforming them into vibrant, pedestrian-friendly corridors that celebrate the city's unique character. Led by Norris Design, this initiative—developed by the Fort Collins Downtown Development Authority (DDA)—breathes new life into five distinct alleyways: West Olive, Tenney Court North, West Oak, East Myrtle, and Harper Goff. Each alley now serves as an iconic and recognizable feature of Fort Collins, seamlessly blending aesthetic appeal with economic vitality and urban connectivity.

Through thoughtful design, these alleys preserve the history and cultural essence of their surroundings by integrating artistic elements, materials, and character-defining features. The result is a series of public spaces that engage visitors and locals alike, reinforcing the city's vibrancy while fostering movement, discovery, and community interaction.

This project not only enhances Fort Collins' pedestrian network but also reinforces its identity as a thriving, walkable downtown. By turning overlooked spaces into celebrated landmarks, Norris Design has demonstrated the power of placemaking in revitalizing city centers. The Fort Collins Alley Enhancements exemplify how thoughtful design can elevate economic vibrancy, enrich public spaces, and create a lasting sense of place—paving the way for future downtown beautification initiatives.

ROLE OF FIRM: Prime

SERVICES PROVIDED

- + 3D Visualization
- + Conceptual Design
- + Construction Documents
- + Irrigation Design
- + Landscape Architecture
- + Schematic Design
- + Signage | Monumentation
- + Urban Planning & Design
- + Video Production

ORIGINAL/FINAL COMPLETION DATE: Varies per each alley (5) / Varies per alley (each alley completed on schedule)

ORIGINAL/FINAL CONSTRUCTION COST:

\$1,000,000-1,500,000 per alley /
\$1,000,000-1,500,000 per alley
(All 5 projects constructed on-budget)





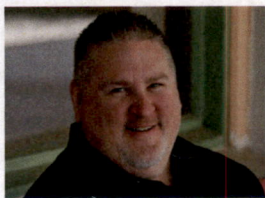


SECTION 3: QUALIFICATIONS OF STAFF



NORRIS DESIGN

Landscape Architecture + Planning + Branding + Project Management & Leadership



JASON KUKLINSKI
Principal, PLA
PRINCIPAL IN CHARGE



CLAIRE EDDLEMAN-HEATH
Senior Associate PLA, LEED®
AP BD+C, SITES® AP
PROJECT LEAD



KELLEY SAVAGE
Principal, PLA, CLARB
ADVISORY PRINCIPAL



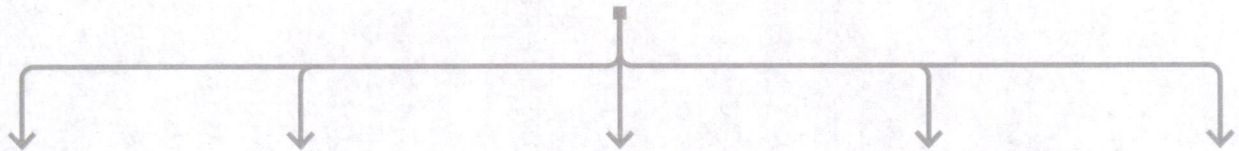
THOMAS LAMPO
Associate, AICP
PLANNER



ELLIE NYQUIST
Senior Associate
LANDSCAPE ARCHITECT



MICHAEL SAUCEDO
Principal
BRANDING



**GEOTECHNICAL
ENGINEERING**
TODD HANKE, P.E
CONRAD SENIOR, EIT



**COST ESTIMATION &
PRECONSTRUCTION
REVIEW**
JON HANSEN, P.E
RYAN STEVENS
BRETT WOODS



COST ESTIMATION
CAMDEN NIXON
CAMILO ABUABARA



**ELECTRICAL
ENGINEERING**
LAUREN REYNOLDS
JASON CLAUSEN, P.E



**CIVIL ENGINEERING,
SURVEYING & STRUCTURAL
ENGINEERING**
GUILLERMO CORTES, P.E
AARON BORLING
MIKE JANES, P.E
ALICIA STOFFERS, P.E



JASON KUKLINSKI

PRINCIPAL, PLA

jkuklinski@norris-design.com

Jason is a landscape architect with more than 25 years of regional and national experience in both the private and public sectors. As a Principal, Jason leads the Norris Design Tucson office and is responsible for the site planning and landscape design of municipal facilities, office buildings, community neighborhoods, regional parks, river parks, commercial developments, retail centers, educational facilities, medical facilities, freeway expansions, urban streetscapes, over-structure and roof-top gardens and multiple historic revitalization projects. Jason's experience also includes master planning of neighborhood and regional parks and college campus expansions. He utilizes his broad experience to incorporate the client's objectives while considering the end user to ultimately provide safe and environmentally sound design solutions. **Jason will serve as Principal in Charge on this project.**

CREDENTIALS

3.a.i. EDUCATION

Master of Business Administration

University of Phoenix, 2000

Bachelor of Landscape Architecture

University of Arizona, 1998

3.a.ii. PROFESSIONAL CERTIFICATION

Registered Landscape Architect,
Arizona, #50617

EPA WaterSense Partner, 2009 – 2012

Certified Irrigation Auditor, 2009 – 2012

YEARS EXPERIENCE

3.a.iii. **Years total:** 27

3.a.iv. **Years with Norris Design:** 20

WORK EXPERIENCE

Norris Design

2005 – Present

The Acacia Group

2000 – 2005

Sage Landscape Architecture

1998 – 2000

PROFESSIONAL AFFILIATIONS

Irrigation Association

Member, 2008 – Present

Southern Arizona American Institute of Architects

Allied Director, 2021 – Present

Council of Landscape Architectural Registration Boards

Allied Director, 2003 – 2011

AWARDS & RECOGNITION

*Southern Arizona Home Builders
Association, Community of the Year,
Saguaro Trails, 2022*

SELECT PROVEN EXPERTISE

Scott Avenue Streetscape

Tucson, AZ

In concert with the City of Tucson and the Downtown Tucson Partnership, Norris Design performed a regional analysis of the downtown streetscape and prior planning documents to identify the varying degrees of improvements to meet the new Downtown Tucson Streetscape Standards. After prioritizing each street based on various criteria, Norris Design was tasked with applying the new City of Tucson Streetscape Standards to each block. Scott Avenue was identified as an area of importance because it completes a 1/4-mile section of previous streetscape improvements. Norris Design provided the new street alignment and streetscape design, along with assistance in grant writing and presentations to the Rio Nuevo Board for funding.

3.a.v.2. **ROLE:** Principal in Charge | Landscape Architect

3.a.v.3. **PROJECT OWNER:** City of Tucson
Downtown Tucson Partnership

3.a.v.4. **REFERENCE:**

Elaine Becherer | Spatial Impact Group,
LLC | elaine@spatialimpactgroup.com |
520.301.5364

Broadway Corridor Widening

Tucson, AZ

In collaboration with the City of Tucson, Norris Design provided 3D visualizations and video, native plant inventory and preservation, as well as hardscape, landscape and irrigation plans for the Broadway Corridor widening project from Euclid Avenue to Country Club Road. This segment of road is approximately two miles long, and construction documents only encompass the area within the right-of-way. Hardscape and landscape designs were informed by the mid-century modern architecture along the corridor and inspired by the corridor's recent rebrand as the Sunshine Mile. Leveraging organic shapes and minimalistic patterns, Norris Design created the concept of 'sunshine and shadow,' using the articulation in the masonry walls to create shadow patterns among the native vegetation. The design toys with sunlight and shade, creating both bright, open spaces and cool, shaded areas for end users to experience the elemental shift.

3.a.v.2. **ROLE:** Principal in Charge | Landscape Architect

3.a.v.3. **PROJECT OWNER:** City of Tucson

3.a.v.4. **REFERENCE:**

Beth Abramovitz, Assistant Town Manager
Town of Sahuarita | babramovitz@sahuaritaaz.gov | 520.344.7108



CLAIRE EDDLEMAN-HEATH

SENIOR ASSOCIATE, PLA, LEED® AP BD+C, SITES® AP
ceddleman-heath@norris-design.com

CREDENTIALS

3.a.i. EDUCATION

Master of Landscape Architecture
Harvard University Graduate School of Design, 2011

Bachelor of Science in Architectural Studies
University of Texas at Austin School of Architecture, 2007

3.a.ii. PROFESSIONAL CERTIFICATION

Registered Landscape Architect, Texas, #3201
LEED® AP BD+C
SITES® AP

YEARS EXPERIENCE

3.a.iii. Years total: 14

3.a.iv. Years with Norris Design: 3

WORK EXPERIENCE

Norris Design
2022 – Present

The University of Texas at Austin School of Architecture
2021 – 2022

Asakura Robinson Company
2019 – 2022

Design Workshop
2017 – 2019

Studio Balcones
2014 – 2017

McCann Adams Studio
2013 – 2014

Michael Van Valkenburgh Associates, Inc.
2011 – 2012

PROFESSIONAL AFFILIATIONS

City of Flagstaff Beautification & Public Art Commission
Commissioner, 2023 – Present

Claire Eddleman-Heath brings a deep expertise and passion for sustainable landscape architecture to every project. As a Senior Associate at Norris Design’s Northern Arizona office in Flagstaff, she is committed to designing outdoor spaces that are not only visually striking but also functional and environmentally responsible. A dedicated community advocate, Claire serves as a commissioner on the City of Flagstaff’s Beautification and Public Art Commission, contributing her expertise to shape meaningful public spaces. Her leadership spans a diverse range of projects, including public parks, healthcare facilities, educational campuses, commercial developments, and hospitality spaces.

Claire holds prestigious accreditations that underscore her proficiency in sustainable site development and environmental design leadership. Her approach prioritizes inclusivity, ecological benefits, and aesthetic harmony, resulting in landscapes that enhance the quality of life for all who experience them. **Claire will serve as Project Lead on this project.**

SELECT PROVEN EXPERTISE

Downtown Connection Center
Flagstaff, AZ

The existing Downtown Connection Center (DCC) includes three parcels with minimal amenities and no additional capacity for service expansion. Norris Design is creating a unique, civic-oriented space that also accommodates appropriate bus and mass transit requirements. In conjunction with the consultant team, Norris Design is planning PH2 civic space and creating design / construction documents for PH1. The new building in PH1 will accommodate a new headquarters for Mountain Line along with space for community meetings / events. The building is located in a flood-way, so the elevation of the finish floor is approximately 4’ above the finish grade. Norris Design designed a universally accessible circulation system of ramps and steps, and detailed the base of the building to visually ‘tie’ it to the surrounding transit plaza. ND worked with an artist team to site a sculptural piece in the transit plaza.

3.a.v.2. ROLE: Project Manager

3.a.v.3. PROJECT OWNER: Mountain Line

3.a.v.4. REFERENCE:

Anne Dunno, Mountain Line Capital Development Manager
adunno@mountainline.az.gov | 928.679.8942

Anne Hiss Gymnasium Courtyard Renovation at the University of Texas at Austin
Austin, TX

A sustainable courtyard at the historic Anna Hiss Gymnasium at UT centers around a striking new sculpture by Simone Leigh, creating an inviting oasis for students, faculty, and staff. Blending historic and contemporary elements, the courtyard design honors the architectural character of the Anna Hiss Gymnasium while introducing a fresh dialogue with world-renowned artistry.

Beyond aesthetics, the space is designed to perform sustainably, meeting the highest level of Sustainable SITES criteria by effectively managing stormwater through a landscape engineered to infiltrate a 95th Percentile storm event and including native pollinator plants throughout the planting design. Repurposed site elements, like original lighting and benches, reduce the carbon footprint while preserving the gym’s architectural character, making the courtyard a model of sustainability and artistic integration.

3.a.v.2. ROLE: Project Lead

3.a.v.3. PROJECT OWNER: The University of Texas at Austin

3.a.v.4. REFERENCE:

Robert Hengst, P.E., Associate Director, Academics, Arts & Administration, UT Austin
512-762-2922
robert.hengst@austin.utexas.edu



KELLEY SAVAGE

PRINCIPAL, PLA, CLARB

ksavage@norris-design.com

Kelley Savage is a Principal in Norris Design's Fort Collins office and a registered professional landscape architect with 30 years of experience. Her experience includes parks and recreation, trails and open space, urban design, streetscape and higher education projects. Kelley is also skilled in public engagement, having coordinated with public and private organizations and stakeholders including federal, state and local agencies. She applies creativity in managing complex multi-disciplinary teams, from conceptual design through detailed documentation and construction administration. Kelley is focused on integrated solutions and the expression of community values through thoughtful landscape design and construction. Her context appropriate design solutions create and capture a sense of place, while considering client capital and long-term maintenance costs. **Kelley will serve as Advisory Principal on this project.**

CREDENTIALS

3.a.i. EDUCATION

Bachelor of Science,
Landscape Architecture

Colorado State University, Cum Laude, 1994

3.a.ii. PROFESSIONAL CERTIFICATION

Registered Landscape Architect,
Colorado, #356; Wyoming, #0214C

CLARB Certified Landscape Architect

YEARS EXPERIENCE

3.a.iii. Years total: 31

3.a.iv. Years with Norris Design: 6

WORK EXPERIENCE

Norris Design

2019 – Present

Context Workshop

2018 – 2019

Robert Peccia & Associates

2015 – 2018

Stanley Consultants

(formerly Nuszer Kopatz)

2006 – 2015

AECOM (formerly EDAA)

1994 – 2006

PROFESSIONAL AFFILIATIONS

Northern Colorado Trails

Advocacy Group

Volunteer, 2016 – Present

Poudre School District

Volunteer, 2014 – Present

Larimer County Parks

Volunteer, 2001 – Present

Colorado State University

Landscape Architecture Department

Student Juries & Critiques, 1998 – Present

SELECT PROVEN EXPERTISE

1st Street & Depot Park Improvements

Laramie, WY

The south 1st Street area is a key destination & cultural hub within Downtown, hosting the Jubilee Days Carnival, Brewfest, Farmer's Market, and other iconic Laramie events. As part of continued efforts to improve user experiences in the area, the project will establish urban design character for the 1st Street corridor, create improved facilities within historic Depot Park and expand on-street parking opportunities. A series of interactive community outreach events will guide design ideas and establish the placemaking elements for this important Downtown project.

3.a.v.2. **ROLE:** Principal in Charge

3.a.v.3. **PROJECT OWNER:** City of Laramie

3.a.v.4. **REFERENCE:**

Todd Feezer, Assistant City Manager

City of Laramie | 307.721.5304

tfeezer@cityoflaramie.org

Downtown Master Plan & Sundance Square

Sundance, WY

Located on a prime block within Sundance's downtown core, Sundance Square presents an opportunity to create a year-round community gathering space. This brownfield site previously housed the community's school. The Downtown Master Plan establishes a framework to attract visitors and businesses through key catalyst projects: welcome gateways, development of a town square, facade enhancements and establishment of streetscape program. Designed through creative outreach efforts that engaged over 200 residents in this community of just 1,300, Sundance Square is the hub for activities, with its relocated Sundance Kid statue, splash pad and event lawn.

3.a.v.2. **ROLE:** Principal in Charge

3.a.v.3. **PROJECT OWNER:** City of Laramie

3.a.v.3. **REFERENCE:**

Kathy Lenz | Economic Development Manager | US Senator Cynthia Lummis' Office | (Formerly City of Sundance) 307.290.0003 | lenzk608@gmail.com



THOMAS LAMPO
ASSOCIATE, AICP
tlampo@norris-design.com

Thomas is a planner with a diverse background across public and private sectors. Throughout his career, Thomas has worked on rural and urban projects for municipal, county and tribal clients. He is experienced in developing municipal ordinances, zoning codes, comprehensive plans, economic development strategies, master development and site plans, as well as redevelopment initiatives, entitlements and special exceptions. Thomas is dedicated to creating vibrant communities through the application of his advanced technical writing, research, and graphic design expertise. His commitment not only aids in achieving our clients' objectives but also elevates the quality of the environments where we live, work and play. **Thomas will serve as Planner on this project and lead community engagement.**

CREDENTIALS

3.a.i. EDUCATION

Master of Science in Urban Planning
University of Arizona, 2017

Bachelor of Science in Urban & Regional Planning
State University of New York–Buffalo, 2014

3.a.ii. PROFESSIONAL CERTIFICATION

American Institute of Certified Planners (AICP), #34131

YEARS EXPERIENCE

3.a.iii. Years total: 8

3.a.iv. Years with Norris Design: 2

WORK EXPERIENCE

Norris Design
2023 – Present

Consensus Planning
2022 – 2023

City of Rio Rancho
2021 – 2022

Orleans County
2019 – 2021

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)
Southern Section President, 2025 - Present;
Small Town & Rural Division, Member, 2017 – Present; Tribal & Indigenous Division, Member, 2023 – Present; City Planning & Management Division, Member, 2019 – Present; Arizona Chapter, Member, 2015 – Present

PROFESSIONAL CONTRIBUTIONS

National Planning Conference, Moderator & Presenter - Tribal & Indigenous Master Planning, 2025
APA AZ Conference, Moderator - Build for Rent Communities Session, 2023

SELECT PROVEN EXPERTISE

Erie Canal Local Waterfront Revitalization Plan & Program
Orleans County, New York

Thomas served as the County project lead for the completion of The Erie Canal Local Waterfront Revitalization Program (LWRP), a planning document prepared by Orleans County, with input from all municipalities within the waterfront area of the County. The LWRP provides a vision to promote economic development, establish revitalization measures, address infrastructure needs, and encourage environmental protection within the established planning area.

3.a.v.2. ROLE: Project lead (Public Sector)

3.a.v.3. PROJECT OWNER: Orleans County, NY

3.a.v.4. REFERENCE:

Corey Winters, Director of Planning
| 585.589.3197 | corey.winters@orleanscountyny.gov

Grant County Comprehensive Plan
Grant County, NM

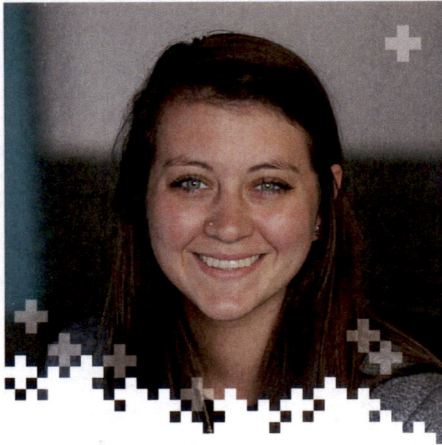
Thomas is currently serving as the project lead for Norris Design on The Grant County Comprehensive Plan update, along with Bohannon Huston Engineers. The Comprehensive Plan will serve to guide decisions, forecast economic development, and inform future policy decisions in Grant County over the next 20 years, and is anticipated to be completed by June, 2025. The Plan entails careful consideration and evaluation of the County's needs, and will address the County's short and long-term goals and priorities, as well as economic development components that provide realistic tools for growth, development, and redevelopment.

3.a.v.2. ROLE: Project lead (Norris Design)

3.a.v.3. PROJECT OWNER: Grant County, NM

3.a.v.3. REFERENCE:

Joseph Holguin, Planning and Capital Projects Director | 575.574.0007 | jholguin@grantcountynm.gov



ELLIE NYQUIST

SENIOR ASSOCIATE

enyquist@norris-design.com

Since joining Norris Design in 2016, Ellie has worked on a variety of parks and recreation, multi-family developments, single-family developments, and mixed-use projects. Ellie is experienced in creating conceptual site plans, site development plans, construction documents, concept designs, graphics, and participating in meetings with clients and municipalities. Her recent experience includes Bear River Park, The Fort Collins Alley Renovations, and The Aurora Highlands. Ellie is skilled in using AutoCAD, LandFX, Adobe Photoshop and InDesign software. With an education in environmental design, she is dedicated to designing healthy spaces that also sustain natural systems. **Ellie will serve as Landscape Designer on this project.**

CREDENTIALS

3.a.i. EDUCATION

Bachelor of Landscape Architecture

North Dakota State University – Fargo, 2016

Bachelor of Science, Environmental Design

North Dakota State University – Fargo, 2016

YEARS EXPERIENCE

3.a.iii. Years total: 9

3.a.iv. Years with Norris Design: 9

WORK EXPERIENCE

Norris Design

2016 – Present

DHM Design

Intern, 2015

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architecture (ASLA)

2015 – 2021

Colorado Chapter ASLA

2016 – 2021

AWARDS & RECOGNITION

*Dennis C. Colliton Memorial Award,
Finalist, 2016*

*Albert Levering Drawing Award,
2nd Place, 2015*

ASLA Merit Award (Student), 2015

*Brenda & Gerald Scholarship
Award, 2015*

*Red River Zoo Service Learning
Design Award, 2015*

CONTINUING EDUCATION

ASLA National Conference, 2015, 2018

SELECT PROVEN EXPERTISE

Fort Collins Alley Enhancements

Fort Collins, CO

The Fort Collins Alley Enhancements continue the successful work of the Fort Collins Downtown Development Authority (DDA) in revitalizing several historic downtown alleys. To date, the alleys that have been enhanced have become an iconic and identifiable element of the urban fabric of Fort Collins and a precedent for communities around the country. This project builds on that legacy, creating aesthetically pleasing pedestrian corridors that enhance the economic vitality, vibrancy and uniqueness of the Fort Collins community. Design solutions express the history and unique context of each alley by translating their stories at the pedestrian scale through artistic elements, materials and character-defining features.

3.a.v.2. **ROLE:** Project Manager

3.a.v.3. **PROJECT OWNER:** Fort Collins DDA

3.a.v.4. **REFERENCE:**

Matt Robenalt Executive Director | Fort
Collins Downtown Development Authority
mrobenalt@fcgov.com | 970.419.4381

Breckenridge Blue River Pathways

Breckenridge, Colorado

Norris Design is assisting the Town of Breckenridge with the master plan of the Blue River Pathways, which run through the historic downtown. The final master plan outlines a phased project approach, thoughtfully considering the safety and circulation needs of all users – pedestrians, cyclists and vehicles – as well as environmental impacts and placemaking opportunities along the riverwalk. It incorporates temporary installations called 'living labs,' which test new trail alignments and amenity layouts, allowing their functionality to be observed. The living lab near Goldpan and Ice House Alleys has increased the town's circulation so notably that they are considering making it a permanent installation. We are also working on a living lab at the Schoonover site, which will integrate a pocket park with bathrooms, bike parking, a water station, wayfinding, map kiosks and a picnic area. Each living lab was designed based on ideas received from community outreach efforts, including a survey, interactive map, and a Town party event that we used to collect feedback.

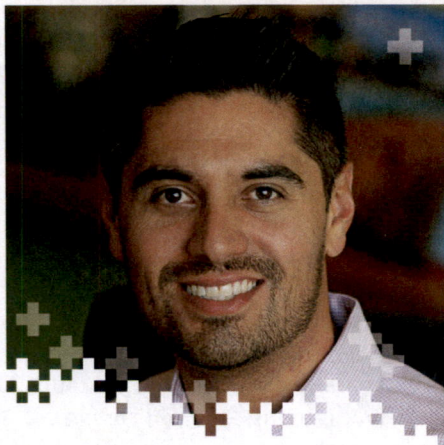
3.a.v.2. **ROLE:** Landscape Designer

3.a.v.3. **PROJECT OWNER:**

Town of Breckenridge

3.a.v.4. **REFERENCE:**

Shannon Smith, Town Engineer | Town of
Breckenridge | 970.453.3196 |
shannons@townofbreckenridge.com



MIKE SAUCEDO

PRINCIPAL

msaucedo@norris-design.com

With over 22 years of experience building brands and campaigns across multiple categories and media touchpoints, Mike plays a key role in integrating branding, planning and landscape architecture into placemaking. He takes a consumer-centric approach to branding that weaves story and design together into a singular expressive vision. Mike has an insatiable curiosity, a keen intuition and an analytical creativity that allow him to see the forest through the trees. His experience includes commercial, hospitality, mixed-use and master planned community branding across Colorado and Arizona, as well as national consumer goods brand development, advertising, website strategy and social media marketing. **Mike will serve as Branding and Visioning Advisor on this project.**

CREDENTIALS

3.a.i. EDUCATION

Master of Business Administration in Marketing Strategy

The Ohio State University, 2007

Bachelor of Science in Marketing & Consumer Behavior

Arizona State University, 2003

YEARS EXPERIENCE

3.a.iii. Years total: 22

3.a.iv. Years with Norris Design: 8

WORK EXPERIENCE

Norris Design

2018 – Present

The Integer Group

2013 – 2017

IBM iX

2007 – 2013

Daymon Worldwide

2003 – 2005

PROFESSIONAL AFFILIATIONS

Young Men's Christian Association

Executive Board Fellow, 2007

Muscular Dystrophy Association

Executive Board, 2003

AWARDS & RECOGNITION

Association of National Advertisers
REGGIE Awards, Gold Award,
Pop-Tarts Video Gaming Multichannel
Campaign, 2018

American Marketing Association
(AMA) EFFIE Awards, Gold Award,
Pop-Tarts Video Gaming Multichannel
Campaign, 2018

AMA EFFIE Awards, Silver Award,
Eggo Waffle Food Truck Experiential
Marketing Campaign, 2018

SELECT PROVEN EXPERTISE

Fort Collins Alley Enhancements

Fort Collins, CO

The Fort Collins Alley Enhancements continue the successful work of the Fort Collins Downtown Development Authority (DDA) in revitalizing several historic downtown alleys. To date, the alleys that have been enhanced have become an iconic and identifiable element of the urban fabric of Fort Collins and a precedent for communities around the country. This project builds on that legacy, creating aesthetically pleasing pedestrian corridors that enhance the economic vitality, vibrancy and uniqueness of the Fort Collins community. Design solutions express the history and unique context of each alley by translating their stories at the pedestrian scale through artistic elements, materials and character-defining features.

3.a.v.2. **ROLE:** Historical research, creative inspiration, big idea articulation and placemaking storytelling

3.a.v.3. **PROJECT OWNER:** Fort Collins DDA

3.a.v.4. **REFERENCE:**

Matt Robenalt Executive Director | Fort
Collins Downtown Development Authority
mrobenalt@fcgov.com | 970.419.4381

Uptown

Tucson, AZ

Uptown is a radical re-imagination and redevelopment of the Foothills Mall site. As Tucson's first high-density urban village outside of Downtown, it will feature an engaging mixed-use environment that turns everything up a notch. Using our integrated placemaking approach, we built a vibrant and colorful brand directly into the land concept. Our team then infused Uptown's unique, upbeat, and unexpectedly urban vibe into the landscape framework and the project's design guidelines. Elevated materials, forms, and palettes, create a casual sophistication with a cosmopolitan feel. All designed to add dimension and turn up the tempo on an atmosphere that feels undeniably Uptown.

3.a.v.2. **ROLE:** Branding

3.a.v.3. **PROJECT OWNER:** Bourn Companies

3.a.v.4. **REFERENCE:**

Don Bourn, President | Bourn Companies
dbourn@bournpartners.com | 520.323.1005



Aaron Borling | Survey

3.a.i. Education: BS, Geology Illinois State University

3.a.ii Professional Certification: AZ RLS #48756

3.a.iii Experience Total: 25

3.a.iv Experience with Firm: 21

Project Experience

City of Page Engineering On-call

As the On-Call City Engineer, our duties include plan review, surveying, contract oversight for professional consultants, surveying, storm water consultation, and capital projects analysis. Throughout the on-call Ardurra (SWI) provided the following:

- 836 Vista Ave Storage Plat and Civil plan review
- 911 Vista Ave Storage Civil plan review
- 913 Vista Ave Storage Civil plan review
- 4th Avenue / Canyon Country Townhomes Civil plan review
- Pine Street Amended Lots 6 and 7 Plat review
- Lapekas Lot Line adjustment review
- Canyon Subdivision

3.a.v.2 Role: Surveyor

3.a.v.3 Owner: City of Page, 3.a.v.4 Reference: Kyle Christiansen (928) 645.4302

kchristiansen@pageaz.gov

Vermillion Downs Mapping Survey

In the Spring/Summer of 2018, SWI completed an Aerial Mapping survey of the Vermillion Downs area in collaboration with Cooper Aerial Surveys. SWI personnel established 13 ground control survey points in addition to operating real-time GPS receivers during flight operations to achieve high-accuracy 1-foot contour mapping and planimetric detail. The SWI survey team conducted a supplemental ground survey of existing drainage structures across the major roadways within the mapping area (Haul Road and Coppermine Road). All drainage structures were documented with field measurements and photographs used as supplemental data for drainage analysis. Digital CAD and PDF base maps were prepared and submitted to the SWI Engineering team and City of Page as the basis for future drainage analysis and improvements.

3.a.v.2 Role: Surveyor

3.a.v.3 Owner: City of Page, 3.a.v.4 Reference: Kyle Christiansen (928) 645.4302

kchristiansen@pageaz.gov



Guillermo Cortes | Civil Engineering

3.a.i. Education: BS, Civil Engineering Northern Arizona University

3.a.ii Professional Certification: AZ PE #49111

3.a.iii Experience Total: 29

3.a.iv Experience with Firm: 29

Project Experience

City of Page Engineering On-call

As the On-Call City Engineer, our duties include plan review, surveying, contract oversight for professional consultants, surveying, storm water consultation, and capital projects analysis. Throughout the on-call Ardurra (SWI) provided the following:

- 836 Vista Ave Storage Plat and Civil plan review
- 911 Vista Ave Storage Civil plan review
- 913 Vista Ave Storage Civil plan review
- 4th Avenue / Canyon Country Townhomes Civil plan review
- Pine Street Amended Lots 6 and 7 Plat review
- Lapekas Lot Line adjustment review
- Canyon Subdivision

3.a.v.2 Role: Civil Engineer

3.a.v.3 Owner: City of Page, 3.a.v.4 Reference: Kyle Christiansen (928) 645.4302

kchristiansen@pageaz.gov

City of Page Master Drainage Plan

In Fall 2018, SWI completed the City of Page Master Drainage Plan Study. This report was presented to the City of Page Council in Spring 2019. The Drainage Master Plan (DMP) identified and prioritized several drainage infrastructure projects, which would ultimately protect neighborhoods and businesses along Haul Road from potential flooding during the 100-year rainfall event. In Fall 2019, The City authorized SWI to move forward into the design phase on several of the projects that were identified in the DMP. This Project consisted of final design and construction plan preparation for these drainage projects, which included up-sizing and/or improving drainage structures along Haul Road

3.a.v.2 Role: Civil Engineer

3.a.v.3 Owner: City of Page, 3.a.v.4 Reference: Kyle Christiansen (928) 645.4302

kchristiansen@pageaz.gov



Mike Janes | Structural Engineering

3.a.i. Education: BS, Civil Engineering Northern Arizona University

3.a.ii Professional Certification: AZ PE #33983

3.a.iii Experience Total: 25

3.a.iv Experience with Firm: 6

Project Experience

City of Page Aqua Avenue Improvements(2022)

The City of Page Aqua Avenue Improvements project was designed in 2021 to 2022 and constructed during the summer of 2022. The project provided pedestrian access to the neighborhood to the west with the addition of curb and gutter, and sidewalks. The widening of the road and storm drainage improvements provided increased access for houseboat storage and solved a drainage issue that was washing out the dirt portion of the road. Since construction the road has not experienced any of the preconstruction issues. Our team provided survey, design, cost estimating, and bid documents.

3.a.v.2 Role: Civil Engineer Project Manager

3.a.v.3 Owner: City of Page, 3.a.v.4 Reference: Kyle Christiansen (928) 645.4302
kchristiansen@pageaz.gov

City of Williams, Grand Canyon Boulevard, Williams, AZ (2019)

Mike was the PM on this project, which received APWA's 2020 Project of the Year Award and consisted of the design improvements along a one-half-mile section of Grand Canyon Boulevard. This major collector connects historic downtown Williams with the I-40 Traffic Interchange. This project included widening a major collector street to four lanes, waterline replacement, select curb and gutter replacement, sidewalk ramp replacement, and pavement markings. In addition, two new stop-controlled intersections were introduced to provide traffic calming for the road. Mike's team provided topographic survey, design, ADEQ permitting, bid phase services, construction phase services, and as-builts.

3.a.v.2 Role: Civil Engineer Project Manager

3.a.v.3 Owner: City of Williams, 3.a.v.4 Reference: Tim Pettit 928 635 4451, Aaron Andersen 928-635-4451



Alicia Stoffers | Civil Engineering

3.a.i. Education: BS, Civil Engineering Northern Arizona University

3.a.ii Professional Certification: AZ PE #49953

3.a.iii Experience Total: 21

3.a.iv Experience with Firm: 21

Project Experience

Mountain Line Down Town Connection Center, Flagstaff, AZ (2021-2025). Project Engineer

Alicia has been working with Mountain Line to provide Civil design services for the construction of a new Transit Center in downtown Flagstaff. This is a marquee project for Mountain Line that showcases our community's commitment to multimodal, sustainable transportation. As a focal point for the community, the project includes a new community building, civic space, art pieces and a bus depot that will provide electrical charging. The project team includes an architect, landscaping architect, CMAR contractor and Ardurra. The Phase 1 building will be completed in 2025 and the Phase 2 Bus Depot and Civic space are under design.

3.a.v.2 Role: Civil Engineer Project Engineer

3.a.v.3 Owner: Mountain Line, 3.a.v.4 Reference: Anne Dunno (928) 679-8942
adunno@mountainline.az.gov

City of Winslow On Call and Downtown Renaissance (1998-Present)

Ardurra has served as the City Engineer for the City of Winslow for over 27 years. Alicia has been the design engineer and project manager on many projects. Ardurra managed all phases of the Renaissance on Route 66 that included parks, lighting, roadway improvements and gateway signage. This major revitalization project has transformed downtown Winslow. Ardurra managed the transportation planning, corridor studies, infrastructure planning, phasing, and budgeting as well as engineering and construction administration. We conducted dozens of public, Council, and stakeholder meetings. This project received federal dollars and was subject to the ADOT process requiring our adherence to procedures for managing, reporting, and administering federally funded projects.

3.a.v.2 Role: Civil Engineer Project Engineer

3.a.v.3 Owner: City of Winslow, 3.a.v.4 Reference: Tim Westover 928.289.2422
tim.westover@winslowaz.gov



Jon Hansen, P.E.
Project Executive

3.a.i. Education

Northern Arizona University
B.S. in Civil Engineering

3.a.ii. Registration / Professional Qualifications

Licensed Professional Engineer
(Civil Engineering)

Arizona Board of Technical Registration,
No. 52616, Exp. 9/30/26

3.a.iii. Years of Experience: 22

3.a.iv. Years of Experience w/ Firm: 12

Leadership in Engineering and
Administrative Program (LEAP)
Graduate

Arizona Council of Engineering
Companies (ACEC)
Member

OSHA Safety & Leadership Training

OSHA 30-Hour Training

Board President,
Flagstaff Boys and Girls Club



Aspen Niche Beautification, Flagstaff, AZ
City of Flagstaff

JON HANSEN, P.E., brings over three decades of construction and civil engineering experience to his role as President of Loven Contracting, where he provides executive oversight and strategic leadership throughout the life of every project. In support of the Downtown Page Beautification Plan, Jon offers critical guidance during preconstruction, ensuring alignment between design development and real-world implementation. His expertise in complex, multi-phase projects—including public improvements, site infrastructure, and work in active community environments—positions him as a trusted advisor on constructability, phasing, and long-term cost efficiency. Jon's deep understanding of stakeholder coordination and regulatory compliance ensures that all planning efforts anticipate the realities of future construction. As an invested project executive, Jon maintains accountability for quality, budget integrity, and client satisfaction from preconstruction through final delivery, reinforcing Loven Contracting's commitment to partnership and project success.

DOWNTOWN CONNECTION CENTER

Description: The 20,938 SF Downtown Connection Center (DCC) serves as a sustainable transit hub and civic space in Flagstaff, AZ. Loven Contracting, as CMAR, led preconstruction efforts, providing detailed cost estimates at key design milestones and expediting GMP packages to align with funding deadlines tied to over \$30 million in federal, state, and local grants. Collaborating with HDR, Norris, and the City of Flagstaff's Beautification, Arts, and Sciences Department, the team integrated public art installations, including art glass and a sculptural element, into the building and site design. Preconstruction planning addressed site constraints, such as flood zone coordination with the City and Army Corps of Engineers, and incorporated mass timber construction. Despite severe winter conditions, proactive planning ensured the project remained on schedule. **3.a.v.2. Role:** Project Executive, **3.a.v.3. Owner:** Mountain Line, **3.a.v.4. Reference:** Ms. Heather Dalmolin, CEO & General Manager, Mountain Line, (928) 607-6004, hdalmolin@mountainline.az.gov

ASPEN NICHE BEAUTIFICATION

Description: Loven Contracting partnered with the City of Flagstaff's Beautification, Arts & Sciences Department to deliver the Aspen Niche project—a public space enhancement located on Aspen Avenue across from the Orpheum Theater. This initiative transformed a previously underutilized area into a vibrant, functional space featuring custom metal fencing, jatoba wood accents, powder-coated bike racks, and upgraded pedestrian pathways. Through a collaborative preconstruction process, Loven Contracting balanced the City's artistic vision with practical, cost-effective solutions, ensuring the project met budgetary constraints without compromising design integrity. The team's proactive coordination and attention to detail facilitated a seamless construction phase, accommodating last-minute adjustments and maintaining pedestrian safety in the active downtown environment. **3.a.v.2. Role:** Project Executive **3.a.v.3. Owner:** City of Flagstaff, **3.a.v.4. Reference:** Mr. Alec Latino, City Capital Projects Manager, (928) 213-2000, alec.latino@flagstaffaz.gov

BANNER PAGE HOSPITAL MASTER AGREEMENT / VARIOUS PROJECTS

Loven Contracting has partnered with Banner Page Hospital under an active master services agreement to deliver 16 diverse projects, ranging from complex HVAC system upgrades in active clinical environments to smaller-scale improvements. Each project requires meticulous preconstruction planning to align with Banner Health's operational and budgetary constraints and to ensure best-in-class trade partner response to bid opportunities. By coordinating closely with the hospital project team, we successfully navigated the logistical and procurement challenges relative to construction in Page, AZ. This project exemplifies our commitment to client service in Page, AZ at every project size. **3.a.v.2. Role:** Project Executive, **3.a.v.3. Owner:** Banner Health - Page, **3.a.v.4. Reference:** Mr. Jeff Knight, Facilities Manager, (928) 645-2424, Jeff.Knight@bannerhealth.com



Ryan Stevens

Director of Preconstruction Services

3.a.i. Education

Montana State University
Associates Degree

3.a.ii. Registration / Professional Qualifications

Associated General Contractors
Young Builder's Council

Project Manager Development Program
Graduate

Arizona Builder's Alliance
Member

Platforms:
Modelogix

e4Clicks Project Estimating Software

Online RS Means

3.a.iii. Years of Experience: 18

3.a.iv. Years of Experience w/ Firm: 8



Kolb Studio, Grand Canyon National Park, AZ
Grand Canyon Conservancy

As Director of Preconstruction, **RYAN STEVENS** leads the day-to-day delivery of Loven Contracting's preconstruction services, bringing deep experience in estimating, budgeting, and design collaboration to the Downtown Page Beautification Plan. Ryan's role centers on translating design concepts into cost-informed strategies that support phased implementation and long-term value. With a career spanning complex public and design-build projects across Arizona, he excels in managing evolving scopes and integrating contractor insight early in the design process to reduce risk and improve cost certainty. His long-standing relationships with subcontractors statewide—including trusted partners in Northern Arizona—enable him to secure multiple competitive bids, ensure market-responsive pricing, and maintain design alignment with budget goals through 100% Construction Documents. Ryan will serve as a direct, day-to-day resource to the landscape architect and City of Page, providing proactive estimating, value analysis, and constructability feedback to ensure predictable implementation phases.

DOWNTOWN CONNECTION CENTER

Description: The 20,938 SF Downtown Connection Center (DCC) serves as a sustainable transit hub and civic space in Flagstaff, AZ. Loven Contracting, as CMAR, led preconstruction efforts, providing detailed cost estimates at key design milestones and expediting GMP packages to align with funding deadlines tied to over \$30 million in federal, state, and local grants. Collaborating with HDR, Norris, and the City of Flagstaff's Beautification, Arts, and Sciences Department, the team integrated public art installations, including art glass and a sculptural element, into the building and site design. Preconstruction planning addressed site constraints, such as flood zone coordination with the City and Army Corps of Engineers, and incorporated mass timber construction. Despite severe winter conditions, proactive planning ensured the project remained on schedule. **3.a.v.2. Role:** Director of Preconstruction, **3.a.v.3. Owner:** Mountain Line, **3.a.v.4. Reference:** Ms. Heather Dalmolin, CEO & General Manager, Mountain Line, (928) 607-6004, hdalmolin@mountainline.az.gov

KOLB STUDIO ROOF REPLACEMENT

3.a.v.1. Description: Loven Contracting partnered with a long-time client - the Grand Canyon Conservancy - to complete the roof replacement of the historic Kolb Studio, a national landmark perched on the South Rim of the Grand Canyon. As Director of Preconstruction, Ryan Stevens provided oversight for the early planning and estimating efforts, ensuring alignment with the Conservancy's preservation goals and budget constraints. His team provided detailed cost analyses and constructability reviews, facilitating informed decision-making and securing the project's feasibility. The project involved integrating new materials with the 1904 structure, requiring meticulous attention to historical accuracy and structural integrity. Despite the challenging location and the need to keep the studio operational for visitors, the team executed the work with minimal disruption, preserving the site's historical significance and visitor experience. **3.a.v.2. Role:** Director of Preconstruction, **3.a.v.3. Owner:** Delaware North **3.a.v.4. Reference:** Darin Geiger, Director of Operations (602) 790-3231, dgeiger@grandcanyon.org

BANNER PAGE HOSPITAL MASTER AGREEMENT / VARIOUS PROJECTS

Loven Contracting has partnered with Banner Page Hospital under an active master services agreement to deliver 16 diverse projects, ranging from complex HVAC system upgrades in active clinical environments to smaller-scale improvements. Each project requires meticulous preconstruction planning to align with Banner Health's operational and budgetary constraints and to ensure best-in-class trade partner response to bid opportunities. By coordinating closely with the hospital project team, we successfully navigated the logistical and procurement challenges relative to construction in Page, AZ. This project exemplifies our commitment to client service in Page, AZ at every project size. **3.a.v.2. Role:** Director of Preconstruction, **3.a.v.3. Owner:** Banner Health - Page, **3.a.v.4. Reference:** Mr. Jeff Knight, Facilities Manager, (928) 645-2424, Jeff.Knight@bannerhealth.com



Brett Woods
Senior Project Manager

3.a.i. Education

Northern Arizona University
B.S. in Construction Management

3.a.ii. Registration / Professional Qualifications

Journeyman Carpenter

Arizona Builder's Alliance
Leadership Development Program
Graduate

3.a.iii. Years of Experience: 27

3.a.iv. Years of Experience w/ Firm: 10



Bright Angel Complex / Buckey O'Neill Cabin
Xanterra

Senior Project Manager **BRETT WOODS** brings more than 27 years of experience managing construction projects across some of Northern Arizona's most remote and logistically challenging areas, including in his role as Loven Contracting's Director of Field Operations. His deep regional knowledge is a major asset during the preconstruction phase. Brett's leadership on projects for the National Park Service, Glen Canyon Conservancy, Grand Canyon Conservancy, and multiple municipalities has honed his expertise in site-specific planning, stakeholder coordination, and proactive problem-solving, particularly in environments with supply chain constraints and complex permitting requirements.

For the Page Beautification project, Brett will provide critical early insights into construction sequencing, phasing strategies, and field logistics to support successful, multi-phase implementation. His experience managing work in sensitive, occupied, and historically significant areas allows him to anticipate challenges and recommend solutions that protect project timelines and community impact. Brett's strong relationships with local subcontractors, agencies, and permitting authorities further ensure a collaborative, informed preconstruction process and a realistic, resilient roadmap for execution.

SQUIRE RESORT AT THE GRAND CANYON

3.a.v.1. Description: The renovation of the Squire Inn Resort revitalized a key hospitality destination in Tusayan, AZ. The phased project included 146 guest rooms, 106 bathrooms, lobby, gift shop, breakfast areas, corridor flooring in two wings, and updates to the pub, bowling alley, and arcade. Our team developed phasing strategies, logistics planning, and procurement schedules during preconstruction to meet a strict timeline aligned with peak tourist season. Brett's regional experience, constructability reviews, and proactive coordination with resort management minimized guest disruptions and kept construction synchronized with operational needs, resulting in successful, on-time delivery. **3.a.v.2. Role:** Senior Project Manager **3.a.v.3. Owner:** Delaware North **3.a.v.4. Reference:** Mr. Bill Nielsen, Senior Project Manager II (716) 994-8644, bn Nielsen@delawarenorth.com

BRIGHT ANGEL CABIN COMPLEX ROOF REPLACEMENTS AND BUCKEY O'NEILL CABIN PRESERVATION

3.a.v.1. Description: In partnership with the National Park Service (NPS) and Xanterra, Loven Contracting restored the Buckey O'Neill Cabin to its circa-1935 appearance, replaced all cabin roofs within the Bright Angel complex, and completed key exterior upgrades including railings and vigas—all while maintaining full historical integrity. Preconstruction planning, led by Brett Woods, ensured alignment with NPS preservation standards and protection of the sensitive landscape. With the site located just feet from the Rim Trail, meticulous planning prioritized visitor safety, minimized disruptions, and preserved the Grand Canyon experience for more than six million annual visitors. **3.a.v.2. Role:** Senior Project Manager **3.a.v.3. Owner:** Xanterra **3.a.v.4. Reference:** Ms. Julie Evans, Rooms Director, Xanterra Travel Collection, (928) 638-2631, jevans@xanterra.com

NATIONAL PARK SERVICE MATOC CONTRACT

3.a.v.1. Description: Under a multi-award task order contract (MATOC) spanning Arizona, New Mexico, Texas, and Oklahoma, Loven Contracting completed over 60 projects for the National Park Service, demonstrating expertise in delivering work across some of the most remote NPS locations in the Southwest. Brett Woods served as primary Project Manager, leading preconstruction activities critical to successful project execution within strict, fixed budgets once task orders were approved. His work included projects such as the Grand Canyon National Park Sidewalk Replacement and the Glen Canyon National Recreation Area Lift Replacement. Brett's proactive planning, budgeting accuracy, and logistics management ensured consistent compliance with NPS standards while overcoming the challenges of remote construction environments and compressed schedules. **3.a.v.2. Role:** Project Manager **3.a.v.3. Owner:** NPS **3.a.v.4. Reference:** Ms. Vicky Stinson, Project Manager, (928) 638-7364, victoria_stinson@nps.gov

RESUME

**3.a.iii Years of Experience:**

- 8 Years

3.a.iv Years with RLB:

- 5 Years

3.a.i Education:

- Bachelor of Science, Mechanical Engineering, Arizona State University

3.a.ii Professional Qualifications:

- LEED Green Associate

CAMDEN NIXON**LEED GREEN ASSOCIATE****SENIOR COST MANAGER**

Camden Nixon is a Senior Cost Manager for Rider Levett Bucknall's Phoenix office and has seven years of industry experience. Prior to his current position he served as a head estimator and project manager for a sub-contractor in Texas. Camden's cost experience includes design phase cost estimating, value engineering development, change order review. His project management experience includes contract review, change orders, and coordination with field personnel to ensure timely completion of projects.

Featured Project Experience:**City of Corona 6th Street Beautification**

- 3.a.v.2. Role: Cost Consultant
- 3.a.v.3. Owner: City of Corona, California
- Description: RLB provided Cost Consulting services to the City for the revitalization of the City of Corona's downtown core along the 6th Street arterial road. This included improvements to the streetscape, landscaping, signage, and lighting of the road.
- 3.a.v.4. Reference: Kirk Keller, Principal, O: (562) 901-1500 M: (562) 247-6206, kirk.keller@studio-111.com

Lake Havasu Downtown Catalyst

- 3.a.v.2. Role: Cost Consultant
- 3.a.v.3. Owner: Lake Havasu City
- Description: RLB provided Cost Consulting services to Lake Havasu City for the Downtown Landscape Center.
- 3.a.v.4. Reference: Mike Keane, Parks and Recreation Director, Lake Havasu City, keanem@lhcaz.gov

Other Relevant Experience:

- Arizona State University Polytechnic Research Building, Mesa, AZ
- Arizona State University Rob and Melani Walton Center for Planetary Health, Tempe, AZ
- Arizona State University Tempe New Academic Building, Tempe, AZ
- City of Kingman Electric Vehicle Museum, Kingman, AZ
- City of Phoenix Margaret T. Hance Park, Phoenix, AZ
- City of Phoenix Sky Harbor International Airport New Taxiway U, Phoenix, AZ
- City of Phoenix Sky Harbor International Airport Terminal 4 S-1 Concourse, Phoenix, AZ
- City of Tempe Clark Park, Tempe, AZ
- Embry Riddle Aeronautical University Student Union, Prescott, AZ
- Fort Defiance Tsehootsooi Judicial Public Safety Center, Fort Defiance, AZ
- Northern Arizona University Ice Rink Self-Perform Scopes of Work, Flagstaff, AZ
- Northern Arizona University Thermal Ice Storage & Fieldhouse Multipurpose Facility, Flagstaff, AZ
- Town of Gilbert The Paseo Pedestrian and Bike Path Masterplan, Gilbert, AZ
- Tuba City Regional Health Care Corporation Long Term Care Facility, Tuba City, AZ

RESUME

**CAMILO ABUABARA****P.ENG, CET****SENIOR COST MANAGER (CIVIL)**

Camilo Abuabara is a Senior Cost Manager (Civil) with Rider Levett Bucknall (RLB) and has over 37 years of experience working as a Construction Engineer for Road, Bridge, and Highway construction companies. His experience includes items such as Earth Excavation, Foundations, Shoring, Retaining Wall Systems, Reinforcement layout and Concrete pour, Asphalt, Water Main System, Sewer System, Mining Civil Works, and effectively handling construction projects. He is a Professional Engineer (P.Eng) and Certified Engineering Technologist (CET).

Camilo has strong working experience and accuracy in preparing civil cost estimates, construction progress schedules, specifications, and productivity for materials, labor, and equipment. He has comprehensive knowledge and experience in steel and wood framework, concrete forms, reinforcing steel, and Earth movement. He ensures that all materials being used comply with the specifications of the contract.

Camilo is proficient in MS Project, Heavy Bid, AutoCAD 2000, Heavy Job, Bid 2 Win, Estimator software, Word, and Excel.

3.a.iii Years of Experience:

- 37 Years

3.a.iv Years with RLB:

- 1 Year

3.a.i Education:

- Bachelor of Engineering (Civil Engineering), Pontificia Universidad Javeriana, Bogota, Colombia

3.a.ii Professional Qualifications:

- Professional Engineer (P.Eng), Professional Engineers of Ontario (PEO)
- Certified Engineering Technologist (CET), Ontario Association of Certified Engineering Technicians and Technologists (OACETT)
- Association of Professional Engineers and Geoscientists of BC (APEGBC)
- Cundinamarca Sectional, National Professional Council of Engineering and Architecture

Featured Project Experience:**University of Arizona Center for Advanced Molecular and Immunological Therapies**

- 3.a.v.2. Role: Cost Consultant
- 3.a.v.3. Owner: University of Arizona
- Description: RLB is providing cost consultancy services on the University of Arizona's Center for Advanced Molecular and Immunological Therapies.
- 3.a.v.4. Reference: Brian Brandis, Director of Planning & Design University Facility Services, bbrandis@arizona.edu

Pima County RWRD Canoa Interceptor Revised Alignment, Pima County, AZ

- 3.a.v.2. Role: Cost Consultant
- 3.a.v.3. Owner: Pima County
- Description: RLB provided Cost Consulting services to the Pima County Regional Wastewater Reclamation Department for the Canoa Interceptor Revised Alignment.
- 3.a.v.4. Reference: Jaime Rivera, Deputy Director, Pima County Regional Wastewater Reclamation Department, jaime.rivera@pima.gov

Other Relevant Experience:

- City of Bisbee Camp Naco, Bisbee, AZ
- City of Casa Grande - Peters Road - Burris to Thornton, Casa Grande, AZ
- City of Casa Grande - Peters, Trekell, McCartney, Casa Grande, AZ
- City of Tucson Los Reales Sustainability Campus Full Design, Tucson, AZ
- City of Tucson Rudy Garcia Park, Tucson, AZ
- Confidential Federal Project, Tucson, AZ
- GSA Lukeville LPOE CBP Housing Needs Feasibility Study, Lukeville, AZ
- Pascua Yaqui Senior Center, Tucson, AZ
- Pima County RWRD Canoa Interceptor Revised Alignment, Pima County, AZ
- Pima Road Widening Quantification Services, Scottsdale, AZ

***Experience Prior to RLB**

TODD B. HANKE, PE VICE PRESIDENT/DIVISION MANAGER, GEOTECHNICAL SERVICES

PROFESSIONAL / TECHNICAL EXPERTISE

Mr. Hanke is Vice President/Geotechnical Division Manager and a geotechnical-engineering specialist providing consulting engineering services for clients in the private sector and for state, county, and municipal agencies. Mr. Hanke is responsible for oversight of geotechnical investigations and analyses for various projects throughout Arizona and will offer his wide range of experience to this notable project. He directs and guides geotechnical engineers and technicians in compiling and analyzing data, provides principal supervision on all investigations, authors, and reviews geotechnical reports, provides technical guidance and support to the professional staff and prepares and reviews soil and foundation reports and specifications. Mr. Hanke has over 22 years of years of civil and geotechnical engineering experience.

CREDENTIALS

- **3.a.iii. Years of Experience Total: 22**
- **3.a.iv. Years of Experience with Speedie & Associates: 18**
- 3.a.i. B.S., Geological Engineering, University of Wisconsin, 1999
- 3.a.i. B.S., Geology and Geophysics, University of Wisconsin, 1999
- 3.a.ii Registered Professional Engineer (Civil), Arizona #43813
- 3.a.ii Registered Professional Engineer (Civil), Louisiana #42453
- 3.a.ii Registered Professional Engineer (Civil), New Mexico #28296

TECHNICAL CERTIFICATIONS

- Nuclear Radiation Safety Engineering Course, Certified
- 30 Hours OSHA Training

PUBLICATIONS

- "Running deflection testing in tandem optimized an airport runway assessment" (ASCE)
- "Comparison of Pavement Evaluation and Performance of Two Runways with Rolling Dynamic Deflectometer (RDD) and Heavy Weight Deflectometer (HWD)"
- Implementation Support for Second Strategic Highway Research Program (SHRP2) Renewal R06E Real-Time Smoothness Measurements on Portland Cement Concrete Pavements During Construction" (FHWA)

Comparable Projects:

NAIPTA Kaspar Maintenance Facility, Flagstaff, AZ S&A successfully completed a geotechnical investigation for a new one-story structure with rooftop parking, as well as site development for bus access and percolation tests. Since the site served as a main office building, the project was executed in phases. Two field investigations were conducted. The first utilized a standard drill rig to complete six structural borings for the new structure, ensuring a thorough assessment of subsurface conditions. The second focused on determining percolation rates at designated locations for underground stormwater detention areas, providing critical data for drainage design. **3.a.v.2 Project Role:** Project Engineer **3.a.v.3 Project Owner:** Mountain Line **Reference:** Anne Dunno adunno@mountainline 928.679.8942

L'Auberge de Sedona, Sedona, AZ S&A conducted a geotechnical investigation to provide recommendations for the proposed development of a hardscape event space, a new pool, retaining walls, and a golf cart path. Planned improvements also included a second-story lounge, three new guest buildings, and additional enhancements to the golf cart path. **3.a.v.2 Project Role:** Project Engineer **3.a.v.3 Project Owner:** Diamond Rock Hospitality **3.a.v.4. Reference** Brad Penick, Diamond Rock Hospitality Brad.Penick@drhc.com 615-655-4865



Conrad Senior, E.I.T. STAFF ENGINEER

PROFESSIONAL / TECHNICAL EXPERTISE

Mr. Senior has five years of experience in the field and joined Speedie & Associates in 2022 as a staff engineer. He collaborates closely with senior staff on a variety of projects, conducting geotechnical investigations, analysis, and reporting. Committed to project efficiency, Mr. Senior remains attentive to scheduling and budgetary parameters to ensure client needs are met. He earned his B.S. in civil engineering from Northern Arizona University (NAU) in 2020 and served as treasurer/secretary for ASCE's Younger Member Forum.

CREDENTIALS

- **3.a.iii. Years of Experience Total: 5**
- **3.a.iv. Years of Experience with Speedie & Associates: 2**
- 3.a.i. B.S., Civil Engineering, Northern Arizona University, 2020
- 3.a.ii ACI No. 01648045, EIT Arizona #013515

RELEVANT EXPERIENCE

Mountain Line Downtown Connection Center Phase 1

S&A conducted a geotechnical investigation for this project. We are currently providing construction materials testing and inspection services for the construction of the new two-story facility that will house Mountain Line's Customer Services Operations, and Administrative functions. **3.a.v.2 Project Role:** EIT **3.a.v.3 Project Owner:** Mountain Line **3.a.v.4 Reference:** Anne Dunno adunno@mountainline 928.679.8942

City of Flagstaff Drainage Projects, Flagstaff, Arizona

Improvements made to drainage in parks and various locations to address standing water issues. **3.a.v.2 Project Role:** EIT **3.a.v.3 Project Owner:** City of Flagstaff **3.a.v.4 Reference:** Scott Overton scott.overton@flagstaffaz.gov (928) 213-2107

FUTS Trail Reconstruction — Active

S&A currently providing the geotechnical Investigation for the restructuring of nine sections for the Flagstaff Urban Trail system. The FUTS system currently offers 56 miles of trails in Flagstaff. **3.a.v.2 Project Role:** EIT **3.a.v.3 Project Owner:** City of Flagstaff **3.a.v.4 Reference:** Scott Overton scott.overton@flagstaffaz.gov (928) 213-2107



LAUREN REYNOLDS

Electrical Designer

Experience and Key Projects

Since joining Affiliated Engineers, Lauren has worked on supporting the electrical engineering design for projects within Healthcare, Higher Education / Research, and Industrial-Manufacturing, including renovations and new construction. Lauren's background includes design, applications, and research experience with high-performing built environments. This experience includes electrical design of large building electrical distribution systems, uninterruptible power supply systems, lightning protection systems, and other electrical engineering components of building planning. She has comprehensive knowledge of electrical equipment and lighting device layouts, one-line diagram revision, equipment circuiting, creating feeder and panel schedules, and preparing load calculations. Her skills also include Autodesk CAD, Autodesk REVIT, AGI, and SKM.

EDUCATION

Bachelor of Science
Architectural Engineering
University of Kansas

CERTIFICATION

N/A

EMPLOYMENT HISTORY

5 Years Total; 5 Years with AEI

Kaspar Headquarters – Phase 1 Bus Maintenance – Flagstaff, AZ

Electrical Designer for the Mountain Line Kaspar Zero Emissions Bus Transition (ZEB) Plan to pursue a fleet transition from hybrid-diesel to battery electric buses (BEB). Design and construction of the electrical infrastructure component was critical infrastructure to accommodate the anticipated arrival of two BEB buses for in-service operations. AEI provided the design for the mechanical, electrical, and plumbing systems, and Building Performance Analysis to support future design decisions and project energy goals. The project included the design and construction of the Kaspar Maintenance Facility (Phase 1 of KHMP), a new 21,000 sf high bay maintenance facility, and schematic design of bus storage (Phase 2 of KHMP).

Reference

Anne Dunno, RLS, Capital Project Manager
(928) 679-894
adunno@mountainline.az.gov

Kaspar Headquarters – Electrification Infrastructure – Flagstaff, AZ

Electrical Designer for additional electrical services to provide one new panelboard, two power connections for two 50kW mobile charging units, and five power connections for five 50kW mobile charging units.

Reference

Anne Dunno, RLS, Capital Project Manager
(928) 679-894
adunno@mountainline.az.gov

Mountain Line – Downtown Connection Center – Flagstaff, AZ

Electrical Designer for the two-story, 22,000 sf multimodal and public transit operations center. The new 13 bus bay public facility includes Mountain Line, Amtrak and Greyhound customer service, Mountain Line administration and operations, civic space, bicycle and pedestrian infrastructure and roadway improvements. AEI designed the DCC for zero net energy operation including onsite photovoltaics on the building and over adjacent bus bays. The electrical infrastructure is designed to be modular to grow with the DCC electric fleet. Bus charging will be provided with overhead pantographs with flexibility to accommodate induction charging. The electrical infrastructure is sized for up to 6.5 MW of concurrent bus charging. AEI's Building Performance Practice also performed modeling and analysis to support the integrated, iterative design process. The building is enrolled in the Coconino County Sustainable Buildings program.

Reference

Anne Dunno, RLS, Capital Project Manager
(928) 679-894
adunno@mountainline.az.gov

Northern Arizona University – Physical Sciences Building #19 and Biological Sciences Building #21 Fire Line Service and Lighting – Flagstaff, AZ

Electrical Designer for the design of new fire sprinkler systems for the 45,000 sf Physical Sciences Building No. 19 and 87,000 sf Biological Sciences Building No. 21. This project was awarded to through the JOC process.

Reference

Joshua Spears, Director, Facilities and Maintenance
(928) 853-1617
joshua.spear@nau.edu

SkyBridge Arizona – Mesa Phase 1 Landscape Lighting – Mesa, AZ

Electrical Designer for the accent landscape lighting design and coordination of new electrical service with utility (SRP) to serve landscape lighting, including meter pedestals located near Phoenix-Mesa Gateway Airport in Mesa, Arizona.

Reference

Danielle Hensley, Project Manager
(602) 508-3365
danielle.hensley@skybridgedevelopments.com



JASON CLAUSEN / PE

Lead Electrical Engineer

Experience and Key Projects

As an electrical engineer with over 21 years of experience, Jason has extensive expertise planning and designing the electrical system for new construction and renovation of cultural, government, aviation, healthcare, science and technology, higher education, and industrial-manufacturing facilities. Many of his projects have included elements of medium and low voltage power distribution, emergency generator systems, lighting controls, life-safety notification systems, short circuit calculations, and coordination studies. Jason has excellent communication skills that strengthen client, architect, and team member interactions.

EDUCATION

Bachelor of Science
Electrical Engineering
South Dakota State
University

CERTIFICATION

Registered Professional
Engineer
Arizona – 52023

EMPLOYMENT HISTORY

21 Years Total; 13 Years with
AEI

Kaspar Headquarters – Phase 1 Bus Maintenance – Flagstaff, AZ

Electrical Engineer for the Mountain Line Kaspar Zero Emissions Bus Transition (ZEB) Plan to pursue a fleet transition from hybrid-diesel to battery electric buses (BEB). Design and construction of the electrical infrastructure component was critical infrastructure to accommodate the anticipated arrival of two BEB buses for in-service operations. AEI provided the design for the mechanical, electrical, and plumbing systems, and Building Performance Analysis to support future design decisions and project energy goals. The project included the design and construction of the Kaspar Maintenance Facility (Phase 1 of KHMP), a new 21,000 sf high bay maintenance facility, and schematic design of bus storage (Phase 2 of KHMP).

Reference

Anne Dunno, RLS, Capital Project Manager
(928) 679-894
adunno@mountainline.az.gov

Kaspar Headquarters – Electrification Infrastructure – Flagstaff, AZ

Electrical Engineer for additional electrical services to provide one new panelboard, two power connections for two 50kW mobile charging units, and five power connections for five 50kW mobile charging units.

Reference

Anne Dunno, RLS, Capital Project Manager
(928) 679-894
adunno@mountainline.az.gov

Mountain Line – Downtown Connection Center – Flagstaff, AZ

Electrical Engineer for the two-story, 22,000 sf multimodal and public transit operations center. The new 13 bus bay public facility includes Mountain Line, Amtrak and Greyhound customer service, Mountain Line administration and operations, civic space, bicycle and pedestrian infrastructure and roadway improvements. AEI designed the DCC for zero net energy operation including onsite photovoltaics on the building and over adjacent bus bays. The electrical infrastructure is designed to be modular to grow with the DCC electric fleet. Bus charging will be provided with overhead pantographs with flexibility to accommodate induction charging. The electrical infrastructure is sized for up to 6.5 MW of concurrent bus charging. AEI's Building Performance Practice also performed modeling and analysis to support the integrated, iterative design process. The building is enrolled in the Coconino County Sustainable Buildings program.

Reference

Anne Dunno, RLS, Capital Project Manager
(928) 679-894
adunno@mountainline.az.gov

Northern Arizona University – Biological Sciences Building #21 Upgrades – Flagstaff, AZ

Electrical Engineer for the comprehensive assessment of the existing HVAC systems and redesign within the building with the aim of modernization and efficiency. AEI made a significant effort to improve the building's HVAC systems and associated features, contributing to a more energy-efficient and comfortable environment for its occupants.

Reference

Joshua Spears, Director, Facilities and Maintenance
(928) 853-1617
joshua.spear@nau.edu

SkyBridge Arizona – Mesa Phase 1 Landscape Lighting – Mesa, AZ

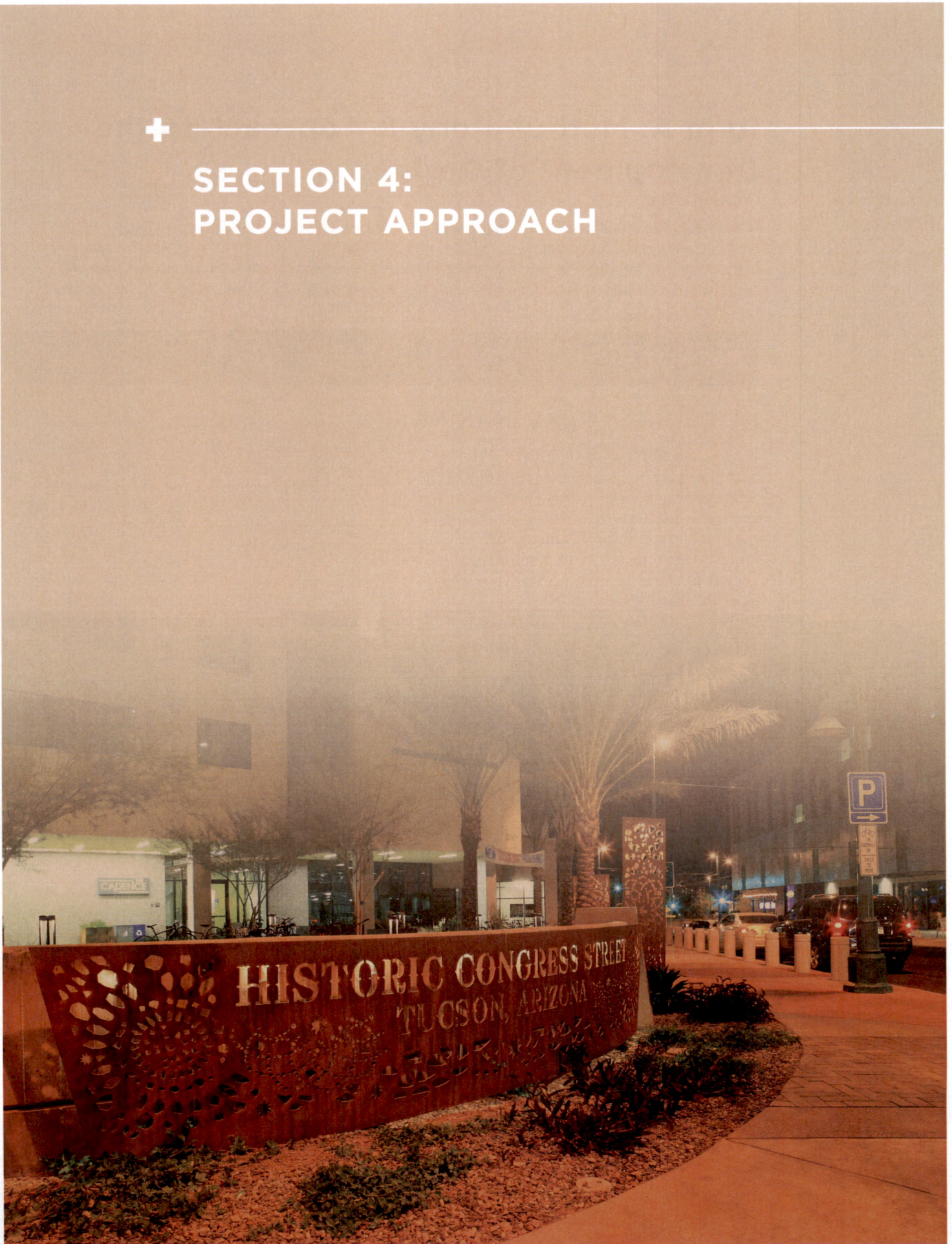
Project Manager for the accent landscape lighting design and coordination of new electrical service with utility (SRP) to serve landscape lighting, including meter pedestals located near Phoenix-Mesa Gateway Airport in Mesa, Arizona.

Reference

Danielle Hensley, Project Manager
(602) 508-3365
danielle.hensley@skybridgedevelopments.com



SECTION 4: PROJECT APPROACH



Item A: Methodology & Approach to the Development of Design

Norris Design will fulfill the City of Page's vision through an approach rooted in possibility, constructability, and accountability. We have brought together a team of local experts with national reach to deliver a design that is as vibrant and unique as your community. Using a multidisciplinary approach that leverages our unique collection of placemaking practices, we will deliver practical designs that inspire.

METHODS

INTEGRATED PLACEMAKING

Our process begins with the core belief that the best places are born of multiple perspectives. With that in mind, we will bring planning, landscape architecture, branding, engineering and construction and cost estimating expertise to the design table in an integrated approach that ensures our designs have a purpose, a story, and a sense of place that can be seen and felt.

STRATEGIC BEAUTIFICATION & REVITALIZATION

We will focus on maximizing impact in strategic, high-visibility locations, leveraging thoughtful design, culture and planning to create transformative experiences within a limited footprint. Collaboration with stakeholders will be at the heart of the process, as we explore a range of creative solutions that balance originality with practicality. By prioritizing efficient financial resource use, we will remain cost-conscious without compromising the visitor experience, ensuring that the budget constraints are invisible to those who enjoy the space. Through this tailored, iterative process, we aim to deliver a vibrant and memorable downtown environment that reflects Page's distinctive character while fostering economic and community growth.

COMMUNICATION

At Norris Design, our emphasis on clear communication and strong project management enables us to meet deadlines and excel within tight project schedules. We guarantee continuity and quality of service, allowing us to commence any assignment at your direction and deliver the highest level of expertise within the agreed upon time frame.

Recognizing that open communication is essential to project success, we work closely with you from project initiation and throughout the process until completion. Together, we will identify preferred communication methods, approval workflows, and key project outcomes to ensure alignment and efficiency.

While we value in-person collaboration, our team is equally proficient in virtual environments, equipped with an array of tools to meet your virtual needs—whether through weekly team meetings or larger-scale Town Halls.

GRAPHICS & VISUALIZATION TOOLS

Norris Design utilizes advanced graphics and virtual reality communication tools to support clients and communities throughout the planning and design process. Visualizations are a key element in effectively conveying vision, research findings, public input, and potential future design solutions.

Recognizing that people communicate and interpret information in different ways, we specialize in creating simple yet impactful graphics that transform complex data into compelling narratives. These tools enable us to bridge communication gaps and tell the story of each project with clarity and creativity.

One notable example, highlighted in *Section 2: Firm Qualifications*, is the Downtown Connection Center. This project showcases our extensive capabilities—from visioning and diagrams to detailed 3-D renderings. We possess the tools and expertise to accurately represent every aspect of a project, ensuring our visual solutions align with client goals and community needs.

STAKEHOLDER ENGAGEMENT EXPERTISE

Norris Design team members are experienced facilitators, skilled in leading public and stakeholder input meetings both in person and online. Our expertise lies in building meaningful connections with the community to ensure inclusive and effective engagement. These public engagement sessions can cover everything from community-focused public meetings, to meetings with Boards and Commissions or the City Council.

We collaborate with you to determine the most effective forums, dates, times, and strategies to gather valuable input from a diverse cross-section of the community. Understanding that every community is unique, we prioritize both traditional and non-traditional engagement methods to reach all demographic groups. For example, setting up interactive booths at events like the Page Art Fest creates accessible and welcoming spaces for feedback.

Our tailored community engagement efforts are designed to maximize input by considering all perspectives and employing data-driven decision-making. Through consensus-building, we deliver strategies that reflect the community's voice while driving project success.



Community Engagement Event, Oro Valley, AZ

PROJECT APPROACH

30% SCHEMATIC DESIGN – PLACEMAKING

The 30% Schematic Design phase will consist of two subtasks – first there is Vision Confirmation and Project Initiation and then we have Concept Development.

Vision Confirmation & Project Initiation

Our approach begins with a Vision Confirmation phase that will serve to create a deep understanding of Page's residents, unique culture, history, and aspirations, ensuring our design strengthens its identity and sense of place.

We understand that many people have been involved in developing the vision for the City of Page Downtown Beautification and Revitalization, and we want to pick up and move forward the work that has been done.

During this phase we will also establish and communicate the critical project management tools to keep our team on budget and in scope, including the methods described above – Stakeholder Engagement, Design Review, Communication. Parallel to these efforts, we will undertake site inventory and analysis, with new geotechnical engineering reports and site surveys by our team's civil engineer and the City of Page's Town Engineer, Ardurra.

Concept Development

At this stage, we will focus on bringing the City of Page's vision into downtown through a process we call Placemaking. This involves crafting an expressive placemaking strategy that articulates the big idea that our designs will bring to life. We will emphasize beautification, incorporate the City's brand identity, celebrate your City's culture including public art, and champion constructability. If public meetings are necessary, we will integrate deliverables and presentation materials into a cohesive design process tailored for these engagements.

Our work will begin with visual concepts illustrating the programmatic elements essential for the beautification and revitalization of Downtown Page. At the same time, we will take what we learned from our visioning process and combine it with technical input from our team, and a constructability and cost S.W.O.T. Analysis conducted by Loven Contracting. From there, we will develop two distinct concept options for the project. Following a review with the City of Page and its stakeholders, these options will be refined and combined into a single, final concept. Our team will develop a probable cost estimate based on this concept. We will package all of our efforts into the Basis of Design Report, that will include plans that graphically represent the design intent of all major project elements, graphic renderings and perspective imagery.

60% DESIGN DEVELOPMENT

In this phase, we will refine the vision with a heightened level of technical detail, focusing on the project budget. Our team will advance the plans, details, and outline specifications, building upon the 30% Schematic Design deliverables with increased precision and technical review.

At the conclusion of this stage, we will conduct a more extensive probable cost estimate of construction analysis. The strategy and rationale behind this process are outlined in *Section 4, Item C: Accurate Probable Cost of Construction Estimates*. Loven Contracting and Rider Levett Bucknall (RLB) will each review the 60% Design Development package, evaluating constructability specific to Northern Arizona, before preparing independent probable cost estimates. We will then facilitate a reconciliation meeting to compare and align the estimates into a unified projection.

This phase will conclude with an owner review period, ensuring all elements are thoroughly assessed before proceeding to the development of 100% Construction Documents.

100% CONSTRUCTION DOCUMENTS

The Norris Design Team will integrate necessary design modifications based on budgetary adjustments, City of Page feedback, and insights gained from the 60% Design Development process. We will then prepare the Construction Documents, including detailed project specifications for Phase One, ensuring all elements align with project goals and regulatory requirements.

At this stage, we will also submit the project for Site Plan review. The final Construction Documents will be carefully packaged for review and approval by the City of Page, allowing for a seamless transition to the next phase. To accommodate any final comments or required refinements, we have allocated time for a last update to the Construction Document package before completion.



Glen Canyon Conservancy Powell Museum, Page, AZ

project completed by Loven Contracting

Item B: Design Review, Cost and Scope Control & Value Engineering

DESIGN REVIEW

Expertise, experience, and communication form the foundation of quality control at Norris Design. Clear communication, supported by dedicated time for review, is vital to maintaining schedules and ensuring project success.

At Norris Design, we foster a collaborative structure designed to promote peer review and interaction. Both the Principal in Charge and Project Lead stay deeply engaged in the project, ensuring a thorough understanding of all aspects and reviewing all work for quality and accuracy prior to delivery.

Our team conducts quality control and assurance reviews at every stage of the design process. With well-defined drafting and file management standards, we create consistent, thoughtful deliverables. Each plan is meticulously examined line by line to guarantee accuracy and completeness. Any anticipated changes are discussed collectively, and revisions are made accordingly.

We utilize advanced software tools to streamline collaboration and feedback, enabling team-wide reviews and shared comments on each task. Built-in review processes ensure thorough examination at every step.

After completing the consultant team review, we submit deliverables to the City of Page for review and comment. To support an efficient and accountable process, we establish a comprehensive review plan at the project's outset and incorporate city reviews into each task. Records of comments are meticulously maintained and tracked to ensure clarity, efficiency, and accountability throughout the design process.

COST CONTROL & SCOPE CONTROL

Norris Design implements several effective strategies to manage scope and prevent cost creep while maintaining a clear understanding of project expectations.

Our approach begins with engaging key stakeholders to understand priorities and collaboratively establish a vision. If the proposed vision does not align with the project's budget or scope, we promptly identify the discrepancy and initiate discussions on how best to proceed.

Clear project schedules with defined delivery milestones are created early and revised as needed throughout the project's duration. Cost creep is addressed by carefully managing scope, supported by thorough documentation, accurate cost estimates, and the development of clear, concise contract documents.

In the next section, Item C: Accurate Probable Cost of Construction Estimates, we will detail our strategy for addressing the City of Page's concerns about ensuring accurate probable costs tailored to its specific area.



Uptown, Tucson, AZ

Item C: Accurate Probable Cost of Construction Estimates

The Norris Design team has developed a customized strategy to provide the City of Page with reliable and accurate probable cost of construction estimates. To ensure precision and thorough oversight, we have engaged Loven Contracting as the lead cost estimator. With extensive experience successfully delivering projects across Northern Arizona, Loven brings deep regional expertise to the process. Additionally, we have partnered with Rider Levett Bucknall, a nationally recognized cost estimator with strong Arizona roots, to provide an independent layer of quality control. Their role is to conduct a comprehensive review and generate a probable cost estimate at the conclusion of the Design Development phase.

Collaboration is key to refining cost accuracy. As a team—alongside the City of Page—we will reconcile any discrepancies between estimates, ensuring alignment before entering the 100% Construction Documents task. While utilizing two cost estimators requires a higher initial investment, strategic spending at this stage safeguards long-term project efficiency by reducing costly revisions and enhancing overall constructability. In an industry marked by fluctuating material and labor costs nationwide, this additional level of scrutiny establishes a robust financial framework, balancing adaptability with fiscal responsibility.

As the lead constructability and cost estimator, Loven Contracting integrates advanced data analytics with deep regional knowledge to deliver precise, location-specific cost projections. Leveraging Modelogix, they analyze historical pricing trends from similar projects, generating tailored estimates that reflect Page's unique scope and conditions. Their well-established relationships with local subcontractors and suppliers further strengthen cost accuracy, incorporating real-time regional pricing, labor availability, and procurement timelines. Loven's estimates also factor in the logistical challenges of remote construction, including delivery constraints, access to specialized materials, and environmental considerations such as seasonal weather patterns and site-specific conditions. To enhance cost precision, key trade partners are engaged early in preconstruction, ensuring pricing is informed by both on-the-ground expertise and analytical validation.

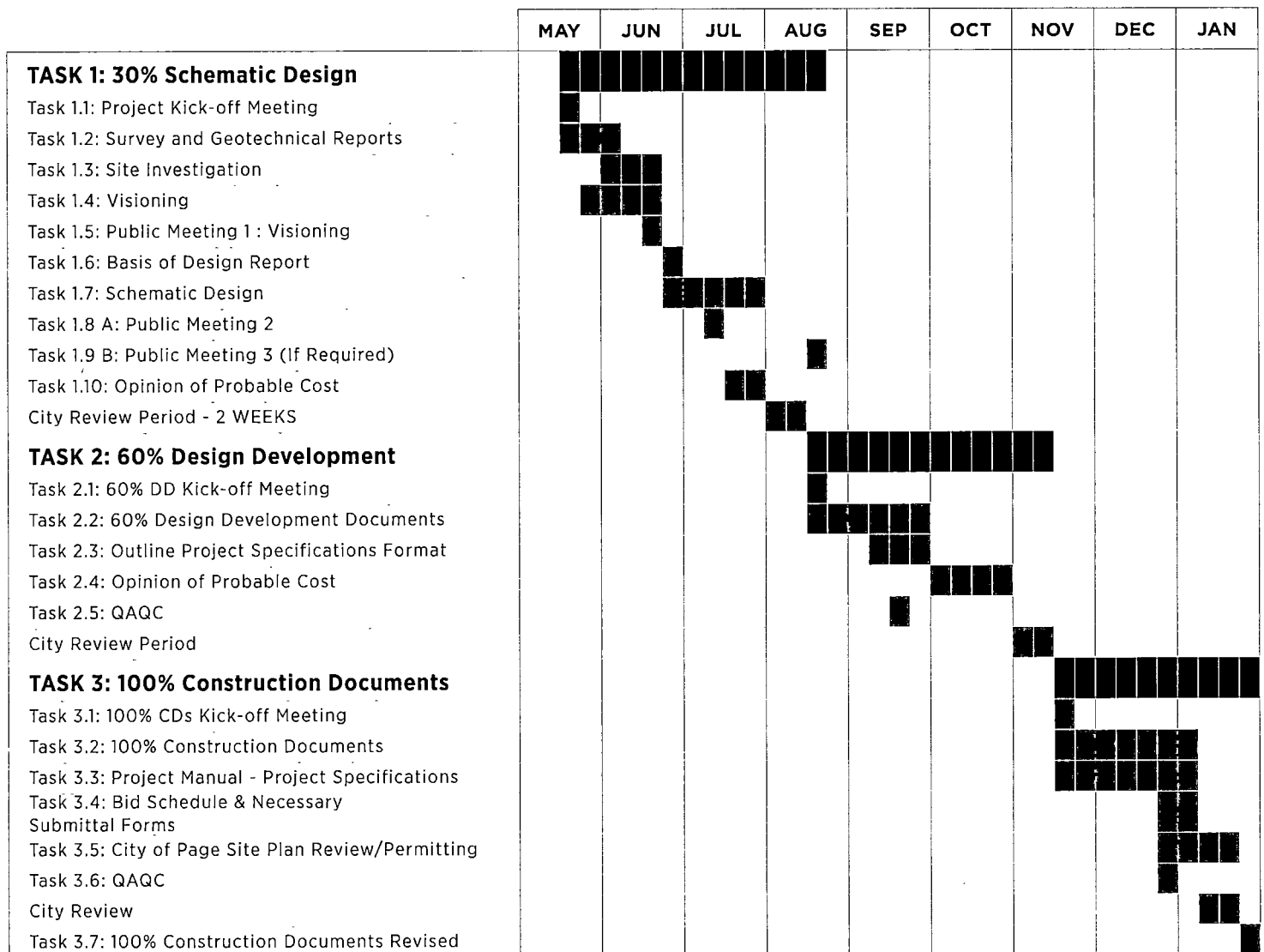
Rider Levett Bucknall (RLB) is a globally recognized firm with a strong presence in Arizona, delivering exceptional projects while addressing the evolving trends and challenges of the built environment. Their expertise extends beyond cost estimation—they provide in-depth analyses of the global construction market and tender price forecasts for major cities worldwide. RLB's insights are shaped not only by data but also by a commitment to excellence, ensuring their market intelligence is both reliable and forward-thinking. Their passion for precision and innovation helps clients navigate complex construction landscapes while maintaining a strong foundation of quality and strategic foresight.



Item D: Proposed Timeline

With almost 140 team members at Norris Design, we can provide the best service to our clients by crafting each project team with a customized approach. We build each project team based on knowledge and experience and this provides our clients with a jump start on their project without a learning curve.

We also have an 'all hands-on deck' approach to ensure we meet deadlines and provide high-quality deliverables. Our ability to meet deadlines and work within tight project schedules has been a key part of what has made Norris Design successful. We are an efficient and diverse group of professionals. We monitor the pulse of the industry and always start with the end in mind as we develop your vision into the project plans.





SECTION 5: FAMILIARITY/HISTORY WITHIN THE REGION

Scott Avenue Streetscape Conceptual Rendering, Tucson, AZ



Section 5: Familiarity with the Region

The Norris Design Team is not only well-versed in the City of Page's and Northern Arizona's unique environment, but we also excel at collaborating effectively within the region. As demonstrated in the following project descriptions and experience table, our team has a proven track record of working both independently and together across a range of projects—bringing integrated expertise and seamless coordination to every endeavor.

For over a decade, Norris Design has proudly maintained an office in Flagstaff, serving the Northern Arizona region with deep expertise in placemaking, beautification, and revitalization. Our team understands the nuances of designing for this unique environment, collaborating with local colleagues to bring projects to life in ways that reflect community identity, regional history, and environmental sensitivity. With experience in public art integration, signage, site amenities, materials selection, and native planting, we craft thoughtful and lasting urban spaces that celebrate the essence of Northern Arizona.

Loven Contracting, with four decades of service, has built a reputation as a reliable partner in preconstruction and construction throughout the region. Our relationships with local trade partners and intimate understanding of Arizona's diverse geography ensure high-quality, cost-effective solutions—even in logistically complex environments.

Ardurra, as Town Engineer for Page, brings firsthand knowledge of the community's needs, standards, and environmental challenges. With Flagstaff's largest engineering office, our team can rapidly respond to evolving project demands while navigating the realities of weather impacts, permitting, and shortened construction seasons.

Rider Levett Bucknall (RLB) provides industry-leading cost estimating backed by a deep understanding of Northern Arizona's labor market, material logistics, and environmental considerations. With a long history in Arizona's municipal and tribal projects, RLB delivers accurate, region-specific cost projections that support financially sound decision-making.

Speedie & Associates (S&A) has conducted extensive geotechnical investigations across Northern Arizona, including 17 subsurface studies in Page alone. Our knowledge of soil, rock, and climate impacts ensures informed design and construction solutions tailored to Northern Arizona's landscape and environmental conditions.

AEI Engineering, experienced in wayfinding, security, and lighting design, brings vital expertise in electrical engineering for site planning and urban beautification. With a strong presence in Northern Arizona—including projects for Banner Page Hospital, Northern Arizona University, and Mountain Line Bus Service—AEI balances functionality with sustainability, ensuring that lighting solutions enhance both usability and ambiance.

Together, Norris Design, Loven Contracting, Ardurra, RLB, S&A, and AEI form a deeply rooted, regionally experienced team dedicated to beautification, revitalization, and community-driven placemaking. Our collective expertise in Northern Arizona's landscape, climate, infrastructure, and cultural identity enables us to craft meaningful and enduring spaces for the City of Page.

With extensive experience throughout the Intermountain West in downtown redevelopment, streetscapes, signage and wayfinding, gateways, and mixed-use development, we bring a wealth of expertise to every project. No matter the size or location, we know how to turn vision into reality.

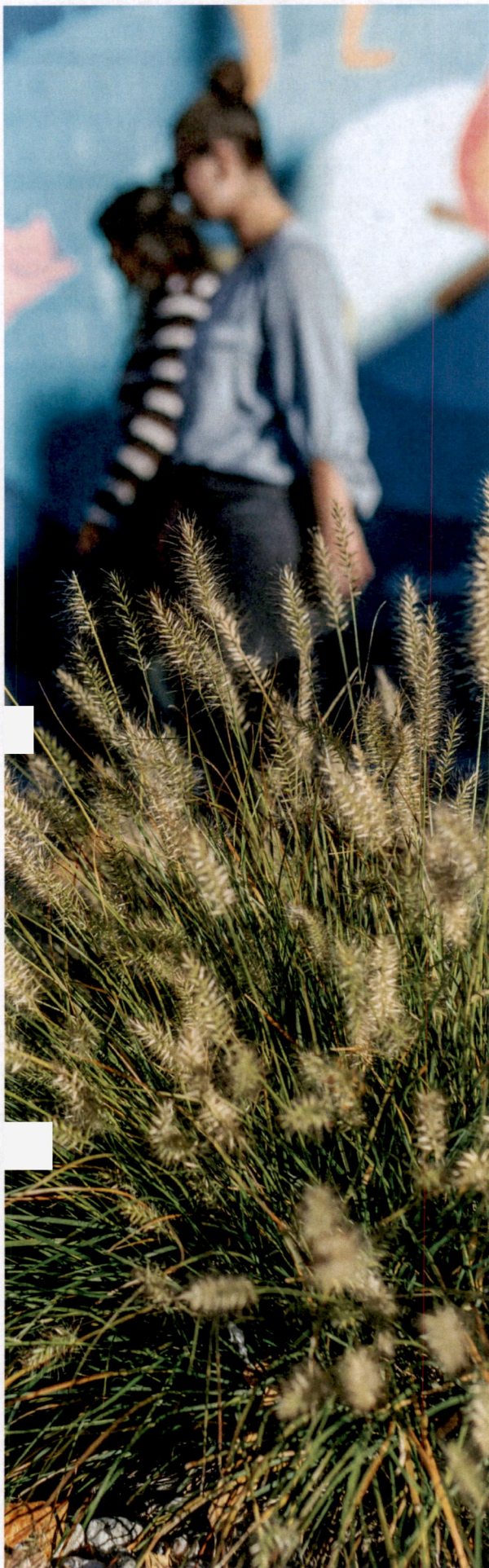
Section 5: Project List

SELECTED INDIVIDUAL PROJECTS	LOCATION	FIRM	ENTITY
Downtown Connection Center Phase 1	Flagstaff, AZ	Norris Design, Ardurra, Loven Contracting, AEI, Speedie & Associates	NAIPTA - Mountain Line
Mountain line Kasper Headquarters Renovation	Flagstaff, AZ	Norris Design, Speedie & Associates	NAIPTA - Mountain Line
S.A.R.A. Park	Lake Havasu City, AZ	Norris Design, Ardurra	Lake Havasu City
W.F. Killip Elementary School	Flagstaff, AZ	Norris Design, Ardurra	Flagstaff Unified School District
Coconino High School Expansion	Flagstaff, AZ	Norris Design, Ardurra, Speedie & Associates	Flagstaff Unified School District
Northern Arizona University Comprehensive Sustainable Smart Campus Master Plan	Flagstaff, AZ	Norris Design	Northern Arizona University
Miner's Retreat	Clarkdale, AZ	Norris Design	Mountain Gate Subdivision
Taawaki Inn	Clarkdale, AZ	Norris Design, Ardurra	Hopi Tribe Economic Development Corporation
Northern Arizona University STEM Building	Flagstaff, AZ	Norris Design	Northern Arizona University
Sahuarita Square	Sahuarita, AZ	Norris Design	Town of Sahuarita
Timber Sky	Flagstaff, AZ	Norris Design, Ardurra	Capstone Homes
Grand Avenue Revitalization Strategy	Peoria, AZ	Norris Design	City of Peoria
ASU Alumni Lawn Rehabilitation	Tempe, AZ	Norris Design	Arizona State University
ASU Research Park - ViaSat Campus 2	Tempe, AZ	Norris Design	Arizona State University
Avondale BLVD Visioning	Avondale, AZ	Norris Design	City of Avondale
Avondale South Planning Area	Tucson, AZ	Norris Design	City of Avondale
Edison Eastlake Park Activity Hub	Phoenix, AZ	Norris Design	City of Phoenix
Jacobs and Ochoa Park	Tucson, AZ	Norris Design	City of Tucson
Sentinel Peak Park Ramada Improvements	Tucson, AZ	Norris Design	City of Tucson
Northern Arizona University Mountain Line CDL Course	Flagstaff, AZ	Norris Design	Northern Arizona University, NAIPTA-Mountain Line
Powell Museum Remodel	Page, AZ	Loven Contracting	Glen Canyon Conservancy
Glen Canyon Bridge Sewer Line Replacement	Page, AZ	Loven Contracting	National Park Service
Glen Canyon RA Weaver Rehabilitation	Lee's Ferry, AZ	Loven Contracting	National Park Service
Glen Canyon RA Lift Station Replacement	Page, AZ	Loven Contracting	National Park Service
Glen Canyon RA Housing Rehabilitation	Page, AZ	Loven Contracting	National Park Service
Surgery Variable Air Volume System	Page, AZ	Loven Contracting	Banner Health
Sleep Rooms Tenant Improvement	Page, AZ	Loven Contracting	Banner Health
Banner Page HVAC Replacement	Page, AZ	Loven Contracting	Banner Health
Banner Page Oxygen Storage Tank Upgrade	Page, AZ	Loven Contracting	Banner Health
NBA Page ATM Changes	Page, AZ	Loven Contracting	National Bank of Arizona
NBA Page Sculpture Repair	Page, AZ	Loven Contracting	National Bank of Arizona
Banner Page Hospital Master Service Agreement (16 projects delivered)	Page, AZ	Loven Contracting	Banner Health
Tuba City Regional Health Care Corporation JPC (50 projects delivered)	Tuba City, AZ	Loven Contracting, Rider Levett Bucknall	Tuba City Regional Health Care Corporation

SELECTED INDIVIDUAL PROJECTS	LOCATION	FIRM	ENTITY
Coconino County IDIQ JOC (28 projects delivered)	Coconino County, AZ	Loven Contracting	Coconino County
NPS MATOC IDIQ (22 projects delivered)	Arizona Federal Parks	Loven Contracting	National Park Service
NPS SABER IDIQ (62 projects delivered)	Arizona Federal Parks	Loven Contracting	National Park Service
Architectural JOC, On-Call Facilities JOC, Airport JOC (126 projects delivered)	Flagstaff, AZ	Loven Contracting	City of Flagstaff
L'Auberge de Sedona	Sedona, AZ	Norris Design, Speedie & Associates	L'Auberge de Sedona
Banner Health	Page, AZ	Speedie & Associates	Banner Health
Yavapai County Criminal Justice Center	Prescott, AZ	Speedie & Associates	Yavapai County
Sage Memorial Hospital	Ganado, AZ	Speedie & Associates	Navajo Health Foundation
Flagstaff Public Library	Flagstaff, AZ	Speedie & Associates	City of Flagstaff
Flagstaff Mall Expansion	Flagstaff, AZ	Speedie & Associates	Flagstaff Mall
NAU Pine Canyon Housing	Flagstaff, AZ	Speedie & Associates	Northern Arizona University
The Standard Flagstaff	Flagstaff, AZ	Speedie & Associates	Landmark Properties
Flagstaff Hyatt Hotels	Flagstaff, AZ	Speedie & Associates	Hyatt Hotels
John C. Page Memorial Park	Page, AZ	Speedie & Associates	City of Page
Sedona Best Western	Sedona, AZ	Speedie & Associates	Best Western
10th Avenue Pavement Improvements	Page, AZ	Speedie & Associates	City of Page
Payson University Campus	Payson, AZ	Speedie & Associates, Rider Levett Bucknall	University of Arizona
Grand Canyon Village Market	Grand Canyon Village	Speedie & Associates	National Parks Service
City of Cottonwood City Hall	Cottonwood, AZ	Rider Levett Bucknall	City of Cottonwood
Embry Riddle Aeronautical University Student Union	Prescott, AZ	Rider Levett Bucknall	Embry Riddle Aeronautical University
Fort Defiance Tsehootsooi Judicial Public Safety Center	Fort Defiance, AZ	Rider Levett Bucknall	Fort Defiance
Grand Canyon Airport Terminal Renovation	Grand Canyon Village	Rider Levett Bucknall	National Parks Service
Hualapai Indian Tribe Independent Cost Estimating Services	Peach Springs, AZ	Rider Levett Bucknall	Hualapai Indian Tribe
Navajo Nation Dilkon Health Center	Dilkon, AZ	Rider Levett Bucknall	Navajo Nation
Northern Arizona Healthcare Medical Center Escalation Analysis & Presentation	Flagstaff, AZ	Rider Levett Bucknall	Northern Arizona Healthcare
Northern Arizona University Student Athlete High Performance Center	Flagstaff, AZ	Rider Levett Bucknall	Northern Arizona University
Northern Arizona University Bury Hall Renovation	Flagstaff, AZ	Rider Levett Bucknall	Northern Arizona University
Northern Arizona University Ice Rink Self-Perform Scopes of Work	Flagstaff, AZ	Rider Levett Bucknall	Northern Arizona University
Northern Arizona University Recital Hall	Flagstaff, AZ	Rider Levett Bucknall	Northern Arizona University
Northern Arizona University Thermal Ice Storage & Fieldhouse Multipurpose Facility	Flagstaff, AZ	Rider Levett Bucknall	Northern Arizona University
Yavapai College Campus Masterplan	Prescott, AZ	Rider Levett Bucknall	Yavapai College
NAU Convocation Center	Flagstaff, AZ	Ardurra Group, Inc.	Northern Arizona University
Northern Arizona Healthcare (NAH) Arizona Healthcare Hospital	Flagstaff, AZ	Ardurra Group, Inc.	Northern Arizona Healthcare Hospital
Northern Arizona High Performance Center	Flagstaff, AZ	Ardurra Group, Inc.	Northern Arizona University



SECTION 6: REFERENCES



NORRIS DESIGN

ANNE DUNNO

Mountain Line Capital Development Manager
adunno@mountainline.az.gov + 928.679.8942

Norris Design worked with Anne on the Mountain Line Downtown Connection Center.

BETH ABRAMOVITZ

Assistant Town Manager, Town of Sahuarita
babramovitz@sahuaritaaz.gov + 520.344.7108

Norris Design worked with Beth on the Broadway Corridor Widening and various Town of Sahuarita Projects.

KATHY LENZ

Economic Development Manager, US Senator Cynthia Lummis' Office
(Formerly City of Sundance)
307.290.0003 + lenzk608@gmail.com

Norris Design worked with Kathy on Sundance Square.

LOVEN CONTRACTING

JEFF KNIGHT

Facilities Sr. Manager, Banner Health
Jeff.Knight@bannerhealth.com + 928.645.0147

From 2021 to 2024, Loven Contracting completed 16 projects at Banner Page Hospital, combining technical upgrades with community-focused execution, cost planning, and local expertise.

BILL NIELSEN

Senior Project Manager II, Delaware North
(716) 994-8644 + bnielsen@delawarenorth.com

Over the past decade, Loven Contracting has completed 35 projects for Delaware North, including a major Squire Inn remodel, applying phased planning, tourism-season scheduling, and public-facing project expertise aligned with your beautification goals.

JULIUS YOUNG II

Chief Support Services Officer + Tuba City Regional Health Care Corporation
928-614-9244 + Julius.Young@TCHEALTH.ORG

Since 2018, Loven Contracting has completed diverse projects for Tuba City Regional Healthcare, combining phased delivery, stakeholder coordination, and grant compliance to ensure quality work in active, community-focused settings like Page's Beautification Project.

SPEEDIE & ASSOCIATES

BRANDON SHOULTS

Yavapai County Facilities Department
Brandon.schoults@yavapai.gov + 928-830-2113

Yavapai Criminal Justice Center (2020): A subsoil investigation on a 14-acre site with a 104,000-sq-ft facility included 15 soil borings and recommendations for foundations, pavement, and earthwork materials.

MATT MORALES

City of Flagstaff
mmorales@flagstaffaz.gov + 928-213-2123

Spruce Wash Improvement Projects (March 2023 to July 2023): Due to rising storm and wildfire risks, subsurface investigations were conducted along Spruce Wash to support headwall designs and stabilize wash sections near homes, using varied methods and equipment based on site access.

ANNE DUNNO

Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA)
mmorales@flagstaffaz.gov + 928-213-2123

NAIPTA Kaspar Maintenance Facility (2023): S&A completed a phased geotechnical investigation for a one-story building with rooftop parking, including bus access and percolation tests. Six borings assessed subsurface conditions, and additional testing provided data for stormwater drainage design.

AFFILIATED ENGINEERS, INC.

ANNE DUNNO

Mountain Line Capital Development Manager
adunno@mountianline.az.gov + 928.679.8942

AEI worked with Anne on MEP design, 2021-2025

JOSHUA SPEARS

Director, Facilities and Maintenance, Northern Arizona University
(928) 853-1617 + joshua.spear@nau.edu

AEI worked with Northern Arizona University on MEP design, 2010-2025

DANIELLE HENSLEY

Project Manager, Skybridge Developments
(602) 508-3365 + danielle.hensley@skybridgedevelopments.com

AEI worked with Skybridge Developments on MEP Design, 2021-2024

ARDURRA

ANNE DUNNO

Mountain Line Capital Development Manager
adunno@mountianline.az.gov + 928.679.8942

Ardurra worked with Anne on the Mountain Line Downtown Connection Center Phases 1 & 2.

KYLE CHRISTIANSEN

Director of Public Works, City of Page
645.4302 + kchristiansen@pageaz.gov

For works with the City of Page including on-call engineering, drainage planning, stormwater consulting, and capital project support—most notably the Master Drainage Plan and Aqua Avenue Improvements, from survey through construction documents.

AARON ANDERSEN

City of Williams
928-635-4451 + aanderson@williamsaz.gov

For work regarding the Grand Canyon Boulevard including topographic survey, design, ADEQ permitting, bid phase services, construction phase services, and as-builts.

RIDER LEVETT BUCKNALL

REBA SCHABER

Engineering Manager, Environmental & General Services Department, City of Tucson
reba.schaber@tucsonaz.gov

RDL worked with Reba on the Los Reales Sustainability Campus and the Rudy Garcia Park

BRIAN BRANDIS

Director of Planning & Design, University Facility Services, University of Arizona
bbrandis@arizona.edu

RDL worked with Brian on the U of A Center for Advanced Molecular and Immunological Therapies building

JAIME RIVERA

Deputy Director, Pima County Regional Wastewater Reclamation Department, Pima County
jaime.rivera@pima.gov

RDL worked with Jaime on the Rima County RWRD Canoa Interceptor and Road Widening quantification services



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WWW.NORRIS-DESIGN.COM



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.3.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025
Brief Title: Adoption of the Preliminary Budget
Presented by: Darren Coldwell, City Manager
Department: City Manager
Action: Resolution

RECOMMENDED ACTION:

Clerk to introduce Resolution No. 1333-25 by title only.
Motion to adopt Resolution No. 1333-25 Fiscal Year 2026 Preliminary Budget.
Motion to set a Public Hearing date for the Fiscal Year 2026 Budget for June 25, 2025.

BACKGROUND:

Arizona State Law requires that on or before the third Monday in July of each fiscal year, the City Council must adopt a preliminary budget. Once the preliminary budget has been adopted, the expenditure limit may not be increased. Upon final adoption of the budget, the City Council has the option of reducing the expenditure amount that was presented in the preliminary budget adoption. Upon adoption of the preliminary budget, a public hearing must be set. Once the preliminary budget has been adopted, Schedule A must be published once a week for at least two consecutive weeks following the adoption. The preliminary budget must be fully itemized in conformance with the forms supplied by the Auditor General and entered upon the City Council meeting minutes.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

Resolution 1333-25
Preliminary Schedules

RESOLUTION NO. 1333-25

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF PAGE, COCONINO COUNTY, ARIZONA,
TENTATIVELY ADOPTING THE ESTIMATED REVENUES
AND EXPENDITURES FOR THE FISCAL YEAR 2026.**

WHEREAS, in accordance with the provisions of Title 42 Chapter 17, Articles 1-5, Arizona Revised Statutes (A.R.S.), the City Council is required to tentatively adopt estimated revenues and expenditures ("Preliminary Budget") for the City of Page, on or before the third Monday of July 2025; and

WHEREAS, in accordance with said chapter of said title, the City Council has made an estimate of the different amounts as required and further the City Council has determined that no amount is necessary to be raised by taxation upon real and personal property within the City of Page; and

WHEREAS, certain projects and programs overlap budget years, and the Finance Director is directed to adjust budgets between years to reflect the overlap as verified by the external City Auditors; and

WHEREAS, the enterprise funds use depreciation expense rather than principle for budget purposes and the Finance Director is directed to make adjustments to reflect budgets on a non-cash basis as verified by the external City Auditors.

NOW, THEREFORE, BE IT RESOLVED BY the Mayor and City Council of the City of Page, Arizona, that said estimates as shown on attached Schedules A-G, and by reference made a part hereof, are hereby tentatively adopted as the Preliminary Budget of the City of Page for the fiscal year 2026.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this ____ day of _____, 2025, by the following vote:

Ayes _____
Nays _____
Abstentions _____
Absent _____

City of Page

Mayor

ATTEST:

APPROVED AS TO FORM:

City Attorney

City Clerk

Official Budget Forms

City of Page

Fiscal year 2026

City of Page
Table of Contents
Fiscal year 2026

Resolution for the adoption of the budget

Schedule A—Summary Schedule of estimated revenues and expenditures/expenses

Schedule B—Tax levy and tax rate information

Schedule C—Revenues other than property taxes

Schedule D—Other financing sources/(uses) and interfund transfers

Schedule E—Expenditures/expenses by fund

Schedule F—Expenditures/expenses by department (as applicable)

Schedule G—Full-time employees and personnel compensation

City of Page
Summary Schedule of estimated revenues and expenditures/expenses
Fiscal year 2026

Fiscal year	S c h		Funds							
			General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total all funds
2025	Adopted/adjusted budgeted expenditures/expenses*	E 1	21,630,216	19,370,876	1,372,500	14,954,650	250,088	23,128,740	0	80,707,070
2025	Actual expenditures/expenses**	E 2	17,640,889	7,956,839	0	4,764,626	197,732	19,211,531	0	49,771,617
2026	Beginning fund balance/(deficit) or net position/(deficit) at July 1***	3	42,158,217	7,626,286	0	9,874,355	885,752	42,045,992	0	102,590,602
2026	Primary property tax levy	B 4								0
2026	Secondary property tax levy	B 5								0
2026	Estimated revenues other than property taxes	C 6	25,960,741	23,338,812	5,000,000	4,240,770	167,000	23,935,958	0	82,643,281
2026	Other financing sources	D 7	0	0	0	0	0	0	0	0
2026	Other financing (uses)	D 8	0	0	0	0	0	0	0	0
2026	Interfund transfers in	D 9	3,318,053	0	950,000	18,400,000	0	375,000	0	23,043,053
2026	Interfund Transfers (out)	D 10	(6,044,000)	(6,587,559)	(5,000,000)	0	0	(5,411,494)	0	(23,043,053)
2026	Line 11: Reduction for fund balance reserved for future budget year expenditures									
	Maintained for future debt retirement									0
	Maintained for future capital projects									0
	Maintained for future financial stability									0
	Maintained for future retirement contributions									0
										0
2026	Total financial resources available	12	77,481,011	37,552,657	10,950,000	32,515,125	1,052,752	71,768,444	0	231,319,989
2026	Budgeted expenditures/expenses	E 13	26,991,716	18,539,906	5,000,000	28,267,770	258,298	27,210,363	0	106,268,054

Expenditure limitation comparison

1	Budgeted expenditures/expenses
2	Add/subtract: estimated net reconciling items
3	Budgeted expenditures/expenses adjusted for reconciling items
4	Less: estimated exclusions
5	Amount subject to the expenditure limitation
6	EEC expenditure limitation or voter-approved alternative expenditure limitation

	2025	2026
1	\$ 80,707,070	\$ 106,268,054
2		
3	80,707,070	106,268,054
4	53,270,446	70,234,889
5	\$ 27,436,624	\$ 36,033,165
6	\$ 41,136,672	\$ 41,289,834

☒ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

- * Includes expenditure/expense adjustments approved in the current year from Schedule E.
- ** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.
- *** Amounts on this line represent beginning fund balance/(deficit) or net position/(deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund). See the Instructions tab, cell C17 for more information about the amounts that should and should not be included on this line.

City of Page
Revenues other than property taxes
Fiscal Year 2026

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
General Fund			
Local taxes			
City Sales Tax	\$ 16,745,000.00	\$ 18,350,237	\$ 19,000,000
Smart and Safe Funds	110,000.00	64,347	110,000
Franchise Fees	355,000.00	235,905	315,000
Licenses and permits			
Licenses & Permits	170,300.00	67,092	118,300
Other Licenses	66,500.00	58,988	69,000
Intergovernmental			
State Sales Tax	1,120,000.00	1,053,262	1,128,341
Vehicle License Tax	452,000.00	435,396	469,409
State Shared Revenue	1,980,000.00	1,557,168	1,456,541
Miscellaneous County Revenue	352,000.00	208,103	352,000
Charges for services			
City Services	164,500.00	180,352	150,500
Property Leases	120,000.00	60,930	20,000
Rescue Services	885,000.00	562,903	899,000
Library	27,000.00	25,234	27,650
Fines and forfeits			
Court Fines	200,000.00	187,582	200,000
Interest on investments			
Interest	2,000,000.00	1,235,776	1,500,000
Interest - Emergency Reserve		522,168	
In-lieu property taxes			
Contributions			
Miscellaneous			
Miscellaneous Revenue	155,000.00	33,684	105,000
Sales of City Owned Assets	40,000.00	16,703	40,000
Total General Fund	\$ 24,942,300.00	\$ 24,855,832	\$ 25,960,741

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

City of Page
Revenues other than property taxes
Fiscal Year 2026

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
Special revenue funds			
Highway User Funds	\$	\$	\$
Intergovernmental Revenue	1,000,000.00	793,038	1,035,273
Interest on Investments	45,000.00	65,045	60,000
Miscellaneous Revenue			
	\$ 1,045,000.00	\$ 858,084	\$ 1,095,273
Substance Abuse Fund	\$	\$	\$
Intergovernmental Revenue	2,500.00	1,966	2,500
	\$ 2,500.00	\$ 1,966	\$ 2,500
Miscellaneous Grant Fund	\$	\$	\$
Intergovernmental Revenue	17,560,306.00	5,407,873	17,365,189
	\$ 17,560,306.00	\$ 5,407,873	\$ 17,365,189
Judicial Collection Enhancement Fund	\$	\$	\$
Intergovernmental Revenue	2,500.00	3,090	3,000
Other Revenues	50.00	5	50
	\$ 2,550.00	\$ 3,096	\$ 3,050
Magistrate Court Improvement	\$	\$	\$
Intergovernmental Revenue	5,000.00	13,638	15,000
	\$ 5,000.00	\$ 13,638	\$ 15,000
Fill the Gap Fund	\$	\$	\$
Intergovernmental Revenue	2,000.00	1,194	2,000
	\$ 2,000.00	\$ 1,194	\$ 2,000
Donation Fund	\$	\$	\$
Other Revenues	108,800.00	32,210	100,800
	\$ 108,800.00	\$ 32,210	\$ 100,800
Airport Fund	\$	\$	\$
Charges for Services	83,000.00	99,071	100,000
Rental Revenue	380,000.00	440,601	560,000
Other Revenue	169,000.00	353,442	95,000
	\$ 632,000.00	\$ 893,114	\$ 755,000
Land Fund	\$	\$	\$
Land Sales	2,315,000.00	718,594	4,000,000
Interest on Investment			
Miscellaneous	1,000,000.00		
	\$ 3,315,000.00	\$ 718,594	\$ 4,000,000
Total special revenue funds	\$ 22,673,156.00	\$ 7,929,770	\$ 23,338,812

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

City of Page
Revenues other than property taxes
Fiscal Year 2026

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
Debt service funds			
Bond Proceeds	\$	\$	\$ 5,000,000
	\$	\$	\$ 5,000,000
Total debt service funds	\$	\$	\$ 5,000,000
Capital projects funds			
Intergovernmental Revenue	\$ 3,631,235.00	\$ 425,361	\$ 4,240,770
	\$ 3,631,235.00	\$ 425,361	\$ 4,240,770
Total capital projects funds	\$ 3,631,235.00	\$ 425,361	\$ 4,240,770

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

City of Page
Revenues other than property taxes
Fiscal Year 2026

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
Permanent funds			
Cemetery Fund	\$	\$	\$
Charges for Services	30,000.00	44,742	30,000
Other Revenues	40,000.00	53,004	40,000
	\$ 70,000.00	\$ 97,746	\$ 70,000
Fire Pension Fund	\$	\$	\$
Contributions	8,500.00	7,703	12,000
Interest of Investment	70,000.00	56,001	85,000
	\$ 78,500.00	\$ 63,704	\$ 97,000
Total permanent funds	\$ 148,500.00	\$ 161,450	\$ 167,000
Enterprise funds			
Horseshoe Bend Fund	\$	\$	\$
Service Fees	3,025,000.00	4,148,038	4,000,000
Other Revenues	8,500.00	4,631	7,500
Interest on Investments	150,000.00	222,758	175,000
	\$ 3,183,500.00	\$ 4,375,427	\$ 4,182,500
Golf Course Fund	\$	\$	\$
Service Fees	1,155,500.00	1,298,980	1,422,500
	\$ 1,155,500.00	\$ 1,298,980	\$ 1,422,500
Electric	\$ 12,593,254.00	\$ 13,358,464	\$ 12,975,162
Water	2,051,000.00	2,187,938	2,143,000
Sewer	1,999,000.00	2,056,324	2,034,000
Refuse	1,139,533.00	1,154,553	1,178,796
	\$ 17,782,787.00	\$ 18,757,279	\$ 18,330,958
Total enterprise funds	\$ 22,121,787.00	\$ 24,431,686	\$ 23,935,958

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

City of Page
Revenues other than property taxes
Fiscal Year 2026

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
Internal service funds			
	\$	\$	\$
	\$	\$	\$
Total internal service funds	\$	\$	\$
Total all funds	\$ 73,516,978.00	\$ 57,804,100	\$ 82,643,281

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

City of Page
Other financing sources/(uses) and interfund transfers
Fiscal year 2026

Fund	Other financing 2026		Interfund transfers 2026	
	Sources	(Uses)	In	(Out)
General Fund				
Transfer From Other Funds	\$	\$	\$ 50,000	\$
Transfer From Airport			349,559	
Transfer From Horseshoe Bend			2,918,494	
Transfer To Debt Service				(950,000)
Transfer To Emergency Reserve				
Transfer To Capital Fund				(4,719,000)
Transfer To Golf Course Fund				(375,000)
Total General Fund	\$	\$	\$ 3,318,053	\$ (6,044,000)
Special revenue funds				
Highway User Fund	\$	\$	\$	\$
Transfer To Capital Fund				(1,800,000)
Miscellaneous Grant Fund				
Transfer To General Fund				(50,000)
Airport Fund				
Transfer To General Fund				(349,559)
Transfer To Capital Fund				(388,000)
Land Fund				
Transfer to Capital Fund				(4,000,000)
Total special revenue funds	\$	\$	\$	\$ (6,587,559)
Debt service funds				
Transfer From General Fund	\$	\$	\$ 950,000	\$
Transfer To General Fund				
Transfer To Capital Fund				(5,000,000)
Total debt service funds	\$	\$	\$ 950,000	\$ (5,000,000)
Capital projects funds				
Transfer From General Fund	\$	\$	\$ 4,719,000	\$
Transfer From Highway User Fund			1,800,000	
Transfer From Horseshoe Bend Fund			1,755,000	
Transfer From Airport Fund			388,000	
Transfer From Land Fund			4,000,000	
Transfer From Golf Fund			738,000	
Transfer From Cemetery Fund				
Transfer From Debt Services Fund			5,000,000	
Total capital projects funds	\$	\$	\$ 18,400,000	\$
Permanent funds				
	\$	\$	\$	\$
Total permanent funds	\$	\$	\$	\$
Enterprise funds				
Horseshoe Bend Fund	\$	\$	\$	\$
Transfer To General Fund				(2,918,494)
Transfer To Capital Fund				(1,755,000)
Golf Fund				
Transfer From General Fund			375,000	
Transfer To Capital Fund				(738,000)
Total enterprise funds	\$	\$	\$ 375,000	\$ (5,411,494)
Internal service funds				
	\$	\$	\$	\$
Total Internal Service Funds	\$	\$	\$	\$
Total all funds	\$	\$	\$ 23,043,053	\$ (23,043,053)

City of Page
Expenditures/expenses by fund
Fiscal year 2026

	Adopted budgeted expenditures/ expenses	Expenditure/ expense adjustments approved	Actual expenditures/ expenses*	Budgeted expenditures/ expenses
Fund/Department	2,025	2025	2025	2026
General Fund				
City Administration	\$ 2,435,215	\$	\$ 1,202,722	\$ 4,678,757
City Attorney	535,230		449,522	625,312
City Clerk	347,163		302,975	404,648
City Council	103,287		85,730	103,934
Community Center	523,931		381,103	514,443
Economic Development	923,948		932,675	1,128,960
Finance	586,636		579,020	870,122
Fire	3,211,130		2,833,764	3,866,594
Human Resources	1,678,831		1,050,783	1,968,789
Information Technology	817,045		805,912	887,813
Library	948,412		736,619	918,335
Magistrate	713,296		681,252	832,396
Parks & Trails	858,339		721,295	881,733
Planning and Zoning	515,072		433,443	489,100
Police	4,879,657		4,235,892	5,892,456
Public Works	1,694,882		1,385,374	1,917,640
Recreation	262,866		290,076	387,899
Special Events	595,274		532,039	622,785
Emergency Reserve Fund			692	
Total General Fund	\$ 21,630,216	\$	\$ 17,640,889	\$ 26,991,716
Special revenue funds				
Airport	604,220		651,326	772,219
Donation	115,850		35,420	127,000
Fill the Gap				5,000
Highway User	\$ 1,051,850	\$	\$ 223,585	\$ 1,056,850
Judicial Collection Enhancement				12,000
Magistrate Court Improvement	5,000			20,000
Miscellaneous Grants	17,562,955		7,046,508	16,516,837
Substance Abuse	31,000			30,000
Total special revenue funds	\$ 19,370,876	\$	\$ 7,956,839	\$ 18,539,906
Debt service funds				
Debt Services	\$ 1,372,500	\$	\$	\$ 5,000,000
Total debt service funds	\$ 1,372,500	\$	\$	\$ 5,000,000
Capital projects funds				
Equipment	\$ 1,561,500	\$	\$ 1,022,231	\$ 2,133,000
Projects	13,393,150		3,742,395	26,134,770
Total capital projects funds	\$ 14,954,650	\$	\$ 4,764,626	\$ 28,267,770
Permanent funds				
Cemetery	\$ 172,088	\$	\$ 156,267	\$ 178,298
Fire Pension	78,000		41,464	80,000
Total permanent funds	\$ 250,088	\$	\$ 197,732	\$ 258,298
Enterprise funds				
Golf	1,720,499		1,611,564	2,132,739
Horseshoe Bend	\$ 1,646,791	\$	\$ 935,964	\$ 2,389,131
Electric	14,607,440		11,728,763	16,495,098
Water	2,386,100		2,180,736	2,621,100
Sewer	1,754,500		1,723,739	2,523,500
Refuse	1,013,411		1,030,765	1,048,795
Total enterprise funds	\$ 23,128,740	\$	\$ 19,211,531	\$ 27,210,363
Internal service funds				
	\$	\$	\$	\$
Total internal service funds	\$	\$	\$	\$
Total all funds	\$ 80,707,070	\$	\$ 49,771,617	\$ 106,268,054

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

City of Page
Expenditures/expenses by department
Fiscal year 2026

	Adopted budgeted expenditures/ expenses	Expenditure/ expense adjustments approved	Actual expenditures/ expenses*	Budgeted expenditures/ expenses
Department/Fund	2025	2025	2025	2026
City Administration				
General Fund	\$ 2,435,215	\$	\$ 1,202,722	\$ 4,678,757
Department total	\$ 2,435,215	\$	\$ 1,202,722	\$ 4,678,757
List department:				
City Attorney				
General Fund	\$ 535,230	\$	\$ 449,522	\$ 625,312
Department total	\$ 535,230	\$	\$ 449,522	\$ 625,312
List department:				
City Clerk				
General Fund	\$ 347,163	\$	\$ 302,975	\$ 404,648
Department total	\$ 347,163	\$	\$ 302,975	\$ 404,648
List department:				
City Council				
General Fund	\$ 103,287	\$	\$ 85,730	\$ 103,934
Department total	\$ 103,287	\$	\$ 85,730	\$ 103,934
List department:				
Community Center				
General Fund	\$ 523,931	\$	\$ 381,103	\$ 514,443
Department total	\$ 523,931	\$	\$ 381,103	\$ 514,443
List department:				
Economic Development				
General Fund	\$ 923,948	\$	\$ 932,675	\$ 1,128,960
Department total	\$ 923,948	\$	\$ 932,675	\$ 1,128,960
List department:				
Finance				
General Fund	\$ 586,636	\$	\$ 579,020	\$ 870,122
Department total	\$ 586,636	\$	\$ 579,020	\$ 870,122
List department:				
Fire				
General Fund	\$ 3,211,130	\$	\$ 2,833,764	\$ 3,866,594
Department total	\$ 3,211,130	\$	\$ 2,833,764	\$ 3,866,594
List department:				
Human Resources/Risk Mgt				
General Fund	\$ 1,678,831	\$	\$ 1,050,783	\$ 1,968,789
Department total	\$ 1,678,831	\$	\$ 1,050,783	\$ 1,968,789
List department:				
Information Technology				
General Fund	\$ 817,045	\$	\$ 805,912	\$ 887,813
Department total	\$ 817,045	\$	\$ 805,912	\$ 887,813
List department:				
Library				
General Fund	\$ 948,412	\$	\$ 736,619	\$ 918,335
Department total	\$ 948,412	\$	\$ 736,619	\$ 918,335

City of Page
Expenditures/expenses by department
Fiscal year 2026

	Adopted budgeted expenditures/ expenses	Expenditure/ expense adjustments approved	Actual expenditures/ expenses*	Budgeted expenditures/ expenses
Department/Fund	2025	2025	2025	2026
List department: Magistrate				
General Fund	\$ 713,296	\$	\$ 681,252	\$ 832,396
Fill the Gap Fund	\$	\$	\$	\$ 5,000
Judicial Collection Enhanceme	\$	\$	\$	\$ 12,000
Magistrate Court Imprv. Fund	\$ 5,000	\$	\$	\$ 20,000
Substance Abuse Fund	\$ 31,000	\$	\$	\$ 30,000
Department total	\$ 749,296	\$	\$ 681,252	\$ 899,396
List department: Parks & Trails				
General Fund	\$ 858,339	\$	\$ 721,295	\$ 881,733
Department total	\$ 858,339	\$	\$ 721,295	\$ 881,733
List department: Planning & Zoning				
General Fund	\$ 515,072	\$	\$ 433,443	\$ 489,100
Department total	\$ 515,072	\$	\$ 433,443	\$ 489,100
List department: Police				
General Fund	\$ 4,879,657	\$	\$ 4,235,892	\$ 5,892,456
Department total	\$ 4,879,657	\$	\$ 4,235,892	\$ 5,892,456
List department: Public Works				
General Fund	\$ 1,694,882	\$	\$ 1,385,374	\$ 1,917,640
Airport Fund	\$ 604,220	\$	\$ 651,326	\$ 772,219
Cemetery Fund	\$ 172,088	\$	\$ 156,267	\$ 178,298
Highway User Fund	\$ 1,051,850	\$	\$ 223,585	\$ 1,056,850
Department total	\$ 3,523,040	\$	\$ 2,416,553	\$ 3,925,008
List department: Recreation				
General Fund	\$ 262,866	\$	\$ 290,076	\$ 387,899
Department total	\$ 262,866	\$	\$ 290,076	\$ 387,899
List department: Special Events				
General Fund	\$ 595,274	\$	\$ 532,039	\$ 622,785
Department total	\$ 595,274	\$	\$ 532,039	\$ 622,785
List department: Horseshoe Bend				
General Fund	\$ 1,646,791	\$	\$ 935,964	\$ 2,389,131
Department total	\$ 1,646,791	\$	\$ 935,964	\$ 2,389,131
List department: Golf Course				
General Fund	\$ 1,720,499	\$	\$ 1,611,564	\$ 2,132,739
Department total	\$ 1,720,499	\$	\$ 1,611,564	\$ 2,132,739

City of Page
Expenditures/expenses by department
Fiscal year 2026

	Adopted budgeted expenditures/ expenses	Expenditure/ expense adjustments approved	Actual expenditures/ expenses*	Budgeted expenditures/ expenses
Department/Fund	2025	2025	2025	2026
List department:				
Page Utility Enterprises				
Electric	\$ 14,607,440	\$	\$ 11,728,763	\$ 16,495,098
Water	\$ 2,386,100	\$	\$ 2,180,736	\$ 2,621,100
Sewer	\$ 1,754,500	\$	\$ 1,723,739	\$ 2,523,500
Refuse	\$ 1,013,411	\$	\$ 1,030,765	\$ 1,048,795
Department total	\$ 19,761,451	\$	\$ 16,664,003	\$ 22,688,493
List department:				
Non-Departmental				
Emergency Reserve Fund	\$	\$	\$ 692	\$
Debt Service Fund	\$ 1,372,500	\$	\$	\$ 5,000,000
Miscellaneous Grants Fund	\$ 17,562,955	\$	\$ 7,046,508	\$ 16,516,837
Donation Funds	\$ 115,850	\$	\$ 35,420	\$ 127,000
Capital Project Fund	\$ 14,954,650	\$	\$ 4,764,626	\$ 28,267,770
Fire Pension Fund	\$ 78,000	\$	\$ 41,464	\$ 80,000
Department total	\$ 34,083,955	\$	\$ 11,888,710	\$ 49,991,607

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

City of Page
Full-time employees and personnel compensation
Fiscal year 2026

	Full-time equivalent (FTE)	Employee salaries and hourly costs	Retirement costs	Healthcare costs	Other benefit costs	Total estimated personnel compensation
Fund	2026	2026	2026	2026	2026	2026
General Fund	162	\$ 11,607,942	\$ 1,216,234	\$ 2,628,129	\$ 1,171,813	\$ 16,624,118
Special revenue funds						
Airport Fund	3	\$ 250,588	\$ 29,927	\$ 54,194	\$ 24,860	\$ 359,569
Miscellaneous Grants Fund	2	95,113	11,414	9,783	7,528	123,837
Total special revenue funds	5	\$ 345,701	\$ 41,340	\$ 63,977	\$ 32,388	\$ 483,406
Debt service funds						
		\$	\$	\$	\$	\$
Total debt service funds		\$	\$	\$	\$	\$
Capital projects funds						
		\$	\$	\$	\$	\$
Total capital projects funds		\$	\$	\$	\$	\$
Permanent funds						
Cemetery Fund	2	\$ 103,077	\$ 12,009	\$ 19,086	\$ 14,226	\$ 148,398
Total permanent funds	2	\$ 103,077	\$ 12,009	\$ 19,086	\$ 14,226	\$ 148,398
Enterprise funds						
Horseshoe Bend Fund	14	\$ 686,926	\$ 79,419	\$ 125,115	\$ 63,771	\$ 955,231
Golf Fund	18	875,375	89,759	173,844	83,895	1,222,873
Electric Fund	18	1,861,695	223,000	253,000	174,000	2,511,695
Water Fund	8	520,000	59,000	132,000	55,000	766,000
Sewer	9	550,000	65,000	120,000	47,000	782,000
Total enterprise funds	67	\$ 4,493,996	\$ 516,178	\$ 803,959	\$ 423,666	\$ 6,237,799
Internal service funds						
		\$	\$	\$	\$	\$
Total internal service fund		\$	\$	\$	\$	\$
Total all funds	235	\$ 16,550,716	\$ 1,785,762	\$ 3,515,152	\$ 1,642,092	\$ 23,493,722



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.4.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Proposed Fire Station Backup Power

Presented by: Tom Preller, Councilmember

Department: Mayor and Council

Action: Other

RECOMMENDED ACTION:

TBD

BACKGROUND:

Item requested to be put on a future agenda by Councilor Preller.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.5.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Update on Proposed Public Information Officer (PIO) Position

Presented by: Amanda Hammond, Councilmember

Department: Mayor and Council

Action: Other

RECOMMENDED ACTION:

TBD

BACKGROUND:

Item requested to be put on a future agenda by Councilor Hammond.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 6.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Establishing Interdisciplinary Future Operations Committee

Presented by: Amanda Hammond, Councilmember

Department: Mayor and Council

Action: Other

RECOMMENDED ACTION:

TBD

BACKGROUND:

Item requested to be put on a future agenda by Councilor Hammond.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.7.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Process for Handling Future Agenda Item Requests from Councilmembers

Presented by: Steven Kidman

Department: City Manager

Action: Motion

RECOMMENDED ACTION:

TBD

BACKGROUND:

Mayor Kidman requested this item be added to the agenda.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

EXECUTIVE SESSIONS 14.1.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Coconino Community College Deed Restriction Contract

Presented by: Josh Smith, City Attorney

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

Council input and direction on the proposed contract.

BACKGROUND:

Confidential.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Budget Impact:

Unknown

Attachments



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

EXECUTIVE SESSIONS 14.2.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Potential Land Sale of a Portion of Parcel 80216009J

Presented by: Darren Coldwell, City Manager

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

TBD

BACKGROUND:

TBD

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

Approximate Location Map





**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

EXECUTIVE SESSIONS 14.3.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025

Brief Title: Downtown Revitalization and Beautification RFQ Award

Department: City Clerk

Action: Other

RECOMMENDED ACTION:

TBD

BACKGROUND:

Confidential

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

EXECUTIVE SESSIONS 14.4.

City Council Regular Agenda - Amended

Meeting Date: 05/28/2025
Brief Title: Potential land sale of yet to be determined
Presented by: Josh Smith, City Attorney
Department: City Attorney
Action: Motion

RECOMMENDED ACTION:

Council direction on potential land sale negotiation.

BACKGROUND:

See attached memo.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Budget Impact:

unknown

Attachments

Approximate Location Map

