



## PAGE CITY COUNCIL

697 Vista Avenue

Page, AZ 86040

Mike Farrow, Vice Mayor  
Kenna Hettinger, Councilor  
Tom Preller, Councilor

Debi Roundtree, Councilor  
John Kocjan, Councilor  
Amanda Hammond, Councilor

Steven Kidman, Mayor

### MEETING NOTICES

**Consent Agenda:** This portion 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 City Council. Items removed from the Consent Portion become the first items of business of the Regular Agenda.

**Hear From the Citizens:** The City of Page welcomes public engagement, and the public may comment and address the City Council during this portion of the agenda. 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 City Council may respond to criticism made by those who have addressed the City 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 3 minutes each speaker and 30 minutes in total. If you are with a group, please designate a spokesperson.

**This agenda may be subject to change up to 24 hours prior to the meeting.**

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 [cityofpage.org](http://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.

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 email notification for City Council agendas, please sign up for subscriptions on our website at [cityofpage.org](http://cityofpage.org).



**City Council  
Regular Meeting**

**City Hall  
697 Vista Ave, Page AZ  
March 11, 2026 at 5:30 PM**

---

**Notice of Public Meeting and Agenda**

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

---

- 1. Call to Order and Opening Activities**
- 2. Roll Call**
- 3. Community Recognition**
  1. Proclamation - American Red Cross Month
- 4. Consent Agenda**
  1. 3 Peaks Glass Contract Amendment
  2. City Council Special Minutes - February 25, 2026
  3. City Council Regular Minutes - February 25, 2026
- 5. Public Hearings**
  1. Public Hearing Expenditure Limitation - Permanent Base Adjustment
- 6. Hear From The Citizens**
- 7. Reports and Announcements**
  1. Mayor's Reports and Announcements
    1. Community Recognition Items
  2. City Manager's Current Events Summary
- 8. Boards and Commissions**
  1. Council Liaison Reports on Board Meetings
- 9. Unfinished Business**
  1. Use of Parcels 80041002 and 80041003 - Vacant Lots
- 10. New Business**
  1. Resolution 1340-26 - Permanent Base Adjustment
  2. Purchase of Used Motor Grader for Public Works
- 11. Potential Future Agenda Items**

Items in this section are not for substantive discussion or formal action. This section is used only for Council to decide if they would like the item added to a future agenda for discussion and possible action at a subsequent meeting.

  1. Non-Disclosure Agreement (NDA) Policies
- 12. Executive Sessions**
  1. 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.  
**Ordinance 750-26: Amendment to Existing Purchase Agreement with Trebol Hospitality -  
Portion of Parcel 80220005A South of Hwy 98**

**Adjourn**

**Next Regular Meeting: Wednesday, March 25, 2026 at 5:30 p.m.**

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 \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ a.m./p.m. in accordance with the statement filed by the City of Page City Council with the City Clerk.

\_\_\_\_\_  
CITY CLERK'S OFFICE

**PROCLAMATION**  
***American Red Cross Month***

**WHEREAS**, for more than 140 years, the American Red Cross has provided compassionate care to those in need; and

**WHEREAS**, the American Red Cross supports members of the United States Armed Forces and their families as well as providing disaster relief around the world; and

**WHEREAS**, the American Red Cross developed the first nationwide civilian blood program in the 1940s and still provides more than 40% of the blood products in this country; and

**WHEREAS**, dedicated volunteers and generous donors make it possible for the American Red Cross to prevent and alleviate human suffering in the face of emergencies; and

**WHEREAS**, these collective efforts are a powerful reminder that the strength of our community lies in our shared commitment to one another.

**NOW THEREFORE**, the Mayor and City Council of the City of Page, Arizona, do hereby proclaim March 2026 to be American Red Cross Month in Page, Arizona; and encourage all residents to recognize the extraordinary efforts of the American Red Cross and to support its mission by volunteering their time, donating blood, and contributing resources to help those in need.

Dated this 11<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Steven R. Kidman, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Scott, City Clerk

## REQUEST FOR COUNCIL ACTION

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** Horseshoe Bend

**Presented by:**  
Frank Marbury, City Manager

**Brief Title:** 3 Peaks Glass Contract Amendment

**Agenda Section:** Consent Agenda

**Agenda Sub-category:** Agreement/Contract

**Action:** Motion

**PowerPoint Needed?:** No

### Request for Council Action

**Recommended Action:**

Approve the 3 Peaks Glass Contract Amendment for a one-year term.

**Background:**

3 Peaks Glass services the restrooms at Horseshoe Bend. The contract was initiated in 2019 as an annual contract with options to renew each year through March of 2027. Staff requests to renew the contract for a one-year term.

**Alternatives Considered:**

N/A

**Advisory Board/Commission Action:**

N/A

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:**

---

**Notes:**

**Attachments:**

1. 3 Peaks Glass Extension Agreement

**SERVICES CONTRACT AMENDMENT**

This Amendment is made and entered into this \_\_\_\_\_ day of March 2026, by and between the CITY OF PAGE, a municipal corporation organized and existing under the laws of the State of Arizona (the "City"), and 3 Peaks Glass, (hereinafter "Contractor").

Whereas, an original Services Contract was entered into by the parties effective the 16<sup>th</sup> day of April, 2019, for a one year term;

Whereas, the Services Agreement provides, in part, that:

City shall have the option to renew the Contract for one (1) year increments upon the termination date. Any modification or renewal of this Contract shall be by formal written amendment executed by the parties.

; and

Whereas, the parties desire to extend the Contract for a one-year term at the current rate of \$260,000.00 per year.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Incorporation by Reference. With the exception of the Contract Term and other terms modified by subsequent amendments, the original Services Contract entered into by the parties in April 2019, is hereby incorporated by reference into this Amendment. The parties hereto agree to be bound by all terms, conditions, covenants, and obligations in said Services Contract as if each were again fully set forth verbatim herein.
  
2. Agreement Term. The Term shall be from April 16, 2026 to April 15, 2027.

IN WITNESS WHEREOF, the parties hereto have entered into this Amendment effective as of the day and year first hereinabove written.

CITY OF PAGE

CONTRACTOR

BY: \_\_\_\_\_  
Mayor

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney

**REQUEST FOR COUNCIL ACTION**

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Clerk

**Presented by:**

**Brief Title:** City Council Special Minutes - February 25, 2026

**Agenda Section:** Consent Agenda

**Agenda Sub-category:** Minutes

**Action:** Motion

**PowerPoint Needed?:** No

**Request for Council Action**

**Recommended Action:**

Move to approve the City Council Special Minutes from February 25, 2026.

**Background:**

N/A

**Alternatives Considered:**

N/A

**Advisory Board/Commission Action:**

N/A

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:**

---

**Notes:**

**Attachments:**

1. 02 25 2026 Spec Min



**PAGE CITY COUNCIL  
SPECIAL MEETING MINUTES  
February 25, 2026**

A Special Meeting of the Page City Council was held at 5:00 p.m. on the 25th day of February 2026, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow, and Councilors Kenna Hettinger, Tom Preller, Debi Roundtree, and Amanda Hammond (via Zoom) were present.

Mayor Kidman called the meeting to order at 5:02 p.m.

Staff members present: City Manager, Frank Marbury (via Zoom); City Attorney, Joshua Smith; IT Director, Kane Scott; Management Analyst, Robin Crowther; Administrative Assistant, Adrienne Weller; and City Clerk, Cindy Scott.

**EXECUTIVE SESSIONS**

Motion was made by Councilor Hettinger to enter Executive Session for one (1) Executive Session item and move to the conference room at 5:02 p.m. The motion was seconded by Councilor Preller and passed unanimously upon a vote.

Mayor reconvened the Regular City Council meeting at 5:23 p.m.

**EXECUTIVE SESSION**

**Appointment to Fill Vacant City Council Position**

Motion was made by Vice Mayor Farrow to select John Kocjan as Councilmember with a term ending November 2026.

Councilor Hammond made an alternate motion to appoint Cody Woods as Interim Councilor.

The first motion was seconded by Councilor Roundtree.

There was discussion.

The motion passed with Mayor Kidman, Vice Mayor Farrow, Councilor Hettinger, Councilor Preller, and Councilor Roundtree in favor. Councilor Hammond was opposed.

**NEW BUSINESS**

**Administer Oath of Office for Appointed Councilmember**

City Clerk administered the Oath of Office for John Kocjan.

**ADJOURN**

The meeting was adjourned at 5:27 p.m.

---

Cindy Scott, City Clerk

---

Steven R. Kidman, Mayor

**Page City Council Special Meeting – February 25, 2026**

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 25th day of February 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of March 2026

\_\_\_\_\_  
Cindy Scott, City Clerk

**REQUEST FOR COUNCIL ACTION**

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Clerk

**Presented by:**

**Brief Title:** City Council Regular Minutes - February 25, 2026

**Agenda Section:** Consent Agenda

**Agenda Sub-category:** Minutes

**Action:** Motion

**PowerPoint Needed?:** No

**Request for Council Action**

**Recommended Action:**

Move to approve the City Council Regular Minutes from February 25, 2026.

**Background:**

N/A

**Alternatives Considered:**

N/A

**Advisory Board/Commission Action:**

N/A

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:**

---

**Notes:**

**Attachments:**

1. 02 25 2026 Reg Min



**PAGE CITY COUNCIL  
REGULAR MEETING MINUTES  
February 25, 2026**

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 25<sup>th</sup> day of February 2026, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow, and Councilors Amanda Hammond (via Zoom), Kenna Hettinger, Tom Preller, Debi Roundtree, and John Kocjan were present. There was a moment of meditation. Mayor Kidman led the Pledge of Allegiance.

Mayor Kidman called the meeting to order at 5:31 p.m.

Staff members present: City Manager, Frank Marbury (via Zoom); City Attorney, Joshua Smith; IT Director, Kane Scott; Assistant Police Chief, Larry Jones; Police Lieutenant, Ted Barnard; Administrative Manager, Alie Stamat; Public Information Officer, Adam Geller; Community Services Director, Debbie Winlock; Management Analyst, Robin Crowther; Administrative Assistant, Adrienne Weller; and City Clerk, Cindy Scott.

**CONSENT AGENDA**

**City Council Special Minutes – February 5, 2026**

**City Council Regular Minutes – February 11, 2026**

**Economic Development Advisory Board Removal – Codrin Bogdan Livita**

**Update to PUE Personnel Rules – Paid Time Off**

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

**PUBLIC HEARINGS**

**Liquor License – Hyatt Place**

Mayor Kidman opened the Public Hearing.

Proponents: None.

Opponents: None.

Mayor Kidman closed the Public Hearing.

**Expenditure Limitations – Permanent Base Adjustment**

Mayor Kidman opened the Public Hearing.

Proponents: None.

Opponents: None.

Mayor Kidman closed the Public Hearing.

**HEAR FROM THE CITIZENS**

Residents Gayla Priest, Maschelle Zia, Christian Mireles, and Derek Culver addressed the City Council.

Councilor Roundtree responded to criticism.

## **Page City Council Regular Meeting – February 25, 2026**

### **REPORTS AND ANNOUNCEMENTS**

#### **MAYOR'S REPORTS AND ANNOUNCEMENTS**

##### **Update on Appointment for the Vacant City Council Position**

Mayor Kidman removed this from the agenda.

#### **CITY MANAGER'S CURRENT EVENTS SUMMARY**

City Manager provided information on the Community Center bathrooms.

### **BOARDS AND COMMISSIONS**

#### **Council Liaison Reports on Board Meetings**

Vice Mayor Farrow and Mayor Kidman gave updates.

### **UNFINISHED BUSINESS**

#### **Direction on Airport Expansion Contract Amendment**

City Manager, Frank Marbury provided information.

There was discussion.

Motion was made by Councilor Hettinger to direct Staff to proceed with amending the airport expansion project and make any necessary information available to bidders.

The motion was seconded by Vice Mayor Farrow and passed unanimously upon a vote.

### **NEW BUSINESS**

#### **Liquor License - Hyatt Place**

Motion was made by Councilor Preller to approve the Liquor License for the Hyatt Place. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

#### **Resolution 1339-26, Honoring the Life, Service, and Legacy of Councilor David Auge**

City Clerk introduced Resolution 1339-26.

Mayor Kidman read Resolution 1339-26 in its entirety.

There was discussion.

Motion was made by Councilor Roundtree to adopt Resolution 1339-26. The motion was seconded by Councilor Kocjan and passed unanimously upon a vote.

#### **Proposed Changes to the Consolidated Fee Schedule**

Motion was made by Councilor Preller to approve the proposed changes to the Consolidated Fee Schedule.

The motion failed due to lack of a second.

There was discussion.

Motion was made by Councilor Roundtree to send it back to Staff to take into consideration the PUE fees, residents, and the PERA facility specifically and bring it back to Council. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

### **FUTURE AGENDA ITEMS**

#### **Selling Merchandise at Horseshoe Bend**

**Page City Council Regular Meeting – February 25, 2026**

Councilor Hettinger read the information presented.  
Staff directed to add this item to a future agenda.

**EXECUTIVE SESSIONS**

Motion was made by Councilor Preller to enter Executive Session for one (1) Executive Session item and move to the conference room at 6:27 p.m. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

Mayor reconvened the Regular City Council meeting at 7:31 p.m.

**EXECUTIVE SESSION**

**Request to Amend Existing Purchase Agreement with Trebol Hospitality - Portion of Parcel 80220005A South of 98**

Motion was made by Councilor Hammond to approve the request from Trebol Hospitality to amend their current purchase agreement for the sale of additional land. Councilor Roundtree requested clarification.

City Attorney Smith provided clarification.

Councilor Hammond rephrased the motion to move forward with negotiations to amend the contract as requested by Trebol Hospitality to include purchase of additional acreage. The motion was seconded by Vice Mayor Farrow.

There was discussion.

The motion passed with Mayor Kidman, Vice Mayor Farrow, Councilor Hettinger, Councilor Hammond and Councilor Kocjan in favor. Councilor Roundtree and Councilor Preller were opposed.

**ADJOURN**

The meeting was adjourned at 7:35 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 Regular Meeting, held on the 25<sup>th</sup> day of February 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11<sup>th</sup> day of March 2026

\_\_\_\_\_  
Cindy Scott, City Clerk

## REQUEST FOR COUNCIL ACTION

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Clerk

**Presented by:**

**Brief Title:** Public Hearing Expenditure Limitation - Permanent Base Adjustment

**Agenda Section:** Public Hearings

**Agenda Sub-category:** Agenda Item

**Action:** Other

**PowerPoint Needed?:** No

### Request for Council Action

**Recommended Action:**

Public Hearing

**Background:**

Pursuant to the Arizona State Constitution, the City of Page, Arizona seeks voter approval to permanently adjust the expenditure base of the City as determined by the Economic Estimates Commission. If approved by the voters, the City's 1979-80 base expenditure limitation will be increased by \$3,054,993 and adjusted each year for population and inflation growth since 1979-80.

With voter approval, in Fiscal Year 2026-2027 the City's expenditure limitation will increase by \$20,000,000, from \$42,092,591 to \$62,092,591. The City will utilize the additional expenditure authority for any local budgetary purposes including Capital Projects and Utility Expenses. The dollar figures in this statement are estimates only.

If approved, the additional authorized expenditures will be funded from available revenues obtained from Federal, State, and local sources.

**Alternatives Considered:**

N/A

**Advisory Board/Commission Action:**

N/A

**Fiscal Impact:**

**Attachments:**

None

**REQUEST FOR COUNCIL ACTION**

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Council

**Presented by:**  
Steven Kidman, Mayor

**Brief Title:** Community Recognition Items

**Agenda Section:** Reports and Announcements    **Agenda Sub-category:** Agenda Item

**Action:** Other

**PowerPoint Needed?:** No

**Request for Council Action**

**Recommended Action:**

N/A

**Background:**

Mayor will provide information.

**Alternatives Considered:**

N/A

**Advisory Board/Commission Action:**

N/A

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:**

---

**Notes:**

**Attachments:**

None

**REQUEST FOR COUNCIL ACTION**

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Council

**Presented by:**

**Brief Title:** Council Liaison Reports on Board Meetings

**Agenda Section:** Boards and Commissions

**Agenda Sub-category:** Administrative Report

**Action:**

**PowerPoint Needed?:** No

**Request for Council Action**

**Recommended Action:**

**Background:**

**Alternatives Considered:**

**Advisory Board/Commission Action:**

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:**

---

**Notes:**

**Attachments:**

None

**REQUEST FOR COUNCIL ACTION**

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Manager

**Presented by:**

Frank Marbury, City Manager

**Brief Title:** Use of Parcels 80041002 and 80041003 - Vacant Lots

**Agenda Section:** Unfinished Business

**Agenda Sub-category:** Agenda Item

**Action:** Other

**PowerPoint Needed?:** No

**Request for Council Action**

**Recommended Action:**

Staff Direction.

**Background:**

The City of Page purchased two lots last year, 105 Aero and 109 Aero. Staff is asking for direction on how to move forward. Would Council prefer the lots be used as employee housing, or sold?

**Alternatives Considered:**

N/A

**Advisory Board/Commission Action:**

N/A

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:**

---

**Notes:**

**Attachments:**

None

**REQUEST FOR COUNCIL ACTION**

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Clerk

**Presented by:**

Frank Marbury, City Manager

**Brief Title:** Resolution 1340-26 - Permanent Base Adjustment

**Agenda Section:** New Business

**Agenda Sub-category:** Resolution

**Action:** Motion

**PowerPoint Needed?:** No

**Request for Council Action**

**Recommended Action:**

Clerk to introduce Resolution 1340-26 by title only.

Move to adopt Resolution 1340-26.

**Background:**

Pursuant to the Arizona State Constitution, the City of Page, Arizona seeks voter approval to permanently adjust the expenditure base of the City as determined by the Economic Estimates Commission. If approved by the voters, the City's 1979-80 base expenditure limitation will be increased by \$3,054,993 and adjusted each year for population and inflation growth since 1979-80.

With voter approval, in Fiscal Year 2026-2027 the City's expenditure limitation will increase by \$20,000,000, from \$42,092,591 to \$62,092,591. The City will utilize the additional expenditure authority for any local budgetary purposes including Capital Projects and Utility Expenses. The dollar figures in this statement are estimates only.

If approved, the additional authorized expenditures will be funded from available revenues obtained from Federal, State, and local sources.

**Alternatives Considered:**

N/A

**Advisory Board/Commission Action:**

N/A

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:**

---

**Notes:**

**Attachments:**

1. Resolution 1340-26 Permanent Base Adjustment

**RESOLUTION NO. 1340-26**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, PROPOSING A PERMANENT ADJUSTMENT TO THE 1979-80 BASE EXPENDITURE LIMITATION**

**WHEREAS, The Arizona State Constitution permits the submission to the voters of a City or Town of a permanent adjustment to the Base Expenditure Limitation; and**

**WHEREAS, The City Council of the City of Page, Arizona has determined that a permanent base adjustment is necessary for the City of Page.**

**NOW, THEREFORE, BE IT RESOLVED BY the Mayor and City Council of the City of Page, Arizona, that the following permanent base adjustment be submitted to the voters of the City of Page.**

**Shall the Expenditure Base of the City of Page be permanently adjusted by \$3,054,993?**

**PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 11th day of March, 2026, by the following vote:**

**Ayes \_\_\_\_\_**  
**Nays \_\_\_\_\_**  
**Abstentions \_\_\_\_\_**  
**Absent \_\_\_\_\_**

**CITY OF PAGE**

**By \_\_\_\_\_**  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

## REQUEST FOR COUNCIL ACTION

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Manager

**Presented by:**

Frank Marbury, City Manager

**Brief Title:** Purchase of Used Motor Grader for Public Works

**Agenda Section:** New Business

**Agenda Sub-category:** Agreement/Contract

**Action:**

**PowerPoint Needed?:** No

### Request for Council Action

**Recommended Action:**

Approve the purchase of a used 2017 Caterpillar 140M3 Motor Grader from Empire Machinery for the total amount of \$206,890.30.

**Background:**

The current city motor grader is a 1985 Gallion grader. It is well beyond its service life to the point parts are sometimes unavailable and breakdowns occur almost every time it is run. With projects coming up for the amphitheater parking and 4th of July parking, a grader will be needed.

Staff had planned to ask for a replacement in next year's budget. If we wait until the next budget, approximately \$20,000 in equipment rental will be needed to complete this year's work.

Staff researched several used units. Three units quoted were a 2017 Caterpillar 140M3 for \$206,890.03, a 2018 Caterpillar 140M3 for \$352,500 and a 2016 John Deere 772G for \$234,198.00. Staff recommends the 2017 Caterpillar. The purchase price includes delivery and 24-month warranty is \$206,890.30.

The money will be drawn from remaining capital project funds in the current budget.

**Alternatives Considered:**

Rental was considered for immediate use, but a replacement unit will be required in the next 12 months.

**Advisory Board/Commission Action:**

N/A

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:**

---

**Notes:**

**Attachments:**

1. 2017 Cat 140M3 Quote
2. DOC552



Mike Gonzales  
City Of Page  
1950 INDUSTRIAL AVE  
Page , AZ 86040

3/4/26

**2017 CATERPILLAR 140m3 AWD MOTOR GRADER**

**Hours as of 3/4/26 6521 Serial: 0N9J0533 ID Number:**

**Configured as Follows**

MOLDBOARD, 14' PLUS  
RIPPER-SCARIFIER, REAR  
WEATHER, STANDARD, AWD  
PRECLEANER, NON SY-KLONE  
LINK BAR, HYDRAULIC  
DRAWBAR, TOP ADJUST  
CAT GRADE ARO  
NO LOCK OUT, CAB  
BASE+1 (RIP) ARO  
ACCUMULATORS, WITH ARO  
STARTER, HEAVY DUTY  
ROADING LIGHTS W/FOLD DOWN ARM  
CAB, PLUS

MIRROR, EXTERNAL BASIC  
PRODUCT LINK, CELLULAR PLE641  
FAN, STANDARD AWD  
LOW BAR, HALOGEN, AWD  
CIRCLE SAVER  
CAMERA, REAR VISION  
PREMIUM CORP RADIO (12V)  
GUARD, TRANSMISSION  
HEATER, ENGINE COOLANT, 120V  
PUSH PLATE, COUNTERWEIGHT  
SEAT, CLOTH AIR SUSPENSION  
SHANKS/TEETH, RIPPER/SCARIFIER  
TIRES, 17.5R25 BS VKT 1\* MP

**PRICINGSUMMARY Price (Less**

Tax).....	\$180,000
Tax.....	\$16,020
FREIGHT .....	\$2,000.00
Extended Warrant PT+HYD+TECH 1250 HOURS AT 24 MONTHS.....	\$8,870.30
Sale Price.....	\$206,890.30

We appreciate the opportunity to quote you this machine. Thank you for your consideration, and we look forward to your valued business.

Allan Seabolt  
Account Manager Empire Machinery  
928.522.4448  
[Allan.seabolt@empire-cat.com](mailto:Allan.seabolt@empire-cat.com)  
3/4/2026

*This quote is good for 30 days and prices are subject to change. Availability subject to prior sale*

SAFETY | RESPECT | INTEGRITY | TEAMWORK | EXCELLENCE | STEWARDSHIP | ASTONISHMENT

*This quote is good for 10 days and prices are subject to change. Availability subject to prior sale*



# 2018 CATERPILLAR 140M3 AWD

USD **USD \$352,500**

**Machine Location:** [1080 S. Range Avenue Colby, Kansas 67701](#)

## Seller Information

**Foley Equipment Company**

**Contact:** Contact Foley Equipment

**Phone:** (316) 226-7133

Wichita, Kansas 67213

[Visit Our Website](#)

(316) 226-7133

**Messenger**

**Video Chat**



[Hide Thumbnails](#)

## Description

. - FOLEY WORK READY - SHOWN ATTACHMENTS SUBJECT TO CHANGE AND MAY NOT BE INCLUDED IN PRICE 140M3 AWD 2018 ARTICULATION GUARD COLD WEATHER PLUS PACKAGE AWD DRAIN, GRAVITY, ENGINE OIL FAN, DEFROSTER, REAR WINDOW GRADE CONTROL X SLOPE LIGHTS, FRONT HEADLIGHTS, HIGH LIGHTS, SERVICE, INTERNAL LIGHTS, WORKING, PLUS, HALOGEN Online Owner's Manual SEAT, AIR SUSPENSION, CLOTH STABLE GRADE TANK, FUEL, STANDARD Control: AUTO ARTICULATE-FUL Guard: Transmission Seat Belt Mirrors: OUTSIDE HEATED 24V Lines: STANDARD W/O ACCUMULATOR Precleaner: SY-KLONE Wiper/washer: REAR Base + 2 (fl: RIP) Lift Group: FRONT MOUNTING Equipment-certification-code: NCR Standard Glass Camera

## Specifications

<b>Year</b>	2018	<b>Manufacturer</b>	CATERPILLAR
<b>Model</b>	140M3 AWD	<b>Hours</b>	2,458

This website uses cookies to collect data and enable essential site functionality, marketing, personalization, and analytics. (x)

[View our Cookies Policy and Privacy Policy to learn more.](#)

**ROPS**

Enclosed

**Operator Controls**

Joystick

**Transmission Type**

Powershift

Show As Paragraph

### Inspection Information

#### GENERAL APPEARANCE

**Cleaning Required** Yes

**S.O.S. Taken** No

#### SAFETY ITEMS

**ROPS** Yes

**ROPS Certification Plate** Yes

**Safety Decals In Place / Legible** Yes

#### OPERATOR STATION

**Current O&MM** Yes

**Current Safety Manual** Yes

#### ENGINE

**Blow By** No

**Compression in Radiator** No

**Fluid Levels OK?** Yes

**Knocking** No

**Oil Leaks** No

**Water in Oil** No

#### EMISSIONS

**Leaks / Type** No

#### COOLING SYSTEM

**Leaks** No

#### ELECTRICAL, STARTING AND CHARGING SYSTEM

**Active Codes** No

**Ether Aid** Yes

**Jump Start Terminal** Yes

**Signal Lights** Yes

#### TRANSMISSION

**Auto Shift** Yes

**Leaks - TRANSMISSION** No

**Transmission - Noisy** No

This website uses cookies to collect data and enable essential site functionality, marketing, personalization, and analytics.

[View our Cookies Policy and Privacy Policy to learn more.](#)

**TIRES**

**Radial**

Yes

**Left Center**

Serial: Maxam  
MS301;TreadDept:  
33;PercentageLeft:  
94;ReCapped:  
No;TreadCutsChucks:  
No;SideCutsSection:  
No

**Left Front**

Serial: Maxam  
MS301;TreadDept:  
33;PercentageLeft:  
94;ReCapped:  
No;TreadCutsChucks:  
No;SideCutsSection:  
No

**Left Rear**

Serial: Maxam  
MS301;TreadDept:  
33;PercentageLeft:  
94;ReCapped:  
No;TreadCutsChucks:  
No;SideCutsSection:  
No

**Right Center**

Serial: Maxam  
MS301;TreadDept:  
33;PercentageLeft:  
94;ReCapped:  
No;TreadCutsChucks:  
No;SideCutsSection:  
No

**Right Front**

Serial: Maxam  
MS301;TreadDept:  
33;PercentageLeft:  
94;ReCapped:  
No;TreadCutsChucks:  
No;SideCutsSection:  
No

**Right Rear**

Serial: Maxam  
MS301;TreadDept:  
33;PercentageLeft:  
94;ReCapped:  
No;TreadCutsChucks:  
No;SideCutsSection:  
No

[Show As Paragraph](#)

This website uses cookies to collect data and enable essential site functionality, marketing, personalization, and analytics.

[View our Cookies Policy and Privacy Policy to learn more.](#)



SALE QUOTE

BRANCH 583  
1541 JAGGERS RD  
GLENDALE KY 42740  
502-962-6354  
502-267-4014 FAX

# 258749746

Job Site

CITY OF PAGE  
PO BOX 1180  
PAGE AZ 86040-1180

Office: 928-645-4300 Cell: 928-645-4321

CITY OF PAGE  
PO BOX 1180  
PAGE AZ 86040-1180

Customer # : 1344198  
Quote Date : 02/13/26  
  
UR Job Loc : PO BOX 1180, PAGE  
UR Job # : 1  
Customer Job ID:  
P.O. # :  
Ordered By : MIKE GONZALES  
Written By : MARK HOFFNER  
Salesperson : MARK HOFFNER

**This is not an invoice  
Please do not pay from this document**

Qty	Equipment #	Price	Amount
1	9008180 CC: 900-8180 MOTORGRADER 250-290HP 14' BLADE UNIT 241123AH JOHN DEERE 772G 3,864 HOURS CAT CLASS 900-8180 6-WHEEL DRIVE 6WD AUTOMATIC DUAL-PATH HYDROSTATIC DRIVE EN GINE JOHN DEERE POWERTECH PSS 9.0L 6-CYLINDER TRAN SMISSION 8-SPEED FORWARD/REVERSE POWERSHIFT PLUS.	212000.00	212000.00

DELIVERY CHARGE

Sub-total: 3300.00  
Tax: 18898.00  
Total: 234198.00

ONSITE CONTACT: MIKE GONZALES  
CELL#: 928-645-4321

Note: This proposal may be withdrawn if not accepted within 30 days.

WHERE PERMITTED BY LAW, UNITED RENTALS MAY IMPOSE A SURCHARGE OF 2.0% FOR CREDIT CARD PAYMENTS ON CHARGE ACCOUNTS. THIS SURCHARGE IS NOT GREATER THAN OUR MERCHANT DISCOUNT RATE FOR CREDIT CARD TRANSACTIONS AND IS SUBJECT TO SALES TAX . THIS IS NOT A SALE AGREEMENT/INVOICE. THE ITEMS LISTED ABOVE ARE SUBJECT TO AVAILABILITY AND ACCEPTANCE OF THE TERMS AND CONDITIONS OF UNITED'S SALE AGREEMENT/INVOICE WHICH ARE AMENDED FROM TIME TO TIME AND POSTED ONLINE AT <https://www.unitedrentals.com/legal/sale-agreement> AND INCORPORATED HEREIN BY REFERENCE. A PAPER COPY OF THE SALE AGREEMENT/INVOICE TERMS IS AVAILABLE UPON REQUEST.

## REQUEST FOR COUNCIL ACTION

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Council

**Presented by:**

**Brief Title:** Non-Disclosure Agreement (NDA) Policies

**Agenda Section:** Potential Future Agenda Items

**Agenda Sub-category:** Agenda Item

**Action:** Other

**PowerPoint Needed?:** No

### Request for Council Action

**Recommended Action:**

TBD

**Background:**

As a Councilmember I believe we must proactively establish clear policy on Non-Disclosure Agreements before issues arise. NDAs can undermine public trust and shield government operations from citizen oversight. While proprietary information deserves protection under Arizona law we need defined parameters ensuring transparency remains our default position. Without formal policy individual employees might sign NDAs that bind our city without Council knowledge or consent. This policy protects both our residents' right to open government and our municipality from unauthorized commitments. Given the present concerns of NDAs in public sector dealings establishing this safeguard now demonstrates our commitment to accountability. I respectfully request this matter be placed on a future agenda for full discussion and consideration.

**Alternatives Considered:**

N/A

**Advisory Board/Commission Action:**

N/A

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:**

---

**Notes:**

**Attachments:**

None



## REQUEST FOR COUNCIL ACTION

**Request for Council Action:**

**Meeting Type:** Regular Meeting

**Meeting Date:** March 11, 2026

**Department:** City Manager

**Presented by:**

**Brief Title:** 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.

**Ordinance 750-26: Amendment to Existing Purchase Agreement with Trebol Hospitality - Portion of Parcel 80220005A South of Hwy 98**

**Agenda Section:** Executive Sessions

**Agenda Sub-category:** Agreement/Contract

**Action:** Motion

**PowerPoint Needed?:** No

### Request for Council Action

**Recommended Action:**

Clerk to introduce Ordinance 750-26. Move to adopt Ordinance 750-26.

**Background:**

The attached draft amendment is staff's effort to capture the direction of the council with respect to requested amendments to the existing purchase agreement. We are still awaiting the final legal description for the access easement and that will be included before signature.

**Alternatives Considered:**

**Advisory Board/Commission Action:**

**Fiscal Impact:**

**Fiscal Year:**

**Amount Requested:**

**Line Item(s):**

---

**Budget Impact:** \$4.5MM revenue

---

**Notes:**

**Attachments:**

1. ORDINANCE 750-26
2. Exhibit -1 First Amendment to Trebol Agreement
3. Exhibit A1 ROS
4. Exhibit B
5. Exhibit C access easement



**ORDINANCE NO. 750-26**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, PERTAINING TO THE SALE BY NEGOTIATION OF REAL PROPERTY OWNED BY THE CITY OF PAGE; AND APPROVING AN AMENDMENT TO THE AGREEMENT FOR THE PURCHASE OF REAL ESTATE.**

**WHEREAS, Section 32.036, Page City Code, provides that the City of Page may sell real property owned by the City of Page; and**

**WHEREAS, Trebol Hospitality and the City of Page entered into an Agreement for the Purchase of Real Estate dated December 16, 2024 (“Agreement”); and**

**WHEREAS, the parties to the Agreement now desire to make some amendments to the Agreement to add additional acreage, adjust the purchase price, provide trail impact compensation, and extend the closing date as outlined in the First Amendment to Agreement for the Purchase of Real Estate (“Amendment”); and**

**WHEREAS, A.R.S. § 9-802 allows a City to adopt a public record by ordinance.**

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, as follows:**

**Section 1. The Amendment attached hereto as Exhibit 1 and incorporated herein by reference, is hereby declared a public record. A minimum of one paper copy and one electronic copy of Exhibit 1 shall be maintained in compliance with A.R.S. § 44-7041 in the office of the City Clerk and shall be available for public inspection during normal business hours.**

**Section 2. The terms and conditions of the attached Amendment are hereby approved and the Mayor is authorized to execute the Amendment and all necessary land sale documents.**

**This Ordinance is effective thirty (30) days from its adoption.**

**PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 11th day of March, 2026, by the following vote:**

**Ayes                    \_\_\_\_\_  
Nays                    \_\_\_\_\_**

**Abstentions** \_\_\_\_\_  
**Absent** \_\_\_\_\_

**CITY OF PAGE**

By \_\_\_\_\_  
**Mayor**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**CITY ATTORNEY**

**EXHIBIT ON FILE AT:  
PAGE CITY CLERK'S OFFICE  
697 VISTA AVE., PAGE, AZ**

**FIRST AMENDMENT TO AGREEMENT FOR THE  
PURCHASE OF REAL ESTATE**

This First Amendment to Agreement for the Purchase of Real Estate (“Amendment”) is entered into as of the \_\_\_ day of \_\_\_\_\_, 2026, by and between the City of Page, an Arizona municipal corporation (“Seller”) and Trebol Hospitality, LLC, or assigns (“Buyer”) (Seller and Buyer are collectively “the Parties”).

RECITALS

- A. The Parties entered into that certain Agreement for the Purchase of Real Estate dated December 16, 2024 (“Agreement”); and
- B. The Agreement provided for the purchase of approximately 142 acres more particularly described in Exhibit A of the Agreement; and
- C. A revised survey has been completed identifying additional acreage adjacent to the original Property; and
- D. The parties desire to amend the Agreement to (i) add additional acreage, (ii) consolidate the Property into one unified tract, (iii) adjust the Purchase Price, (iv) provide trail impact compensation, (v) incorporate a 50-foot access easement, (vi) extend the Closing Date, and (vii) waive certain conditions to Closing; and

NOW, THEREFORE, in consideration of the foregoing and following, the Parties agree as follows:

AMENDMENTS

- 1. **Amendment to Definition of Property.** The Agreement presently defines the “Property” as follows:

Approximately 142 acres of real property located in the City of Page, Coconino County, Arizona, more particularly described in Exhibit A, incorporated herein by reference, together with all rights appurtenant thereto, if any, including without limitation all privileges, easements, licenses, appurtenances, and utility rights and permits.

The definition of “Property” is hereby amended to read as follows:

Approximately 246.988 acres of real property located in the City. of Page, Coconino County, Arizona, more particularly described in Exhibit A-1, incorporated herein by reference together, with all rights appurtenant thereto, if any, including without limitation all privileges, easements, licenses, appurtenances, and utility rights and permits.

2. **Amendment to Purchase Price.** The Agreement presently sets the “Purchase Price” as follows:

The Purchase Price for the Property shall be Two Million Four Hundred Ninety Thousand Dollars and No Cents (\$2,490,000.00), plus Buyer shall also pay all costs including appraisal fees, escrow fees, title fees, recording fees, and Seller’s legal publication costs incurred herein.

The “Purchase Price” section is hereby amended to read as follows:

The Purchase Price for the Property shall be Four Million, Three Hundred and Thirty Thousand, Nine Hundred and Thirty-Five Dollars and Zero Cents (\$4,330,935), plus Buyer shall also pay all costs including appraisal fees, escrow fees, title fees, recording fees, and Seller’s legal publication costs incurred herein.

3. **Trail Impact Compensation.** In Addition to the Purchase Price, Buyer shall pay Seller at Closing One Hundred Thousand Dollars and No Cents (\$100,000.00) for trail impacts within the Property. Buyer shall also ensure bike accessible connectivity to and between the remaining trails. This will include, but not necessarily be limited to, the trail connection generally depicted in Exhibit B. Buyer shall be responsible for all costs associated with the connectivity, including any required design and construction.

The Parties agree that the payment and other obligations in this Section 3 adequately compensates the Seller for all trails impacted by the real estate purchase and therefore paragraph 7.4 from the Agreement is hereby deleted in its entirety.

4. **Access Easement.** Seller shall, at Closing, grant Buyer a non-exclusive 50-foot-wide ingress and egress, and utility access easement from Coppermine Road to the Property as identified in Exhibit A-1, in form and substance mutually agreeable to the Parties (“the Easement”). The legal description and depiction of the Easement is attached hereto as Exhibit C). The Easement shall be recorded following Closing. Seller shall pay Buyer Seventy Thousand Dollars and No Cents (\$70,000.00) at Closing for the Easement.

5. **Amendment to Closing Date.** The Agreement presently sets the “Closing Date” as follows:

The Closing Date shall be that date which is the latter of (a) the land sale ordinance becoming operative pursuant to A.R.S. § 19-142(B) (i.e. thirty (30) days after adoption of the land sale ordinance by City Council without referendum filing); (b) thirty (30) days after any required referendum vote approving this transaction; or (c) not later than sixty (60) days following satisfaction or waiver of the Conditions to Closing contained in Section 8. However, the Closing Date shall not extend beyond nine (9) months from the execution of

this Agreement unless extended pursuant to the immediately following sentence. Buyer may extend the Closing Date for up to eighteen (18) months from the date of execution at Buyer's option by depositing additional earnest money as set forth in paragraph 3.2. The extended Closing Date shall not extend beyond eighteen (18) months from execution unless agreed to in writing by the parties. See, paragraph 10 for further provisions concerning the Closing Date and definition of "closing" and "close of escrow".

The "Closing Date" section is hereby amended to read as follows:

The Closing Date shall be that date which is the latter of (a) the land sale ordinance becoming operative pursuant to A.R.S. § 19-142(B) (i.e. thirty (30) days after adoption of the land sale ordinance by the City Council without referendum filing); (b) thirty (30) days after any required referendum vote approving this transaction; or (c) not later than sixty (60) days following satisfaction or waiver of the Conditions to Closing contained in Section 8. In no event, however, shall Closing occur later than December 31, 2026, unless otherwise extended by written agreement of the parties. See, paragraph 10 for further provisions concerning the Closing Date and definition of "Closing" and "Close of Escrow".

6. **Waiver of Buyer's Conditions.** Buyer hereby formally waives the conditions set forth in Sections 8.1(a) and (e) of the Agreement. It is agreed and understood that (i) Closing shall not be conditioned upon satisfaction of Sections 8.1(a) or 8.1(e); (ii) Buyer assumes all risks associated with proceeding to Closing without satisfaction of such conditions; and (iii) Buyer shall have no right to delay Closing or terminate the Agreement based upon matters arising under those waived provisions.

7. **Ratification.** Except as expressly modified by this Amendment, all terms and conditions of the Agreement remain unchanged and in full force and effect. In the event of any conflict between this Amendment and the Agreement, this Amendment shall control.

8. **Counterparts.** This Amendment may be executed in counterparts and by electronic signature, each of which shall be deemed an original.

(SIGNATURE PAGE FOLLOWS)

**SELLER:**

CITY OF PAGE

By: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**BUYER:**

TREBOL HOSPITALITY, LLC

By: \_\_\_\_\_  
Authorized Representative

**APPROVED AND ACCEPTED WITH RESPECT TO THE PROVISIONS  
DEALING WITH THE ESCROW AGENT.**

Pioneer Title Agency, Inc.

BY: \_\_\_\_\_

# RECORD OF SURVEY

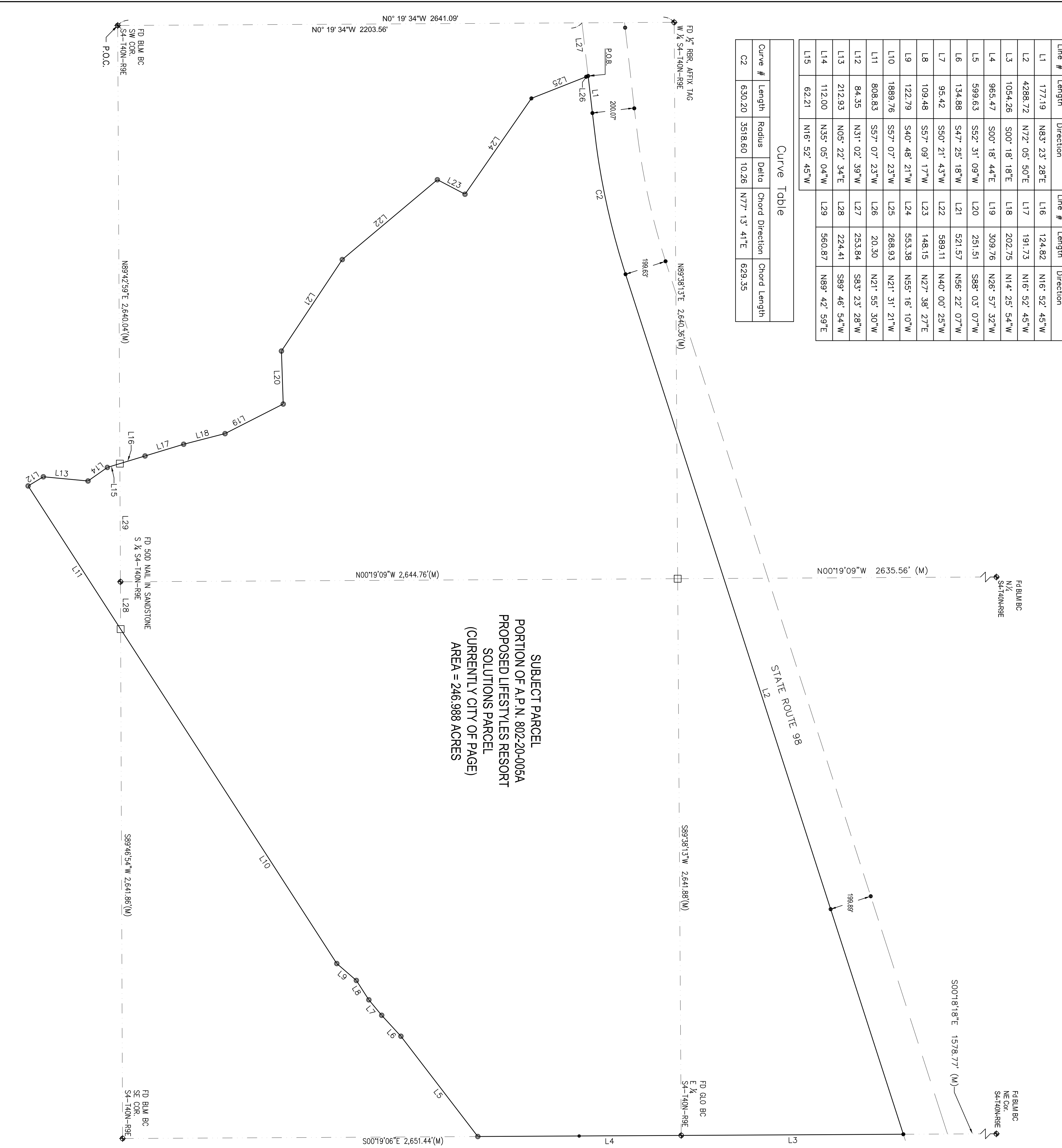
## A PORTION OF A.P.N. 802-20-005A

### LOCATED IN SECTIONS 4&9, 140N, R9E, OF THE G&SRM, COCONINO COUNTY, ARIZONA

PARCEL LINE TABLE			PARCEL LINE TABLE		
Line #	Length	Direction	Line #	Length	Direction
L1	177.19	N83° 23' 28"E	L16	124.82	N16° 52' 45"W
L2	4288.72	N72° 05' 50"E	L17	191.73	N16° 52' 45"W
L3	1054.26	S00° 18' 18"E	L18	202.75	N14° 25' 54"W
L4	965.47	S00° 18' 44"E	L19	309.76	N26° 57' 32"W
L5	599.63	S52° 31' 09"W	L20	251.51	S88° 03' 07"W
L6	134.88	S47° 25' 18"W	L21	521.57	N56° 22' 07"W
L7	95.42	S50° 21' 43"W	L22	589.11	N40° 00' 25"W
L8	109.48	S57° 09' 17"W	L23	148.15	N27° 38' 27"E
L9	122.79	S40° 48' 21"W	L24	553.38	N5° 16' 10"W
L10	1889.76	S57° 07' 23"W	L25	268.93	N21° 31' 21"W
L11	808.83	S57° 07' 23"W	L26	20.30	N21° 55' 30"W
L12	84.35	N31° 02' 39"W	L27	253.84	S83° 23' 28"W
L13	212.93	N05° 22' 34"E	L28	224.41	S89° 46' 54"W
L14	112.00	N35° 05' 04"W	L29	560.87	N89° 42' 59"E
L15	62.21	N16° 52' 45"W			

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	630.20	3518.60	10.26	N77° 13' 41"E	629.35

**SUBJECT PARCEL**  
**PORTION OF A.P.N. 802-20-005A**  
**PROPOSED LIFESTYLES RESORT**  
**SOLUTIONS PARCEL**  
**(CURRENTLY CITY OF PAGE)**  
**AREA = 246.988 ACRES**



**LEGAL DESCRIPTION**

ALL THAT PORTION OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 40 NORTH, RANGE 9 WEST, OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND BLM BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 4 FROM WHICH A ROUND 7/2 REBAR AT THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 00 DEGREES 19 MINUTES 54 SECONDS WEST, A DISTANCE OF 2653.05 FEET;

THENCE, ALONG THE WEST SECTION LINE OF SECTION 4 NORTH 00° 19' 54" WEST, A DISTANCE OF 2303.56 TO A POINT OF THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 98;

THENCE, LEAVING SAID SECTION LINE ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 98 NORTH 83 DEGREES 23 MINUTES 28 SECONDS EAST, A DISTANCE OF 253.84 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 83 DEGREES 23 MINUTES 28 SECONDS EAST, A DISTANCE OF 177.19 FEET;

THENCE, ALONG SAID RIGHT OF WAY LINE NORTH 83 DEGREES 9 MINUTES 01 SECONDS EAST, A DISTANCE OF 152.13 FEET TO A CURVE THAT IS CONCAVE TO THE NORTHWEST;

THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3518.60 FEET, A DELTA ANGLE OF 10 DEGREES 15 MINUTES 43 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 77 DEGREES 13 MINUTES 41 SECONDS EAST, A DISTANCE OF 629.36 FEET;

THENCE, ALONG SAID RIGHT OF WAY LINE NORTH 72 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 4288.72 FEET TO A POINT ON THE EAST SECTION LINE OF SECTION 4;

THENCE, ALONG SAID SECTION LINE, SOUTH 00 DEGREES 18 MINUTES 18 SECONDS EAST, A DISTANCE OF 1054.26 FEET TO THE EAST QUARTER OF SAID SECTION BEHIND A GLO BRASS CAP SURVEY MONUMENT;

THENCE, CONTINUING ALONG SAID SECTION LINE SOUTH 00 DEGREES 18 MINUTES 18 SECONDS EAST, A DISTANCE OF 965.47 FEET;

THENCE, LEAVING SAID SA SECTION LINE SOUTH 52 DEGREES 31 MINUTES 09 SECONDS WEST, A DISTANCE OF 599.63 FEET;

THENCE, SOUTH 47 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF 134.88 FEET;

THENCE, SOUTH 50 DEGREES 21 MINUTES 43 SECONDS WEST, A DISTANCE OF 95.42 FEET;

THENCE, SOUTH 57 DEGREES 09 MINUTES 17 SECONDS WEST, A DISTANCE OF 109.48 FEET;

THENCE, SOUTH 57 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 122.79 FEET;

THENCE, SOUTH 40 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 1889.76 FEET TO A POINT ON THE SOUTH SECTION LINE OF SECTION 4 FROM WHICH THE SOUTH QUARTER OF SAID SECTION BEING A 500 NAAL SET IN SANDSTONE BEARS SOUTH 89 DEGREES 42 MINUTES 59 SECONDS WEST, A DISTANCE OF 224.41 FEET;

THENCE, LEAVING THE SAID SECTION LINE SOUTH 57 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 808.83 FEET;

THENCE, NORTH 31 DEGREES 02 MINUTES 39 SECONDS WEST, A DISTANCE OF 84.35 FEET;

THENCE, NORTH 5 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 212.93 FEET;

THENCE, NORTH 35 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 112.00 FEET;

THENCE, NORTH 16 DEGREES 52 MINUTES 45 SECONDS WEST, A DISTANCE OF 62.21 FEET TO A POINT ON THE SOUTH SECTION LINE OF SECTION 4 FROM WHICH THE SOUTH QUARTER OF SAID SECTION BEING A 500 NAAL SET IN SANDSTONE BEARS NORTH 89 DEGREES 42 MINUTES 59 SECONDS, A DISTANCE OF 560.87 FEET;

THENCE, NORTH 16 DEGREES 52 MINUTES 45 SECONDS WEST, A DISTANCE OF 124.82 FEET;

THENCE, NORTH 16 DEGREES 52 MINUTES 45 SECONDS WEST, A DISTANCE OF 191.73 FEET;

THENCE, NORTH 14 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 202.75 FEET;

THENCE, NORTH 26 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 309.76 FEET;

THENCE, SOUTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, A DISTANCE OF 251.51 FEET;

THENCE, NORTH 56 DEGREES 22 MINUTES 07 SECONDS WEST, A DISTANCE OF 521.57 FEET;

THENCE, NORTH 40 DEGREES 00 MINUTES 25 SECONDS WEST, A DISTANCE OF 589.11 FEET;

THENCE, NORTH 27 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 148.15 FEET;

THENCE, NORTH 55 DEGREES 16 MINUTES 10 SECONDS WEST, A DISTANCE OF 553.38 FEET;

THENCE, NORTH 21 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 268.93 FEET;

THENCE, NORTH 21 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- SET CAPPED REBAR, RLS# 56355
- FOUND CAP 16544, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOTHING FOUND OR SET
- FOUND SECTION OR QUARTER CORNER AS NOTED
- FOUND ADOT AC
- FOUND BIA BC
- ◎ CALCULATED CORNER
- ◎ COCONINO COUNTY RECORDER'S OFFICE
- (M) MEASURED THIS SURVEY

**BASIS OF BEARINGS**

Under UTM - International Field Geodetic Datum, North American Datum 1983 System, Arizona State Plane Coordinate (SPCS 83 AZ C, 202)

Projection: Transverse Mercator

Latitude of grid origin: 31° 00' 00" N

Longitude of grid origin: 111° 55' 00" W

Northing of grid origin: 0.000 ft

Easting of grid origin: 7000.000 ft

Central Meridian Scale Factor: 0.9999 (Exact)

All distances and bearings shown hereon are grid values based on the preceding projection definition.

The Basis of Bearings is Geoidetic North based on GPS measurements and the datum of the Arizona State Plane Zone. All bearings and distances shown on this map are grid per the preceding definition that were scaled to ground utilizing a scale factor of 1.000279384625 about the coordinate value of N=21,450,7464 and E=358,221,24.

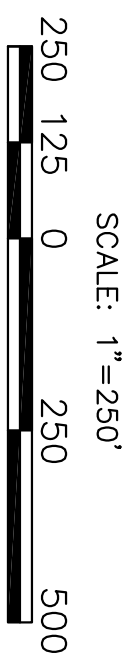
**SITE INFORMATION**

PORTION OF APN: 802-20-005A  
 OWNER: CITY OF PAGE

**CERTIFICATION**

THIS IS TO CERTIFY THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2026; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

ROBERT WINTER, R.L.S.



817 N HUMPHREYS ST  
 FLAGSTAFF, AZ, 86001  
 928.774.5058  
 WWW.NORTHLANDSURVEYS.COM

DATE: 3/04/26	DRAWN BY: TAJ
JOB NO: 1034-03	CHECKED BY: RJW
SHEET 1 OF 1	



"EXHIBIT B" CONNECTING TRAIL

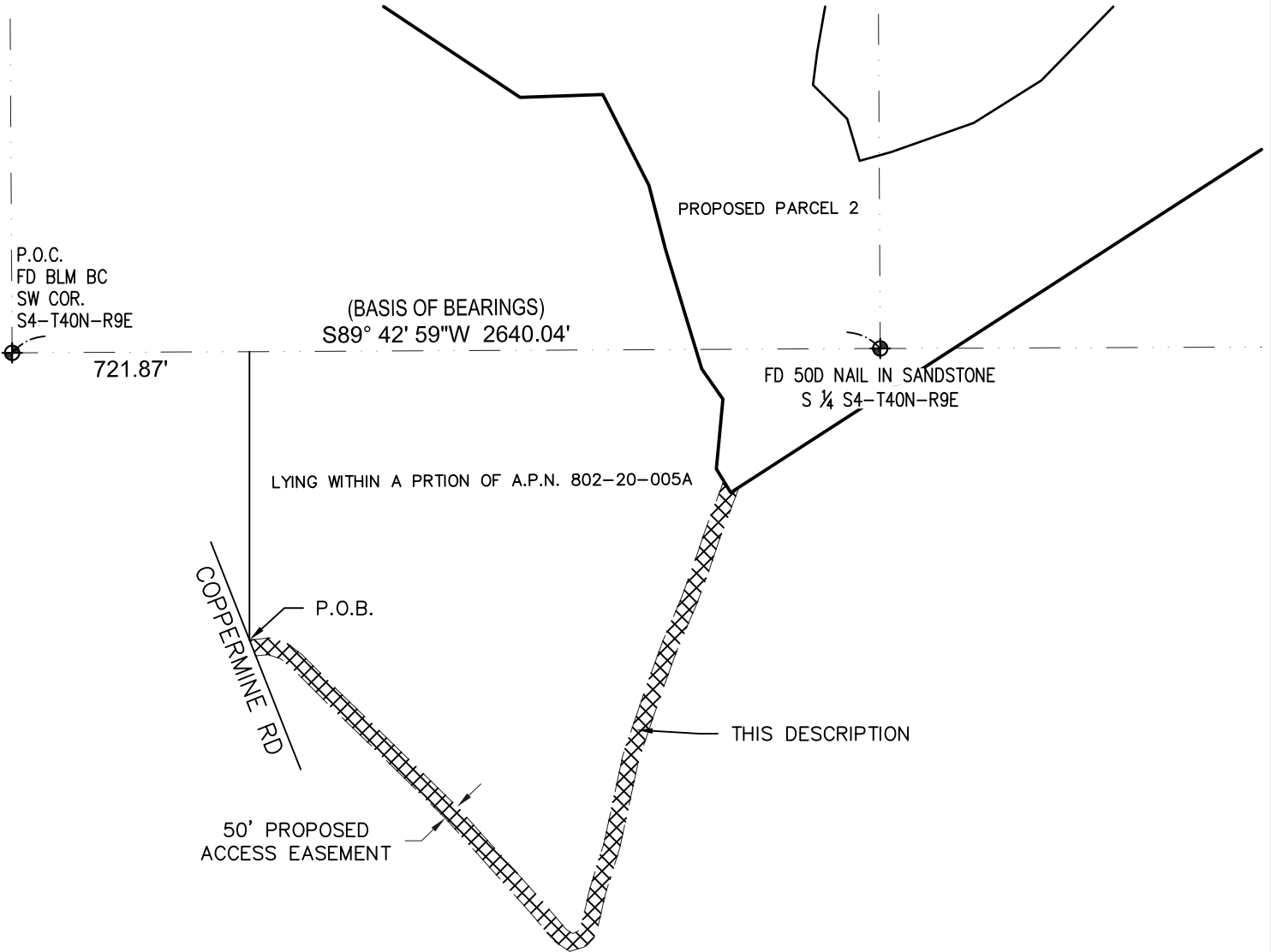


36.8883, -111.4337

3D

# Exhibit "C"

## DEPICTION OF EXHIBIT "A"



ROBERT WINTER, R.L.S.



817 N HUMPHREYS ST  
FLAGSTAFF, AZ. 86001  
928.774.5058  
www.NESincAZ.com  
© COPYRIGHT 2023

SCALE: 1"=250'



DATE: 3/2/26

DRAWN BY: TAJ

JOB NO: 1034-03

CHECKED BY: RJW

SHEET 1 OF 1

Page 41 of 41