



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 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.



**City Council
Regular Meeting**

**City Hall
697 Vista Ave, Page AZ
June 10, 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 - None**
- 4. Consent Agenda**
 1. City Council Regular Meeting Minutes - May 27, 2026
- 5. Hear From The Citizens**
- 6. Reports and Announcements**
 1. Mayor's Reports and Announcements
 - A. Parliamentary Procedure - Call for the Question
 2. City Manager's Current Events Summary
- 7. Boards and Commissions**
 1. Council Liaison Reports on Board Meetings
- 8. Unfinished Business**
 1. Resolution 1345-26 - Consolidated Fee Schedule Update
- 9. Executive Sessions**
 1. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(1) The City Council may vote to go into Executive Session for the purpose of discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.
Performance Evaluation - Andrew Hettinger
 2. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(1) The City Council may vote to go into Executive Session for the purpose of discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.

Performance Evaluation - Bryan Hill

3.

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(1) The City Council may vote to go into Executive Session for the purpose of discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.

Performance Evaluation - Joshua Smith

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.

Ordinance 752-26 - Land Sale Trout Land Development

Adjourn

Next Regular Meeting: Wednesday, June 24, 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

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting

Meeting Date: June 10, 2026

Department: City Clerk

Presented by:
Cindy Scott, City Clerk

Brief Title: City Council Regular Meeting Minutes - May 27, 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 Meeting Minutes from May 27, 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. 05 27 2026 Reg Min



**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
May 27, 2026**

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 27th day of May 2026, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow (via Zoom), and Councilors Amanda Hammond (via Zoom), Kenna Hettinger, Tom Preller, John Kocjan, and Debi Roundtree (via Zoom) 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; City Attorney, Joshua Smith; IT Director, Kane Scott; Police Chief, Tim Lange; Assistant Police Chief, Larry Jones; Fire Chief, Jeff Reed; Public Works Director, Tim Westover; Development Services Director, Sylvia Shaffer; Management Analyst, Robin Crowther; Deputy City Clerk, Cassie Scott; Deputy City Clerk, Adrienne Weller; and City Clerk, Cindy Scott.

COMMUNITY RECOGNITION

None scheduled.

CONSENT AGENDA

City Council Regular Meeting Minutes — May 13, 2026

City Council & Page Utility Enterprises Joint Special Meeting Minutes — May 13, 2026

City Council Special Meeting Minutes — May 14, 2026

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

HEAR FROM THE CITIZENS

No citizens addressed the City Council.

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS

None.

CITY MANAGER'S CURRENT EVENTS SUMMARY

City Manager Marbury provided information about the light project at the Sports Complex, the Sunset Country Music Festival, and welcomed the new Public Works Director, Tim Westover.

BOARDS AND COMMISSIONS

Discussion by the City Council pertaining to reports on board meetings by Board Liaisons Councilors Hettinger, Preller, and Hammond gave updates.

Mayor Kidman moved this item from New Business.

Page City Council Regular Meeting – May 27, 2026

Legislative Update Provided by Tom Dorn from Dorn Policy Group

Tom Dorn provided a presentation about the current legislation.
There was discussion.

UNFINISHED BUSINESS

Presentation by Norris Design on Downtown Project Update

Claire Eddleman-Heath, Jason Kuklinski, and Thomas Lampo from Norris Design presented an update about the Downtown Beautification Project.
There was discussion.

Golf Course Costs Allocation

City Manager Marbury provided information.

There was discussion.

Motion was made by Councilor Kocjan to appropriate \$50,000 from PUE's budget to the Golf Course for sprinkler repairs and parts. The motion died due to lack of a second.

Discussion continued.

Councilor Hettinger asked if staff could note the budget and then track the expenses to present to Council next budget season.

Discussion continued.

City Manager Marbury clarified the direction given.

Potential Assistant City Manager Position

City Manager Marbury provided information to justify the position.

There was discussion.

Motion was made by Councilor Kocjan to include the Assistant City Manager position in the FY27 budget. The motion was seconded by Vice Mayor Farrow.

Discussion continued.

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

NEW BUSINESS

Intergovernmental Mutual Aid Agreement for Fire Protection - Big Water

City Attorney, Josh Smith provided information.

There was discussion.

Motion was made by Councilor Preller to approve the Mutual Aid Agreement for Fire Response with Big Water. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

Resolution 1342-26 - Amendments to City Personnel Policy

Clerk introduced Resolution 1342-26 by title only.

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE,
COCONINO COUNTY, ARIZONA, AMENDING CERTAIN PROVISIONS OF THE
PERSONNEL RULES OF THE CITY OF PAGE.**

Motion was made by Councilor Preller to adopt Resolution 1342-26. The motion was seconded by Councilor Hettinger and passed with Mayor Kidman, Vice Mayor Farrow,

Page City Council Regular Meeting – May 27, 2026

Councilor Hettinger, Councilor Preller, Councilor Kocjan, Councilor Roundtree were in favor. Councilor Hammond was opposed.

Resolution 1344-26 - FY 2027 Preliminary Budget Adoption

Clerk introduced Resolution 1342-26 by title only.

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 2027.

Motion was made by Councilor Kocjan to adopt Resolution 1344-26. The motion was seconded by Vice Mayor Farrow.

There was discussion.

City Manager, Frank Marbury provided information.

Discussion continued.

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

FUTURE AGENDA ITEMS

Land Sale Revenue Management & Buyback Provisions

Item was presented by Councilor Roundtree.

Staff directed to add this item to a future agenda.

Beautification Grant Matching Funds Program – Business Façade Improvement Initiative

Item was presented by Councilor Roundtree.

City Attorney Smith provided clarification.

Staff directed to add this item to a future agenda.

Restoration of Bi-Annual Bulk Waste Collection Service

Item was presented by Councilor Roundtree.

City Attorney Smith provided clarification.

Staff directed to add this item to a future agenda.

EXECUTIVE SESSIONS

This item was discussed in the Public Meeting.

Resolution 1343-26 - Development Agreement with Premium Builders

Clerk introduced Resolution 1343-26 by title only.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AUTHORIZING AND APPROVING THE DEVELOPMENT AGREEMENT AND WAIVER WITH PREMIUM BUILDERS, LLC.

Motion was made by Councilor Kocjan to adopt Resolution 1343-26. The motion was seconded by Vice Mayor Farrow.

There was discussion.

City Attorney Smith provided clarification.

The motion passed unanimously upon a vote.

Page City Council Regular Meeting – May 27, 2026

ADJOURN

The meeting was adjourned at 7:22 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 27th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of June 2026

Cindy Scott, City Clerk

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting

Meeting Date: June 10, 2026

Department: City Council

Presented by:
Steven Kidman, Mayor

Brief Title: Parliamentary Procedure - Call for the Question

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

Action: Other

PowerPoint Needed?: No

Request for Council Action

Recommended Action:

None

Background:

Mayor Kidman 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: June 10, 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: June 10, 2026

Department: City Clerk

Presented by:
Cindy Scott, City Clerk

Brief Title: Resolution 1345-26 - Consolidated Fee Schedule Update

Agenda Section: Unfinished Business

Agenda Sub-category: Agenda Item

Action: Motion
Resolution

PowerPoint Needed?: No

Request for Council Action

Recommended Action:

Clerk to introduce Resolution 1345-26 by title only.
Move to adopt Resolution 1345-26.

Background:

At the February 25, 2026 Regular Council Meeting, Council authorized Staff to move forward with the proposed changes to include new and increased fees to the Consolidated Fee Schedule.

The proposed changes to the Consolidated Fee Schedule were posted on the City of Page website for sixty (60) days pursuant to A.R.S. §9-499.15. The Notice of Intent was published, which included the date, time, and place of the City Council Meeting where the proposed new and increased fees will be presented to City Council for approval. The Notice of Intent was posted on the City website on May 11, 2026 and is required to be posted for at least fifteen (15) days prior to being adopted by the City Council.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:

Fiscal Year:

Amount Requested:

Line Item(s):

Budget Impact:

Notes:

Attachments:

1. Consolidated Fee Schedule Report
2. RESOLUTION 1345-26 - Consolidated fee schedule
3. Exhibit A - Consolidated Fee Schedule

NOTICE OF INTENT TO IMPOSE FEES

In accordance with Arizona Revised Statutes (ARS) §9-499.15, notice is hereby given that the Page City Council will consider the imposition of new fees as set forth below. The proposed fees and report will be published for a minimum of sixty (60) days prior to final approval, modification, or disapproval by the City Council.

Business Registration/Permit Fees

Short Term Rental	Fee
Short Term Rental License	\$230.00
Annual Renewal Fee	\$230.00

Added Short Term Rental (STR) Fees – Pursuant to Arizona Revised Statutes (ARS) §9-500.39, a fee of up to \$250 per license may be charged.

Expense Category	Estimated Annual Cost
Software & Monitoring	\$30,000
Personnel	\$30,000
Administrative	\$40,000
Office Supplies	\$2,500
Total Estimated Cost	\$102,500
Estimated # of STRs	440
Total Cost per STR	\$232

Duplication & Record Fees

Commercial Record Request Fees	Fee	
Staff Time	\$30.00 per hour	1 hour minimum
Pursuant to ARS §39-121.03, concerning requests for records for commercial purposes, the Public Records Custodian shall charge for any such copies in an amount which shall include:		
1. A portion of the cost to the City for obtaining the requested document;		
2. A reasonable fee for the cost of time, materials, equipment, and personnel in producing the reproduction; and		
3. The value of the reproduction on the commercial market as best determined by the public body.		

Added Commercial Record Request Fees – The fee for commercial public-records requests is being raised to \$30 per hour. Pursuant to ARS § 39-121.03, a fee may be charged to recover the reasonable costs incurred by the department, essential expenses including the time, equipment, and personnel required for processing and reproduction. The software for processing public record requests currently costs approximately \$11,000 per year and the personnel time costs approximately \$30 per hour.

Facility Use Fees

PERA Facility	A	B	C
Sunset Room (234-person maximum capacity)			
Use Fee (up to 4 hours)	\$0.00	\$175.00	\$300.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Tower Butte Room			
Use Fee (up to 3 hours)	\$0.00	\$75.00	\$100.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Lone Rock Room			
Use Fee (up to 3 hours)	\$0.00	\$75.00	\$100.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Lake Powell Room			
Use Fee (up to 3 hours)	\$0.00	\$50.00	\$75.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Kitchen			
Use Fee (up to 3 hours)	\$0.00	\$150.00	\$200.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$200.00	\$200.00
Courtyard			
Use Fee (up to 3 hours)	\$0.00	\$100.00	\$150.00
Each additional hour	\$0.00	\$20.00	\$20.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Full Facility			
Use Fee (up to 4 hours)	\$0.00	\$625.00	\$925.00
Each additional hour	\$0.00	\$145.00	\$145.00
Damage/Cleaning deposit	\$0.00	\$500.00	\$500.00
Other Fees			
Staffing Charge (If on-site personnel required)	\$30.00	\$30.00	\$30.00
Key call out (when the customer forgets to pick up the key)	\$30.00	\$30.00	\$30.00
Lost Key	\$150.00	\$150.00	\$150.00

Added Use and Other Fees for the PERA Facility – Pursuant to ARS 9-499.15 and 9-511.01, facility use fees will be collected for rentals of the PERA Facility. Based on the following analysis, community room rentals must generate a minimum of \$150 - \$300 per rental to cover operational costs. The full facility cost is the combined cost of all rooms.

Expense Category	Average Estimated Cost
Personnel	\$96 - \$144
Maintenance	\$12 - \$72 (depending on hours)
Custodial & Supplies	\$15 - \$25
Administrative	\$50 - \$75
Total Estimated Cost	\$173 - \$316 per rental

Horseshoe Bend Fees

Type of Vehicle	Fee
Annual Residential Pass (good for 10 visits)- Non-Commercial	\$50.00
Proof of residency must be supplied. (Only 1 pass per valid resident per year.)	

Added Annual Residential Pass – An annual pass will be available for Page residents only (verified by valid ID). The \$50 pass will be valid for 10 visits. The pass is restricted to one per valid resident per year.

Library Fees

Description	Fee
Fees for lost items / damaged items	\$10.00 (plus the replacement cost)
3D Printer Usage	\$0.20 per gram (First print free – Four hours max)
Material/Equipment Collections Fee	\$15.00

Changed Fees.for.lost.items.–damaged.items – The current fee charged for lost library items is \$4, a rate that has not been adjusted in over 15 years. During that time, the cost of replacing materials (books, DVDs, and other circulating items) has significantly increased due to inflation, rising publishing costs, and shipping expenses.

Removed Computer.Use.(non_Library.card.holder) – Computers and internet access are no longer “optional extras” – they are necessary for completing job applications, filing taxes, applying for benefits, doing homework, and accessing healthcare. By keeping computer use free, the library fulfills its role as a critical lifeline for digital equity.

Added 9D.Printer.Usage – Printers require regular cleaning, calibration, and replacement parts (nozzles, beds, belts, etc.). These ongoing expenses add up, and a usage fee helps ensure the library can keep the printer running smoothly for everyone. 3D printing requires filament (usually PLA or ABS plastic), which can be expensive. A single spool may cost \$20-\$40 and prints often use a significant portion depending on project size.

Added Material–Equipment.Collections.Fee – Accumulated unpaid fees of \$75 or more will be referred to collections. Accounts are submitted to collections on the 30th day after the account reaches \$75 or more. At that time, a non-refundable collection fee will be added to the library account. The library charges a collection fee when an account is referred to collections. This fee helps offset the administrative costs associated with the recovery process. Referring accounts to collections requires staff time (approximately \$20 per hour), specialized processing, replacement cost (\$5.00 plus the current replacement cost per item), and payment to the collections department (\$15.00 per item).

Page Police Department

Removed Vehicle-Large.Property.Evidence.Impound.Fee;

Removed Expedited.fee.(applicable.only.if.report.is.available);

Police Department Electronic Media (Recordings, photos, Video, etc.)	
Video Recordings Fee	\$46.00 per video hour reviewed

Added Video Recordings Fee – The fee for public records requests for copies of video recordings is being raised to \$46 per video-hour reviewed pursuant to Arizona Revised Statutes (ARS) § 39-129. This fee adjustment is necessary to recover the reasonable costs incurred by the department, cover essential expenses including the time, equipment, and personnel required for reviewing the video recording, transmitting the copy, making the copy, redacting (editing out) any information that is legally confidential or protected from public disclosure (as required by law). The video editing software currently costs \$3,910.48 per year, and the processing takes an average of two hours for every video hour reviewed.

Clarified that the \$20 fee is for a Storage Disc and would be assessed per disc.

Special Events/Seasonal Activities

Safety Barricades	
Barricades	\$1.50 each

- Added »off.duty.management« for clarification for Police.Department.
- Added Barricades - Implementing a barricade fee would promote fiscal responsibility and sustainability of City assets; offset increasing costs of staffing, equipment maintenance, and event support; encourage more efficient and accountable use of City resources by event organizers; ensure continued support for both public and private events without compromising other community services. The proposed barricade fee is a fair and necessary measure to ensure sustainability of City resources and services. It aligns with standard practices in comparable municipalities and helps balance the cost of community events with responsible fiscal management. This fee will help recover costs related to labor, maintenance, and replacement while maintaining safe and well-managed community events. The City of Page provides barricades for both public and private events, including community events, music festivals, etc. These barricades are critical for maintaining public safety, managing traffic flow, and organizing event areas. At present, the City does not charge any fee for the use, setup, or removal of barricades. The Parks and Special Events Departments are responsible for delivering, setting up, and collecting the barricades before and after each event. Due to the frequency of event

requests, this often requires staff overtime and weekend work, placing an additional strain on departmental budgets and staffing schedules. The Parks Department currently provides and manages approximately 200-400 barricades per large event. The replacement cost per barricade is \$92. On average, 20-25 barricades need replacement annually due to wear, damage, or loss. The typical setup and takedown require 3-5 staff members working 4-6 hours total. Many events occur on weekends, resulting in overtime costs of \$300-\$600 per event. The absence of a user fee has created ongoing budgetary and operational challenges, including unrecouped labor costs, increased wear and tear on city equipment, and lack of accountability from event organizers.

Formatting and conforming changes made throughout.

RESOLUTION NO. 1345-26

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, ADOPTING UPDATED FEES FOR THE CONSOLIDATED FEE SCHEDULE FOR THE CITY OF PAGE.

WHEREAS, the City of Page is authorized to assess and collect certain fees; and

WHEREAS, there are proposed new and updated fees that have not yet been approved; and

WHEREAS, the proposed fees and accompanying report have been posted on the City website and other places for the required times pursuant to Arizona law.

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

SECTION 1. The Consolidated Fee Schedule attached hereto as Exhibit A and incorporated herein by reference, is hereby declared a public record. A minimum of one paper copy and one electronic copy of Exhibit A shall be maintained in the office of the City Clerk and shall be available for public inspection during normal business hours. Exhibit A may also be accessed on the city website.

SECTION 2. The City Council hereby adopts and approves the fees as set forth in Exhibit A.

SECTION 3. That the City Clerk be authorized to correct typographical and grammatical errors, as well as errors of wording and punctuation, as necessary; and that the City Clerk be authorized to make formatting changes needed for purposes of clarity and form, if required.

SECTION 4. That this resolution shall be effective 30 days after adopted.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 10th day of June 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**



Consolidated Fee Schedule

**City of Page
Consolidated Fee Schedule**

Contents

Airport Fees 2

Building Inspection and Permit Fees..... 4

Business Registration/License Fees..... 6

Cemetery Rates..... 6

Community Center Meal Fees..... 6

Duplication & Record Fees..... 7

Facility Use Fees 8

Fire Department Service Fees 11

Horseshoe Bend Fees..... 12

Insufficient Fund Fees..... 12

Library Fees..... 12

Liquor License/Permit Fees..... 13

Planning and Zoning Code Fees..... 13

Police Department Fees..... 14

Public Works Fees..... 14

Special Events/Activities Fees..... 15

Adopted by Resolution ##### on mm/dd/yyyy.

City of Page
Consolidated Fee Schedule
Airport Fees

Utilities	Based on Allocation Rate sq. footage % total expenses		
Custodial	Based on Allocation Rate sq. footage % total expenses		
Penalties			
Hangar Land Lease Late Fee	\$25.00 (Payment received after 15 days)		
Hangar Land Lease Additional Fee	\$5.00 (Every day after 15 days)		
Other Late Fees	15%		
Transient Aircraft Late Fee	\$100.00		
Airport Access Card			
Initial Cost	\$25.00		
Annual Renewal	\$15.00		
Temporary Access	\$15.00		
Vehicle Long Term Parking Fee			
Monthly	\$40.00		
Yearly	\$480.00		
All vehicle long-term parking monthly and annual rates are subject to a four-month non-refundable deposit.			
Special Use Permit			
Application Fee	\$50.00		
Annual Renewal	\$50.00		
Filming	Special Use Permit Fee + \$100.00 per day + hourly labor fees		
Mobile Mechanic	Special Use Permit Fee + \$200.00 per year		
Mobile Detailer	Special Use Permit Fee + \$200.00 per year		
Taxi Services	Special Use Permit Fee + \$100.00 per year		
Special Event	Special Use Permit Fee + Fees as negotiated		
Terminal	Special Use Permit Fee + Fees as negotiated		
Maintenance Facility Uses	Special Use Permit Fee + Fees as negotiated		
Fuel Flowage Fees			
100LL	\$0.045 per gallon		
Jet A	\$0.065 per gallon		
Land			
Unimproved	\$0.40 per sq. ft. per year or as negotiated		
Improved	\$0.40 per sq. ft. per year or as negotiated		
Tie-Down	Daily	Monthly	Yearly
Single Engine	\$7.00	\$70.00	\$420.00
Twin	\$10.00	\$100.00	\$600.00
Helicopter (Piston)	\$10.00	\$100.00	\$600.00
Helicopter (Turbine)	\$15.00	\$150.00	\$900.00
Turbine	\$25.00	\$250.00	\$1,500.00
Jet	\$40.00	\$400.00	\$2,400.00
Airport Terminal Facilities			
Counter Space	\$57.27 per sq. ft annually		
Downstairs Office	\$58.53 per sq. ft annually		
Open Space	\$50.60 per sq. ft annually		
Upstairs Office	\$25.03 per sq. ft annually		

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Maintenance Hangar	
Office Space	\$5.87 per sq. ft annually
Storage Space	\$5.87 per sq. ft annually
Hangar Floor	\$5.87 per sq. ft annually
Maintenance Hangar Daily Parking Fees	
Single Engine	\$50.00
Multi Engine (Wing Span <40')	\$75.00
Multi Engine (Wing Span >40')	\$100.00
Jet/Turbine	\$150.00
Landing Fees	
Private Operators	N/A (exception – exceeding MGLW)
Commercial Operators	N/A (exception – exceeding MGLW)
Exceeding MGLW	\$100.00 per 1,000 lbs. over MGLW (MGLW = 190,000 DTW)
RFF Stand-by	
Aircraft (19+ passengers)	\$125.00 per operation
Hazardous Waste Spill – Based on Fire Department Response Fee + \$1,000.00 Airport Admin Fee + Airport Response Time	

DRAFT

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Building Inspection and Permit Fees

Valuation	Fee
Valuation - \$1.00 to \$500.00	\$23.50
Valuation - \$501.00 to \$2,000.00	\$23.50 for the first \$500.00; plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000
Valuation \$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00; plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
Valuation \$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000; plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
Valuation \$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00; plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
Valuation \$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00; plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
Valuation \$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00; plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
Valuation \$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00; plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	Hourly Charge
1. Inspection outside of normal business hours (minimum charge – two hours)	\$47.00 per hour*
2. Re-inspection Fee	\$47.00 per hour*
3. Inspections for which no fee is specifically indicated (Minimum charge – one half hour)	\$47.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans	\$47.00 per hour*
5. Electrical Permit	\$27.00 for the first \$500.00; plus \$3.75 for each additional \$1,000.00 of valuation of construction costs
6. Other inspections and fees	Re-inspection fees and inspections outside of normal business hours at the rate of \$54.00 per hour or portion thereof
For use of outside consultants for plan checking or inspections, or both	Actual costs**
*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits for the employees involved.	
**Actual costs include administrative and overhead costs.	

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Valuation of Fire System	Fee
Valuation \$1.00 to \$500.00	\$23.50
Valuation \$501.00 to \$2,000.00	\$23.50 for the first \$500.00; plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
Valuation \$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00; plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
Valuation \$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00; plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
Valuation \$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00; plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
Valuation \$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00; plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
Valuation \$500,001 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00; plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00; plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	Hourly Charge
1. Inspections outside of normal business hours (minimum charge – two hours)	\$47.00 per hour*
2. Re-inspection fee	\$47.00 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge of one-half hour)	\$47.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans	\$47.00 per hour*
5. Annual fire renewable permit	\$47.00 per category
6. Fire Activity Report (excludes non-commercial burn permits)	\$47.00 per permit
For use of outside consultants for plan checking or inspections, or both	Actual costs**
<p>*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits for the employees involved. **Actual costs include administrative and overhead costs.</p>	
<p>Plan Review Fees: When submittal documents are required, a plan review fee shall be paid at the time of submitting documents for plan review. Said plan review shall be 65 percent of the building permit fee.</p>	
<p>Manufactured Home Fees: Refer to the State of Arizona Department of Housing Fee Schedule</p>	

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Business Registration/License Fees

Business Registration	Fee
Business Registration Fee, per business	\$25.00
Annual Renewal Fee	\$25.00
Short Term Rental	Fee
Short Term Rental License	\$230.00
Annual Renewal Fee	\$230.00

Cemetery Rates

Refer to separate fee schedule:

January 1 of each year, rates will be adjusted by the previous “August” CPI for all goods and services

Community Center Meal Fees

Meal	Fee
Per Meal (under 60 years-of-age)	\$5.00 per meal
Per Meal (60 years-of-age and older)	\$4.00 suggested donation per meal
Per meal - To Go Meals:	\$5.00 per meal
Meals on Wheels: Homebound individuals age 60+	\$5.00 per meal

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Duplication & Record Fees

Copying/Duplication Fees	Fee	
Standard sheet (8 ½" X 11")	\$0.25 per page	
Legal sheet (8 ½" X 14")	\$0.30 per page	
11" X 17" sheet	\$0.35 per page	
Colored copy	\$1.00 per page	
Colored legal copy	\$1.25 per page	
Colored 11" x 17"	\$1.50 per page	
Large Format Fees	Fee	
18" x 24" (available at City Hall)	\$4.00 per paper	
24" X 36" (available at City Hall)	\$5.00 per paper	
36" X 48" (available at City Hall)	\$7.00 per paper	
Laminating	Fee	
Poster size (available at the Library)	\$3.00 per foot	
Letter size (available at the Library)	\$1.00 per sheet	
12" x 13" (available at the Library)	\$2.00 per sheet	
Other Media	Fee	Fee
Facsimile Outgoing (not to exceed \$10.00 per document in U.S.)	\$1.00 per page	\$3.00 per page outside of U.S.
Facsimile Incoming	\$0.25 per page	
Facsimile Cover Sheet	\$0.25	
Scanning (not to exceed \$10.00 per document in U.S.)	\$1.00 per page	
Audio Tape	\$15.00	
CD/DVD	\$15.00	
Flash Drive	\$15.00	
Commercial Record Request Fees	Fee	
Staff Time	\$30.00 per hour	1 hour minimum
Pursuant to ARS §39-121.03, concerning requests for records for commercial purposes, the Public Records Custodian shall charge for any such copies in an amount which shall include:		
1. A portion of the cost to the City for obtaining the requested document;		
2. A reasonable fee for the cost of time, materials, equipment, and personnel in producing the reproduction; and		
3. The value of the reproduction on the commercial market as best determined by the public body.		

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Facility Use Fees

<u>User Classifications</u>			
A. City of Page Sponsored, Page Non-Profits, and Page Community Groups <ul style="list-style-type: none"> • Meetings, training, city-sponsored events/functions 			
B. Community use <ul style="list-style-type: none"> • Page residents 			
C. Other <ul style="list-style-type: none"> • Businesses, Non-Resident, etc. • Using the facility to promote or make a profit for themselves or others • Use by non-Page residents • Events that do not meet the above criteria 			
Cancellations may be made up to one (1) week prior to use date, after which the use fee is forfeited.			
Page Community Center	A	B	C
Conference Room (15-person maximum capacity)			
Activities Studio (49-person maximum capacity)			
Facility Use Fee during regular business hours (up to 3 hours)	\$0.00	\$50.00	\$75.00
Each additional hour	\$0.00	\$10.00	\$10.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Page Public Safety Conference Room	A	B	C
Facility Use Fee (up to 3 hours)	\$0.00	\$50.00	\$75.00
Each additional hour	\$0.00	\$10.00	\$10.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Page Public Library	A	B	C
Program Room (30-person maximum capacity)			
Facility Use Fee (up to 3 hours)	\$0.00	\$50.00	\$75.00
Each additional hour	\$0.00	\$10.00	\$10.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Town House	A	B	C
(149-person maximum capacity)			
Facility Use Fee (up to 4 hours)	\$0.00	\$60.00	\$150.00
Each additional hour	\$0.00	\$15.00	\$15.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Key call out (when the customer forgets to pick up the key)	\$25.00	\$25.00	\$25.00
Page Amphitheater	A	B	C
Daily			
Facility Use Fee	\$0.00	\$100.00	\$250.00
Damage/Cleaning deposit required	\$500.00	\$500.00	\$500.00
Sports Complex Parking Lot	A	B	C
Parking Lot Use Fee (Special Permit Required) (from 1-5 days) (Fire Inspection, Building Permit, and Business Registration Fees are not included in the base fee)	\$0.00	\$2,500.00	\$2,500.00
Damage/Cleaning deposit required	\$1,000.00	\$1,000.00	\$1,000.00

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Sports Complex	A	B	C
Damage deposit	\$0.00	\$150.00	\$150.00
Softball Field Use M-Th. 8 a.m.- 8 p.m. (hourly per field)	\$0.00	\$15.00	\$15.00
Softball Field Use M-Th. Before 8 a.m. or after 8 p.m. (hourly per field)	\$0.00	\$25.00	\$25.00
Softball Field Use M-Th. 8 a.m.- 8 p.m. (daily per field)	\$0.00	\$60.00	\$60.00
Softball Field Use F-Sun. and Holidays 8 a.m.- 8 p.m. (daily per field)	\$0.00	\$100.00	\$100.00
Softball Field Use F-Sun. and Holidays before 8 a.m. or after 8 p.m. (per field)	\$0.00	\$100.00/day +\$25.00/hour	\$100.00 day +25.00/hour
Additional Field Grooming Fee – (“Start of Day” Grooming Included in Daily Fees)	\$0.00	\$40/field	\$40/field
Concessions	A	B	C
The City of Page has first rights of refusal to operate the concession stand during events. Should our local concessionaire not be available, the event director may opt to utilize the concession area in accordance with the Coconino County Environmental Health policies for \$30/event.	0.00	\$30.00/event	\$30.00/event
Use Fee – Public Address (PA) Sound System	A	B	C
Administration Fee (City exempt)	\$25.75	\$25.75	\$25.75
Deposit	\$0.00	\$100.00	\$100.00

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

PERA Facility	A	B	C
Sunset Room (234-person maximum capacity)			
Use Fee (up to 4 hours)	\$0.00	\$175.00	\$300.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Tower Butte Room			
Use Fee (up to 3 hours)	\$0.00	\$75.00	\$100.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Lone Rock Room			
Use Fee (up to 3 hours)	\$0.00	\$75.00	\$100.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Lake Powell Room			
Use Fee (up to 3 hours)	\$0.00	\$50.00	\$75.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Kitchen			
Use Fee (up to 3 hours)	\$0.00	\$150.00	\$200.00
Each additional hour	\$0.00	\$25.00	\$25.00
Damage/Cleaning deposit	\$0.00	\$200.00	\$200.00
Courtyard			
Use Fee (up to 3 hours)	\$0.00	\$100.00	\$150.00
Each additional hour	\$0.00	\$20.00	\$20.00
Damage/Cleaning deposit	\$0.00	\$150.00	\$150.00
Full Facility			
Use Fee (up to 4 hours)	\$0.00	\$625.00	\$925.00
Each additional hour	\$0.00	\$145.00	\$145.00
Damage/Cleaning deposit	\$0.00	\$500.00	\$500.00
Other Fees			
Staffing Charge (If on-site personnel required)	\$30.00	\$30.00	\$30.00
Key call out (when the customer forgets to pick up the key)	\$30.00	\$30.00	\$30.00
Lost Key	\$150.00	\$150.00	\$150.00

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Fire Department Service Fees

Out of City Fire Charges	
Fire engine service	\$250.00 per hour
Utility truck or any tanker	\$200.00 per hour
Any support or staff vehicle	\$50.00 per hour
Service	Two-hour minimum charge plus quarter hour increments from time paged to return to service
Charge for any tools damaged or destroyed, or supplies used during the incident	Cost plus 25%
The foregoing fees will be charged to the owner of the facility, building, structure, vehicle, or real property.	
Any mutual aid request from cooperating agencies is exempt from the above charges.	
Ambulance Charges For In-City and Out of City Transports	
Base Charge for ambulance service	\$1,043.48
Mileage Fee	\$12.48 per mile from point of pickup
Standby Time	\$61.27 per hour or fraction thereof
The rates adopted herein may be increased on an annual basis in accordance with the Consumer Price Index as permitted by the Arizona Department of Health Services.	
Page Fire Department Records and Associated Records	
REPORTS	\$10.00
Expedited Fee (Applicable only if report is available)	\$15.00
Electronic Media (Recordings, photos, video, etc.)	
Limited only to data storage space. If additional storage space is needed, additional CDs will need to be purchased. Please contact the Page Police Department for assistance with exceptionally large electronic media requests.	\$20.00
NOTE: Reports and associated records will be redacted/withheld in compliance with applicable state statutes. All requests will be fulfilled in the form of the official hardcopy. As a courtesy, electronic copies may also be requested at no additional cost.	
Page Fire Department and/or Page Police Department; standby for special events, if necessary	
Fire Department	\$150.00 for the first hour per vehicle and \$100.00 for each hour thereafter, not to exceed \$500.00 per day for standby services
Police Department	\$65.00 per hour per officer for standby services
Fire/Life Training Classes or miscellaneous classes	\$10.00 one class
	\$15.00 two classes
	\$20.00 three classes

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Horseshoe Bend Fees

Type of Vehicle	Fee
Motorcycle	\$5.00
Passenger Vehicle (including RV)	\$10.00
Commercial Vehicle (van/bus) up to 14 passenger capacity	\$35.00
Commercial Vehicle (van/bus) 15 to 35 passenger capacity	\$70.00
Commercial Vehicle (bus) over 35 passenger capacity	\$140.00
Annual Residential Pass (good for 10 visits)	\$50.00
Proof of residency must be supplied. (Only 1 pass per valid resident per year.)	

Insufficient Fund Fees

Description	Fee
Returned Check due to lack of available funds	\$25.00

Library Fees

Description	Fee
Wireless Internet, computers, and interlibrary loans	No Charge (for library card holders)
Notary Public – notarize document	No Charge
Disk Repair / Cleaning	\$3.00 per disk
Library Card	No Charge
Replacement Library Card	\$2.00
Fees for lost items / damaged items	\$10.00 (plus the replacement cost)
3D Printer Usage	\$0.20 per gram (First print free – Four hours max)
Temporary Card (nonresident)	\$25.00 (6 months)
Late fee for books, audio books, video books, and magazines	\$0.25 per day
Late fee for DVD's	\$1.00 per day
Late fee for interlibrary loans	\$1.00 per day
Interlibrary loans not picked up	\$1.50 per item
Late Fee for mobile hotspot checkouts	\$5.00 per day
Late Fee for laptops/mobile hotspot kits	\$10.00 per day
Late Fee for Library of Things (this includes sports equipment, bicycles, baking pans, etc.)	\$ 5.00 Per day
Material/Equipment Collections Fee	\$15.00
Library Room Rental – See Facility Use Fees	
Printing, scanning, laminating, and facsimile – See Reproduction of Public Records & Duplication of Documents	

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Liquor License/Permit Fees

Liquor License	
Any individual or organization requesting an Arizona Department of Liquor Licenses and Control Liquor License Application that requires a public hearing	\$250.00
Malt Liquor	
Consumption of spiritous liquors in City parks or recreation areas with “use permit” only.	\$25.00

Planning and Zoning Code Fees

Site Planning	
Site Plan Review (Commercial/Subdivision Plat/Conditional Use Permit)	\$500.00
Site Plan Review – Planned Area Development	\$1,000.00
Site Plan Revision (Subsequent Site Plan Reviews Required)	\$250.00
Use Permit and Zoning Fees	
Commercial Application Fee – Conditional Use Permit (CUP) Conditional Use Permit (CUP)	\$300.00
Temporary Use Permit (TUP)	\$50.00 per year (must be renewed annually)
Variance	\$250.00
Limited Modification to Requirements	\$250.00
Zone Change	\$500.00
Annexation	\$500.00
Zoning Appeal	\$250.00
Major Zoning Code or General Plan Amendment	\$1,000.00
Minor Zoning Code or General Plan Amendment	\$500.00
Printed Copies of 11” x 17” Plats, Maps or Plans	\$7.00 per sheet single sided only
Printed and Bound copy of General Plan	\$200.00
Subdivisions and Other Fees	
Division of Land – Parcel Map – Minor Boundary Survey	\$250.00
Preliminary Plat – Major Subdivision	\$500.00 + \$10.00 per lot
Final Plat – Major Subdivision	\$250.00 + \$5.00 per lot
Plat Revisions	\$100.00 + \$5.00 per lot
Reversion of Subdivided Land	\$250.00
Abandonment or Vacation of Public Right-of-way	\$250.00
Sign permit	Based on value like Building Permits
Zoning Letter Fee	\$50.00
Minor/Administrative Subdivision or Lot Combination Fee	\$50.00
Printed & Bound Copy of Zoning Codes	\$100.00
Printed & Bound Copy of Subdivision Regulations	\$50.00

Adopted by Resolution ##### on mm/dd/yyyy.

City of Page
Consolidated Fee Schedule
Police Department Fees

Police Department Services	Fees
Local Background Checks	\$25.00 each
Impounded Vehicle Post Storage Hearings	\$150.00 each
Peddlers Permit	\$50.00
Bike License Fee	\$5.00
Police Department Reports and Associated Records	
Reports and Associated Records:	\$10.00
Police Department Electronic Media (Recordings, photos, Video, etc.)	
Video Recordings Fee	\$46.00 per video hour reviewed
Storage Disc Limited only to data storage space. If additional storage space is needed, additional CDs will need to be purchased. <i>Please contact the Page PD Records Division for assistance with exceptionally large electronic media requests.</i>	\$20.00 per disc
NOTE: Reports and associated records will be redacted/withheld in compliance with applicable state statutes. All requests will be fulfilled in the form of an official hardcopy.	
Licensing for dogs	Fees
Three-year dog license	\$7.00
Two-year dog license	\$5.00
One-year dog license	\$3.00
Replacement license fee	\$1.00
Police Conference Room Rental – See Facility Use Fees	

Public Works Fees

Description of Service	Fee
Clean fill dirt	\$1.50 per cubic
Disposal of rubble (concrete, masonry, asphalt, clean earth, and rock)	\$1.00 per cubic yard over 30 cubic
Right of Way Fee	\$25.00

Adopted by Resolution ##### on mm/dd/yyyy.

**City of Page
Consolidated Fee Schedule**

Special Events/Activities Fees

Fee may be waived for City of Page Sponsored, Page Non-Profits, and Page Community Groups. Cancellations may be made up to one (1) week prior to use date, after which the use fee is forfeited.	
Permit Description	Fee
Special Event Permit Application Fee (Non-Refundable)	\$50.00
Film Permit	\$25.00
Page Fire Department and/or Page Police Department, if necessary:	
Fire Department	\$150.00 for the first hour/per vehicle and \$100.00 for each hour thereafter, not to exceed \$500.00 per day for standby services
Police Department (off duty management)	\$65.00 per hour/per officer for standby services
Mobile Stage Use	Fee
Stage Rental	\$250.00 per day (Delivery, Setup, and Pickup)
Lighting for stage	\$150.00 per day (Setup & Installation)
Deposit	\$500.00
Safety Barricades	
Barricades	\$1.50 each
Vendor Booth Fees	
Non-Profit Informational Booths	Free
Non-Profit Non-Food Items Booth	\$20.00
Non-Profit Food Vendor Booth	\$40.00
Food Vendor Booth	\$70.00
All Other For-Profit Booths	\$40.00
Cancellation Fee	\$10.00
The booth fees do not apply to a vendor that has a current Temporary Use Permit or other outdoor vending permit issued by the City of Page.	

Adopted by Resolution ##### on mm/dd/yyyy.

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting

Department: City Council

Meeting Date: June 10, 2026

Presented by:

Steven Kidman, Mayor

Brief Title:

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(1) The City Council may vote to go into Executive Session for the purpose of discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.

Performance Evaluation - Andrew Hettinger

Agenda Section: Executive Sessions

Action: Other

Agenda Sub-category: Agenda Item

PowerPoint Needed?: No

Request for Council Action

Recommended Action:

TBD

Background:

The City Council requested to have six (6) month check-ins with all appointed staff.

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: June 10, 2026

Department: City Council

Presented by:

Steven Kidman, Mayor

Brief Title: EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(1) The City Council may vote to go into Executive Session for the purpose of discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.

Performance Evaluation - Bryan Hill

Agenda Section: Executive Sessions

Agenda Sub-category: Agenda Item

Action: Other

PowerPoint Needed?: No

Request for Council Action

Recommended Action:

TBD

Background:

The City Council requested to have six (6) month check-ins with all appointed staff.

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

Department: City Council

Meeting Date: June 10, 2026

Presented by:

Steven Kidman, Mayor

Brief Title:

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(1) The City Council may vote to go into Executive Session for the purpose of discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.

Performance Evaluation - Joshua Smith

Agenda Section: Executive Sessions

Action: Other

Agenda Sub-category: Agenda Item

PowerPoint Needed?: No

Request for Council Action

Recommended Action:

TBD

Background:

The City Council requested to have six (6) month check-ins with all appointed staff.

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: June 10, 2026

Department: City Attorney

Presented by:

Josh Smith, City Attorney

Brief Title: 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.

Ordinance 752-26 - Land Sale Trout Land Development

Agenda Section: Executive Sessions

Agenda Sub-category: Executive Session

Action: Ordinance

PowerPoint Needed?: No

Request for Council Action

Recommended Action:

Clerk to introduce Ordinance 752-26 by title only.

Move to adopt Ordinance 752-26.

Background:

This ordinance approves the sale of approximately 34 acres to Trout Land Development, LLC for the development of residential housing.

Alternatives Considered:

None

Advisory Board/Commission Action:

None

Fiscal Impact:

Fiscal Year:

Amount Requested:

Line Item(s):

Budget Impact: 835,990

Notes:

Attachments:

1. ORDINANCE Land Sale - Trout Land Dev Option

ORDINANCE NO. 752-26

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 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, after appropriate publication of notice, Trout Land Development, LLC or assigns (hereinafter "Buyer") desires to purchase the real property described in the Agreement for Purchase of Real Estate, subject to the terms and conditions of said Agreement, for the sum of \$24,380.00 per acre; 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 Agreement for the Purchase of Real Estate 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 following described real property may be sold to Buyer subject to the terms and conditions set forth in the Agreement for the Purchase of Real Estate, providing in part:

Description of property:

Approximately 34.29 acres of real property located in the City of Page, Coconino County, Arizona, to be purchased in two phases as described in Exhibit 1.

Sales Price:

The purchase price shall be Twenty-Four Thousand Three Hundred Eighty Dollars (\$24,380.00) per acre, plus Buyer shall also pay all costs including appraisal fees, escrow fees, title fees, recording fees, and seller's legal publication costs.

BE IT FURTHER ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE:

The terms and conditions of the attached Agreement for the Purchase of Real Estate are hereby approved and the Mayor is authorized to execute the Agreement 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 10th day of June, 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**

Exhibit 1

**AGREEMENT FOR THE PURCHASE
OF REAL ESTATE**

BY THIS AGREEMENT, the parties hereto declare, covenant and agree as follows:

1. Definitions.

The following terms are hereby defined for purposes of this Agreement and shall be given the stated meanings unless the context requires otherwise:

Seller: CITY OF PAGE
City Hall
P.O. Box 1180
Page, Arizona 86040
Telephone: (928) 645-8861

Buyer: TROUT LAND DEVELOPMENT, LLC OR ASSIGNS

Telephone:

Escrow Agent: PIONEER TITLE AGENCY, INC.
809 North Navajo
P. O. Box 508
Page, Arizona 86040
Telephone: (928) 645-0064

Date of this Agreement: The _____ day of _____, 2026.

Property: Approximately 34.29 acres as described in Exhibit A.

Purchase Price: The Purchase Price for the Property shall be Eight Hundred Thirty Five Thousand Nine Hundred Ninety Dollars (\$835,990.00) as calculated based upon the appraised value of \$23,000.00 per acre increased by 6% pursuant to the October 26, 2021, Agreement for the Purchase of Real Estate, plus Buyer shall also pay all costs including appraisal fees, escrow fees, title fees, recording fees, and Seller's legal publication costs incurred herein.

Closing Date: 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); or (b) thirty (30) days after any required referendum vote approving this transaction; or 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 December 31, 2027, 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".

2. Purchase and Sale of Property. This Agreement is entered pursuant to the Option to Purchase set forth in the Agreement for the Purchase of Real Estate entered into by the parties on or about October 26, 2021, as amended. Although the conditions of the Option to Purchase in the 2021 agreement require the "issuance of building permits for 50% of lots" prior to the exercise an option for each phase, given the success of the Buyer in developing the first phase of Colt Springs and the need for housing in Page, the Seller hereby waives the building permit requirement for the purpose of this Agreement only. In addition, the Seller has agreed to allow for certain modifications to the size and description of phases. Therefore, to the extent that this Agreement contradicts the 2021 agreement, as amended, this Agreement shall control.

Subject to and upon the terms, provisions and conditions set forth herein, Seller agrees to sell and Buyer agrees to purchase the entire right, title and interest of Seller in and to the Property for the Purchase Price.

3. Purchase Price.

3.1 The Purchase Price shall be payable by Buyer in lawful currency of the United States.

3.2 Upon Buyer's execution hereof, Buyer shall deposit Twenty Thousand Dollars (\$20,000.00) with Escrow Agent as earnest money hereunder. All earnest money deposited shall be credited at the Closing Date toward the Purchase Price.

3.3 On or before the Closing Date, Buyer shall tender to Seller one hundred percent (100%) of the purchase price.

3.4 The funds deposited pursuant to Paragraph 3.2, above, shall be invested by Escrow Agent with a federally insured commercial bank or savings institution in such savings accounts, certificates of deposit or similar investments as Buyer shall direct from time to time, provided that any and all such funds be available and disbursed when required by the terms of this Agreement. All earnings on such invested funds shall be paid to the party entitled hereunder to receive the principal of such funds, and, upon payment to Seller, shall be credited towards the Purchase Price.

4. Information/Delivery Items.

4.1 Title Report: Seller shall provide Buyer with a preliminary title report or commitment for title insurance.

4.2 Entry on Property: Buyer and its authorized representatives and agents have been provided access to the Property for the purpose of making such examinations, test investigations, surveys, inquiries or other inspections including, but not limited to, hydrological, topographical, traffic and engineering studies and reports, tests, borings and analysis of the soils and water (including subsurface conditions), investigation of the availability and quality of access, utilities, water and sewer to the Property, and to otherwise inspect the general condition of the Property as may be necessary to satisfy Buyer that the Property is suitable for Buyer's intended development. The cost of all such examinations or investigations is the responsibility of Buyer. Buyer shall indemnify and hold Seller harmless from and against any and all loss, cost, damage, injury, or expense arising out of or related to claims of injury to persons or property, or claims of lien for work or labor performed, or materials or supplies furnished as a result of the exercise of Buyer's right of entry hereunder.

4.3 Licenses and Permits: Seller shall, within ten (10) days of the date of request, make available at Buyer's request true and correct copies of all presently existing licenses, permits, certificates of occupancy and other documents issued by any governmental or nongovernmental entity to the Seller necessary for the use of the Property for its present uses.

5. Contingencies.

5.1 Buyer's obligation to consummate the purchase of the Property and to close escrow is conditioned upon the acceptance or waiver (subject to the provisions set forth below) of the title report. Buyer must provide written notice to Seller within thirty (30) days of the release of the title report of any discrepancy or disapproval. Buyer shall permit Seller an additional forty-five (45) day period to cure Buyer's objections, whereupon Seller shall undertake in good faith and utilize its best efforts to take all action necessary to cure same. If Buyer's objections are not cured to Buyer's satisfaction prior to expiration of the period permitted by this paragraph, Buyer may either (a) cancel and terminate this Agreement or (b) waive any remaining objections and approve the condition of title to the Property as then existing. If Escrow Agent issues any amended preliminary reports or commitments for title insurance, Buyer shall have a period of twenty (20) days after receipt of the same to object to any matter not appearing in prior reports or commitments and shall have the same options as provided above with respect to objections to the original report. Seller shall use its best efforts to cure any objections Buyer has with respect to the condition of title.

5.2 It is acknowledged that the contingencies set forth in Paragraph 5.1 are for the exclusive benefit of Buyer, and Buyer may elect to waive any such contingency reserved for its benefit and proceed to consummate the transaction contemplated

hereby, unless this Agreement has been terminated according to the terms hereof. Any such waiver shall be executed in writing and deposited with Escrow Agent or Seller.

5.3 If all of the contingencies set forth in paragraph 5.1 have not been satisfied or waived in writing within the period provided in paragraph 5.1, this Agreement may be terminated by Buyer, and the earnest money shall be returned to Buyer and the parties shall have no further obligation hereunder.

6. Obligations, Representations and Warranties.

6.1 Seller hereby agrees to diligently undertake the performance of all obligations of Seller contained in this paragraph and makes the representations and warranties set forth herein:

(a) Seller will comply with all provisions of Paragraph 4, above;

(b) Prior to the Closing Date, assuming all necessary governmental approvals have been obtained and all terms of this Agreement have been fulfilled, Seller shall deposit with Escrow Agent a Deed and related Affidavit of Real Property Value (if needed), duly executed by Seller in proper form for recording;

(c) All risk of loss is Seller's until the Property is conveyed to Buyer in accordance herewith. In the event of material loss or damage to the Property, Buyer may cancel and terminate this Agreement and receive a refund of all earnest Money deposited;

(d) No default or breach exists under any covenant, condition, restriction, right-of-way or easement affecting the Property, or any portion thereof, which is to be performed or complied with by the owner of the Property, and Seller has no knowledge of any fact or condition which would constitute such default or breach;

(e) No actions, suits, proceedings or investigations are pending or, to the knowledge of Seller, threatened against or relating to the Property in any court or before any governmental department or agency, and Seller has no knowledge of any basis for any such action, suit, proceeding or investigation;

(f) No person, firm, or other entity has any right or option to acquire the Property or any portion thereof or any interest therein, superior to the rights of Buyer herein, and Seller will take no action prior to the close of escrow hereunder which will adversely affect the rights of Buyer hereunder or adversely affect the ability of Seller to perform hereunder, provided, however, Seller and Buyer understand that the effectiveness of this Agreement may be determined by a referendum vote, provisions of the Page City Code pertaining to land sales, and subject to the provisions of Paragraph 8.4;

(g) The Property will be conveyed and exclusive possession thereof delivered by Seller to Buyer at the close of escrow in the same condition it is in as of the

date of Buyer's execution of this Agreement, natural wear and tear and Buyer's testing excepted;

(h) There are not, and shall not be at closing, any leases or rental agreements affecting the Property, not previously disclosed in writing, or any rights of possession thereof;

(i) No work has been performed or is in progress at, and no materials have been furnished to, the Property or any portion thereof which, though not currently the subject of a lien, might give rise to mechanics', materialmen's or other liens against Seller's interest in the Property or any portion thereof or any improvements hereafter erected thereon;

(j) No hazardous wastes or substances have been knowingly dumped, deposited or buried on the Property by the Seller or any of its agents or employees after 1975;

(k) The representations of Seller contained herein are and will be true and correct as of the Closing Date, and Seller will have duly performed all of the covenants, agreements and conditions required by this Agreement to be performed, observed and complied with by Seller in order to consummate the transaction contemplated hereby on or before the Closing Date. Seller covenants that it will advise Buyer, in writing, on or before the Closing Date, of any change in any representation or warranty set forth in this paragraph. In the event of any material or substantive change in the representations or warranties prior to the close of escrow, Buyer, in addition to all other rights and remedies, shall be entitled to terminate this Agreement and receive a refund of all earnest money deposits pursuant hereto.

6.2 Buyer hereby represents and warrants that Buyer will have performed, observed, and complied with all of the covenants, agreements and conditions required by this Agreement to be performed, observed and complied with by Buyer including, without limitation, payment of all funds required to be paid by Buyer on or before the Closing Date, and will execute and deliver all documents required to be executed and delivered by Buyer in order to consummate the transaction contemplated hereby on or before the Closing Date.

6.3 Buyer acknowledges and agrees that Buyer is purchasing the Property in "As-Is" condition without expressed or implied warranties of any kind, and that Buyer is relying wholly on Buyer's own judgment with respect to the suitability and condition of the Property.

7. Conditions of Sale.

7.1 Seller makes no representation or warranty with respect to access to and from adjoining streets.

7.2 Buyer acknowledges that all required on and off-site improvements to the property shall be made by the Buyer and at Buyer's sole expense including, but not limited to, the costs of extending infrastructure (e.g., roadway, water, sewer, electric, telephone, and cable).

7.3 Buyer acknowledges that it is familiar with and understands that the purchased property is subject to use and development restrictions imposed by the City of Page General Plan, the General Development and Subdivision Regulations, City of Page Zoning Ordinance, City of Page adopted building codes, and other applicable state and federal laws.

8. Conditions to Closing.

8.1 Buyer's purchase of the Property and closing of the transaction contemplated hereby is conditioned upon and subject to:

- (a) Satisfaction or waiver of all contingencies set forth in Paragraph 5.1.
- (b) Performance of all obligations of Seller set forth in Paragraph 6.1.

(c) Issuance by Pioneer Title or the licensed insurer for which it is agent to or for the benefit of Buyer of an owner's title insurance policy showing fee simple title to the Property in Buyer subject only to those printed exceptions customarily contained in such policies and those encumbrances, restrictions, reservations, exceptions, stipulations, conditions and requirements approved by Buyer pursuant to Paragraph 5.1.

(d) Buyer, at Buyer's sole expense, shall apply for and obtain all necessary approvals for the development of a residential housing development. City shall have taken final action to approve all of the entitlements required for Buyer's construction of the residential development, subject only to terms and conditions reasonably satisfactory to Buyer. All of the entitlements shall have become final and non-appealable, and all of the entitlements shall remain in full force and effect as of the closing in accordance with their respective terms.

The foregoing conditions are solely for the benefit of Buyer. At any time or times on or before the date for the satisfaction or waiver of each condition, at Buyer's election in its sole and absolute discretion, Buyer may waive any of the foregoing conditions by written notice to Seller. In the event any of the foregoing conditions or other conditions to this Agreement which are for the benefit of Buyer are neither fulfilled nor waived in writing by Buyer within the time provided in this Agreement, Buyer, at its election in its sole and absolute discretion, by written notice to Seller, may terminate this Agreement, receive Buyer's earnest money less Seller's publication costs, and be released from all obligations under this Agreement except to the extent such obligations expressly survive termination of this Agreement.

8.2 Seller's obligation to sell the Property shall be conditioned expressly upon the fulfillment to Seller's satisfaction (as determined by Seller in its sole and absolute discretion) of each of the following conditions precedent within the time periods specified in this Agreement:

- (a) Performance of all obligations of the Buyer set forth in Paragraph 6.2.
- (b) Satisfaction of any city ordinance pertaining to this transaction including, without limitation, an approval by the voters of the City of Page pursuant to any referendum vote required to approve this transaction.
- (c) If required by applicable regulations, Buyer shall submit and obtain an approved final plat for the subdivision of the Property. All costs to obtain said approvals shall be borne by Buyer, however Buyer shall not be required to reimburse the City for any time spent by internal City staff or counsel other than as set forth in the City's fee schedule.
- (d) Buyer shall have provided evidence reasonably satisfactory to Seller that Buyer has obtained financing commitments sufficient to accomplish the construction of the residential housing project and related infrastructure and that such funds shall be, effective as of closing, committed for such purpose. In this regard, it is understood that Buyer will require Seller's approval of Seller's Closing Condition prior to Buyer's closing of its loan for construction of the improvements. Seller's approval of Buyer's evidence of financing shall not be unreasonably withheld or conditioned. Seller agrees to approve or disapprove Buyer's evidence of financing within twenty (20) days after Buyer's submittal of same. Any disapproval shall be in writing and shall state the reasons for disapproval and the required changes to obtain such approval. Upon receipt of a disapproval by Seller Buyer shall resubmit its evidence of financing and Seller agrees to approve or disapprove Buyer's revised/amended submittal within fifteen (15) days after Buyer's submittal.
- (e) Buyer shall have obtained sitewide grading and drainage permits for the housing development, including required permits for the construction of underground utilities, and any other permits required from a governmental agency having jurisdiction over the property which are required for the commencement of construction of the necessary infrastructure.

The foregoing conditions are solely for the benefit of Seller. At any time or times on or before the date for the satisfaction or waiver of each condition, at Seller's election in its sole and absolute discretion, Seller may waive any of the foregoing conditions by written notice to Buyer. In the event any of the foregoing conditions or other conditions to this Agreement which are for the benefit of Seller are neither fulfilled nor waived in writing by Seller within the time provided in this Agreement, Seller, at its election in its sole and absolute discretion, by written notice to Buyer, may terminate this Agreement and be released from all obligations under this Agreement except to the extent such obligations

expressly survive termination of this Agreement. In the event of termination pursuant to this Paragraph 8.2, the earnest money shall be returned to Buyer.

8.3 Each party shall exercise commercially reasonable diligence in an effort to satisfy the Closing Conditions as expeditiously as possible after the date of this Agreement. Each party shall cooperate with the other party in the other party's efforts with respect to the satisfaction of the conditions.

8.4 The parties acknowledge and agree that Seller has executed this Agreement in its proprietary capacity as owner of the Property, and that nothing in this Agreement binds or otherwise obligates the City of Page in the exercise of its regulatory authority. Specifically, and without limiting the foregoing, nothing in this Agreement obligates the Page Planning Commission or the Page City Council to approve any development plans or other requests, or obligates City staff as to their analyses, reports, recommendations or any other staff functions or duties relating to the proposed project.

9. Failure to Close/Earnest Money.

9.1 In the event Buyer terminates this Agreement as elsewhere expressly authorized, all earnest money deposited hereunder shall be returned to Buyer less publication costs incurred by Seller, and this Agreement shall thereupon be deemed void and of no further force or effect.

9.2 In the event Seller refuses, fails, or is unable to satisfy its obligations hereunder, the sole remedy of Buyer is the return of earnest money deposited hereunder. This Agreement and the escrow established hereby shall be terminated. In such event any earnings gained on the earnest money deposit, as provided under Paragraph 3.4, shall be delivered to Buyer.

9.3 In the event all contingencies or conditions to closing reserved for Seller's benefit have been satisfied or waived and Seller has tendered complete performance on or before the Closing Date, and Buyer is not entitled to terminate this Agreement, but Buyer nevertheless refuses or fails to close the transaction contemplated hereby in accordance with the terms of this Agreement, then Seller shall make a written demand of Buyer to perform and close this Agreement. If Buyer does not do so within five (5) days after receipt of such demand, this Agreement shall be deemed breached, and Seller may elect one or more of the following remedies: (i) terminate this Agreement whereby all of the earnest money deposited hereunder shall be paid to Seller and the Escrow established hereby, (ii) institute legal proceedings against Buyer for specific performance of Buyer's obligations hereunder, and/or (iii) pursue any other remedies available at law or in equity including, without limitation, suit for damages or other alternative relief.

10. Closing Date.

Buyer and Seller shall pay all monies, execute and deposit all documents, and complete all other obligations required hereunder in order to consummate the purchase and sale of the Property on or before the Closing Date. On, or as soon as practical following the Closing Date, Escrow Agent shall record all necessary documents and otherwise accomplish the provisions hereof so as to close the transaction contemplated hereby (herein sometimes referred to alternatively as the "closing" or "close of escrow").

11. Taxes, Assessments, Prorations.

11.1 All real estate taxes, interest, utilities, rents, and/or insurance premiums, if any, relating to the Property shall be prorated as of the date of closing. All assessments, if any, shall be paid in full by Seller at the Closing Date. Real estate taxes shall be calculated on the basis of the latest figures prepared by the governmental authority responsible for assessing the Property based on the most recent tax rate as then determined. If the taxes for the current year are later determined to be different than those upon which proration was based, Seller and Buyer shall adjust the difference outside of escrow based upon the actual figures. All monthly prorating shall be made on the basis of a thirty (30) day month.

11.2 All appraisal costs, survey fees, escrow fees, and recording fees shall be paid by Buyer. Buyer shall pay all fees and premiums with respect to issuance of preliminary title reports, title insurance commitments and the owner's title insurance policy to be issued to Buyer, all as provided herein.

12. Nomination.

Buyer may only assign its rights under the Purchase Agreement with the prior written consent of the Seller, which consent will not be unreasonably withheld.

13. Escrow Instructions.

13.1 Buyer and Seller hereby employ Escrow Agent to act as their escrow agent in connection with the purchase and sale agreed to herein on the terms set forth herein.

13.2 Seller and Buyer will each pay Escrow Agent upon demand all charges payable by them respectively as provided herein, if any.

13.3 In the event of a breach of this Agreement or non-compliance with the terms herein, Buyer and Seller authorize Escrow Agent to hold any money and documents deposited hereunder until an action shall be brought in a court of competent jurisdiction to determine the rights of Seller and Buyer, or to interplead said parties by an action brought in any such court.

13.4 Seller and Buyer will indemnify and save harmless Escrow Agent against all costs, damages, attorneys' fees, expenses and liabilities which it may incur or sustain in

connection with these instructions or the escrow or any court action arising therefrom and will pay the same upon demand; provided, however, that this paragraph shall not apply with respect to such matters resulting from Escrow Agent's negligence, omission, error, or intentional wrong-doing.

13.5 Seller and Buyer direct that all money payable hereunder be paid to Escrow Agent. Disbursement of any funds may be made by check of Escrow Agent.

13.6 Seller and Buyer agree that the employment of Escrow Agent shall not affect any rights of subrogation under the terms of any title insurance policy issued pursuant to the provisions hereof.

13.7 If disbursement is made to other than the parties hereto by reason of death, insolvency, bankruptcy, dissolution of Seller or by reason of any legal proceedings, Escrow Agent shall be paid such reasonable fees as Escrow Agent shall establish.

13.9 The word "charges" as used herein refers to all charges and advances made and obligations incurred by Escrow Agent in connection herewith and all charges of Escrow Agent in connection with the issuance of its title insurance policy.

13.10 The day provided herein within which compliance with any requirement must be met shall end at the close of the then regularly-established public business hours of Escrow Agent for such day.

14. Miscellaneous.

14.1 Any notice to be given by Buyer or Seller shall be given in writing and delivered in person to Buyer or Seller, or forwarded by certified or registered mail, postage prepaid, at the address indicated in Paragraph 1 hereof, unless the party giving any such notice has been notified, in writing, of a change of address. Any such notice shall be effective three (3) days after postmark, if mailed, or upon receipt, if delivered.

14.2 This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations and understandings are superseded hereby and merged into this Agreement. No party shall be liable or bound to any other person hereto in any manner by any agreement, warranty, representation or guarantee, except as specifically set forth herein or in any instrument executed pursuant hereto, nor shall this Agreement create or confer any benefit with rights or provide to third parties any claim or right of action under this Agreement.

14.3 In the event any party hereto shall employ legal counsel to bring an action at law or other proceeding against any other party to enforce any of the terms, covenants or conditions hereof, the party prevailing in any such action or other proceeding shall be paid all reasonable attorneys' fees and costs incurred by the other

party, as determined by the court and not the jury, and in the event any judgment is secured by such prevailing party, all such attorneys' fees and costs shall be included in the judgment.

14.4 If any term or provision of this Agreement is determined to be invalid, such invalid term or provision shall not affect or impair the remainder of this Agreement, but such remainder shall continue in full force and effect to the same extent as though the invalid term or provision were not contained herein.

14.5 Time is of the essence of this Agreement. Except as herein otherwise provided, this Agreement and all of the terms and provisions hereof shall inure to the benefit of and be binding upon the heirs, executors, personal representatives, successors and assigns of the parties hereto.

14.6 The parties hereto agree to execute, acknowledge and deliver such other documents and instruments as may be reasonably necessary or appropriate to carry out the full intent and purpose of this Agreement.

14.7 If a date provided herein within which any requirement must be met shall fall on a Saturday, Sunday or date on which Escrow Agent, state, county or governmental offices are closed, or date on which the banks in Arizona are generally closed, then the date of compliance shall be extended through the next date when none of the above is applicable.

14.8 For the convenience of the parties, this Agreement may be executed in one or more counterparts, each of which may be executed by one or more of the parties hereto, with the same force and effect as though all parties executing such counterparts had executed but one instrument.

14.9 The date of this Agreement shall be the date a fully executed copy hereof is deposited with Escrow Agent, which date Escrow Agent shall insert on the first page hereof.

14.10 This Agreement and the rights of the parties hereto shall be governed and construed in accordance with the laws of the State of Arizona with venue in Coconino County.

15. Conflict of Interest.

This Agreement is subject to cancellation for conflict of interest pursuant to A.R.S. § 38-511, the pertinent provisions of which are incorporated into this Agreement by reference.

16. Repurchase Right.

If Buyer (1) closes on the Purchase of the Property; and (2) fails to commence construction activities in both phases within twelve (12) months of the date of closing; and (3) fails to expend more than One Million Dollars (\$1,000,000.00) in costs for the development of the Property (excluding land acquisition) within two (2) years after the date of closing, then City may re-purchase the Property from Buyer for the amount that Buyer paid to the City at closing for the purchase of the Property (the "Repurchase Option"). The City may exercise its Repurchase Option upon the expiration of two (2) years after the closing date so long as each of the foregoing conditions have been met. Buyer agrees that it shall cooperate in execution of a deed conveying the Property back to the City if the City properly exercises its Repurchase Right.

SELLER:
CITY OF PAGE

BUYER:
TROUT LAND DEVELOPMENT, LLC OR
ASSIGNS

By: _____
Mayor

By: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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

Pioneer Title Agency, Inc.

BY: _____

Exhibit "A"

Colt Springs Phase 1 Subdivision

A parcel of land located in Section 6, Township 40 North, Range 9 East, Gila and Salt River Base and Meridian, Coconino County Arizona, being more particularly described as follows:

Beginning at a point on the South line of the Gemella Cerchio Subdivision, recorded at the Coconino County Recorder on March 1, 2010, as instrument No. 3554811, said point being S 89°42'33" W along the section line 1450.48 feet (said Section line being the Basis of Bearing between the East Quarter and West Quarter of said Section 6), to the East line of said Gemella Cerchio Subdivision and S 0°18'06" E along said line 700.69 feet, and S 89°43'23" W along the South line of said subdivision 561.22 feet, from the East 1/4 corner of said Section 6 and running;

thence North 89°50'40" East 148.71 feet along the southerly line of said Gemella Cerchio Subdivision;

thence North 89°31'30" East 91.23 feet;

thence South 00°19'10" East 169.17 feet;

thence North 63°53'58" East 362.45 feet;

thence North 65°18'08" East 30.01 feet;

thence North 26°06'02" West 5.58 feet;

thence North 00°18'06" West 530.74 feet;

thence South 89°43'23" West 30.00 feet to the easterly line of said Gemella Cerchio Subdivision;

thence North 00°18'06" West 50.00 feet along said easterly line;

thence North 87°00'43" East 99.90 feet;

thence North 89°41'51" East 259.01 feet;

thence South 00°18'06" East 44.00 feet;

thence South 89°41'54" West 79.01 feet;

thence South 00°18'06" East 403.41 feet;

thence South 26°06'02" East 135.39 feet;

thence North 63°53'56" East 45.00 feet;

thence South 26°06'02" East 150.00 feet to the Northerly Right-of-Way line of Arizona Highway 98, as shown on ADOT project S-559-701, dated October 18, 1995;

thence South 63°53'58" West 968.00 feet along said Northerly Right-of-Way line to the southeast corner of Colt Springs Phase 2 Amended, recorded at the Coconino County Recorder on January 15, 2025, as instrument No. 4010063;

thence northerly the following (2) courses along the easterly line of said Colt Springs Phase 2 Amended;

thence North 26°06'02" West 308.40 feet;

thence North 00°18'06" West 237.09 feet (236.78 feet Record) to the Point of Beginning.

Containing 442,847 square feet or 10.17 acres.



April 15, 2026

Exhibit "A"

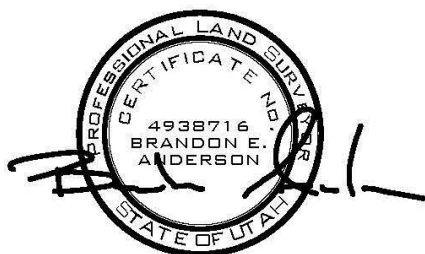
Colt Springs Phase 3 Subdivision

A parcel of land located in Section 6, Township 40 North, Range 9 East, Gila and Salt River Base and Meridian, Coconino County Arizona, being more particularly described as follows:

Beginning at a point being South 89°43'03" West 1,420.10 feet along the center section line and South 112.62 feet from the East Quarter Corner of Section 6, Township 40 North, Range 9 East, Gila and Salt River Base and Meridian, and running;

thence North 00°18'06" West 915.83 feet;
thence North 89°43'33" East 746.20 feet;
thence South 00°16'46" East 244.56 feet;
thence North 89°43'14" East 493.89 feet;
thence South 00°18'06" East 230.94 feet;
thence South 00°18'06" East 230.74 feet;
thence South 00°25'55" East 249.75 feet;
thence South 89°41'54" West 819.57 feet;
thence South 89°41'54" West 92.00 feet;
thence North 00°17'32" West 44.00 feet;
thence South 89°41'51" West 259.01 feet;
thence South 87°00'43" West 70.08 feet to the Point of Beginning.

Containing 1,050,691 square feet or 24.12 acres.



April 15, 2026