



MEMBERS OF THE PUBLIC MAY ATTEND VIA ZOOM BY CLICKING ON THE FOLLOWING LINK:

<https://us06web.zoom.us/j/81904797202?pwd=yt2diEZabcQRzvp5TEggJOIz0gaocU.1>

OR BY CALLING 1-669-900-6833 (OR 1-346-248-7799) AND ENTERING MEETING ID NUMBER 819 0479 7202 FOLLOWED BY PASSCODE 740197.

MEMBERS OF THE PUBLIC CAN ALSO LISTEN TO THE MEETING BY LOGGING ONTO THE CITY'S WEBSITE USING THIS LINK: http://www.winslowaz.gov/government/agendas_and_minutes/index.php

AMENDMENT NO. 1

AGENDA NOTICE OF REGULAR MEETING OF THE WINSLOW CITY COUNCIL JULY 22, 2025 – 6:30 P.M. ~ DOORS OPEN AT 6:00 P.M.

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the City Council of the City of Winslow, Arizona and to the general public that the Winslow City Council will hold a regular meeting on Tuesday, July 22, 2025 at 6:30 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona. Members of the City Council will attend either in person or via Zoom. The public may be asked to temporarily relocate if an executive session occurs and will be invited back in when the City Council returns from executive session.

- 1. PLEDGE OF ALLEGIANCE**
- 2. INVOCATION/MOMENT OF SILENCE** *The Invocation may be offered by a person of any religion, faith, belief or non-belief, as well as by councilmembers or staff. Interested persons should contact the Clerk for further information.*
- 3. ROLL CALL - EXCUSE ABSENT MEMBERS**
- 4. CALL TO THE PUBLIC (see description and limitations section below)**
Those wishing to address the City Council need not request permission in advance. Public comments are limited to matters within the legal authority and jurisdiction of the City. Speakers shall state their name before speaking, and comments shall be limited to three minutes. Citizens are expected to address the Council with civility rather than personal attacks upon the Mayor & Council, staff, personnel or other persons in attendance or absent. The City Council may not address or discuss the comment other than to 1) direct the matter to staff for follow up; 2) place the matter on a future agenda for discussion; or 3) respond to criticism at the end of Call to the Public.
- 5. MAYOR AND COUNCILMEMBERS REPORTS**
 - A. Current Events and Announcements
 - B. Future Agenda Items

6. SCHEDULED PRESENTATIONS AND PROCLAMATIONS

- A. Presentation from APS Regarding Winslow Economic Development Power Generation
- B. Quarterly Report from Navajo County Supervisor Fern Benally
- C. Quarterly Court Report Which May Include Justice Court and Municipal Court Case Filings by Category
- D. Quarterly Chamber Report Which May Include Visitor Center Statistics, Bed Tax Financial Information and Past/Future Event Update

7. STATUS REPORTS

- A. Verbal Status Report on Current City Activities by City Manager Which May Include Project Updates
- B. Monthly Financial Report by Finance Director Which May Include Balances, Expenditures and Revenues in All Funds
- C. Quarterly Report from Librarian Which May Include Information Regarding Statistical Information, Past Events and Announcements for Upcoming Events
- D. Quarterly Report from Farmers Market Manager Which May Include Upcoming Schedule

8. CONSENT CALENDAR – The following items on the Consent Calendar will be acted on by one vote unless members of the Council, staff request the item to be discussed and/or removed from the Consent Calendar for separate action.

- A. Discussion and/or Action to Approve the Check Register (Daniel Hendrix)
- B. Discussion and/or Action to Approve Minutes of the City Council Regular Meeting of July 8, 2025 (Suzy Wetzel)
- C. Discussion and/or Action to Approve Liquor License Application for Cajian Located at 122 East Second Street (Suzy Wetzel)
- D. Discussion and/or Action to Approve Fifth Amendment to Purchase and Sale Agreement between City and Atlas Global Development Group, LLC to Extend the Close of Escrow from July 31, 2025 to August 31, 2025 (David Coolidge/Trish Stuhan)**

9. COUNCIL CONSIDERATION AND POSSIBLE ACTION

- A. Discussion and/or Action Regarding Arizona Alpine Trail Request for Financial Assistance
- B. Discussion and/or Action Regarding Sponsorship Request from Alice's Place for Their Fourth Annual Mystery Benefit Fundraiser
- C. Discussion and/or Action to Approve Ordinance No. 1437 Authorizing the Sale of Certain Real Property Identified as Navajo County APN 103-36-044 Located at 321 Jefferson Street, Winslow, Arizona (David Coolidge)

- D. Discussion and/or Action Regarding Approval and Adoption of Ordinance No. 1436 – Property Tax Levy and Declaring an Emergency (Daniel Hendrix)

10. ADJOURNMENT

The City Council reserves the right to move into executive session for legal advice under authority of A.R.S. 38-431.03(A)(3) on any of the above agenda items. A copy of the agenda background materials already made available to the City Council is available at City Hall, 102 East Third Street, Winslow, Arizona between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday and at the Winslow Public Library, 617 West Second Street, Winslow, Arizona during regular library hours.

Pursuant to the Americans with Disabilities Act (ADA) the City Council endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 TDD # 928-289-4784 at least 48 hours prior to the meeting so that an accommodation can be arranged. Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child.

Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

WINSLOW JUSTICE AND MUNICIPAL COURT CASE FILINGS

2025

TOTAL NUMBER CASES FILED APRIL 2025 THROUGH JUNE 2025

<u>JUSTICE COURT</u>		<u>MUNICIPAL COURT</u>	
CIVIL TRAFFIC	842	CIVIL TRAFFIC	91
CRIMINAL PETTY OFFENSE	0	LOCAL ORDINANCE	0
CRIMINAL TRAFFIC (23-DUI)	135	CRIMINAL TRAFFIC	4
CRIMINAL MISDEMEANOR (65 - PROPERTY CRIMES, 27 - PERSON, 118 - OTHER)	210	CRIMINAL MISDEMEANOR	15
CRIMINAL FELONY	0	PARKING VIOLATIONS	17
INITIAL APPEARANCE	120	INITIAL APPEARANCE	7
SMALL CLAIMS	4	SEARCH WARRANTS	1
CIVIL LAWSUITS	54		
EVICITION ACTIONS	3		
ORDER PROTECTION/HARRASMENT	39		
SEARCH WARRANTS	5		

WINSLOW JUSTICE AND MUNICIPAL COURT CASE FILINGS

2025

TOTAL NUMBER CASES FILED JANUARY 2025 THROUGH MARCH 2025

<u>JUSTICE COURT</u>		<u>MUNICIPAL COURT</u>	
CIVIL TRAFFIC	950	CIVIL TRAFFIC	111
CRIMINAL PETTY OFFENSE	0	LOCAL ORDINANCE	0
CRIMINAL TRAFFIC (15-DUI)	115	CRIMINAL TRAFFIC	4
CRIMINAL MISDEMEANOR (50- PROPERTY CRIMES, 1- PERSON, 125-OTHER)	181	CRIMINAL MISDEMEANOR	15
CRIMINAL FELONY	0	PARKING VIOLATIONS	10
INITIAL APPEARANCE	86	INITIAL APPEARANCE	2
SMALL CLAIMS	3		
CIVIL LAWSUITS	47		
EVICITION ACTIONS	7		
ORDER PROTECTION/HARRASMENT	21		
SEARCH WARRANTS	0		

Mayor
Roberta W. Cano

(928) 289-2422



Discover Winslow-A City in Motion

Council Members

Samantha Crisp
Peter Cake
Jim MacLean
Darcey McKee
Melcor Salazar
Daniel T. Tafoya

TO: Mayor and City Council
FROM: City Finance Director
DATE: 30 June, 2025
RE: Financial Report-Through 30 June, 2025

Honorable Mayor and City Council members: The finances for the City of Winslow, Arizona for the month of June, 2025 are as follows: June 30 marks the end of our fiscal year.

CITYWIDE:

Citywide revenues for the month of June, 2025 were \$ 2,402,245, bringing the City's total fiscal year revenues to \$25,982,993. Citywide expenditures for the month of June, 2025 were \$2,670,769, bringing the City's total fiscal year-to-date expenditures to \$27,043,138.

GENERAL FUND:

General Fund revenues for the month totaled \$ 1,333,018 bringing the total to \$ 12,868,713 or 116% of budgeted revenues. General Fund expenditures for the month totaled \$ 1,265,887 bringing the total to \$ 12,013,171 or 107% of budgeted expenditures.

HURF

HURF revenues for the month totaled \$129,718, bringing the total to \$1,505,843, or 99% of budgeted revenues. HURF expenditures for the month totaled \$118,865, bringing the total to \$1,413,607 or 92% of budgeted expenditures.

ENTERPRISE FUNDS

WATER

Water revenues for the month totaled \$235,210, bringing the total to \$2,471,057, or 41% of budgeted revenues. Water expenditures for the month were \$159,747, bringing the total to \$2,299,245 or 36% of budget expenditures.

SANITATION

Sanitation revenues for the month totaled \$90,995, bringing the total to \$1,137,253 or 97% of budget revenues. Sanitation expenditures for the month totaled \$153,681 bringing the total to \$1,170,422, or 98% of budgeted expenditures.

City Hall ~ 102 East Third Street ~ Winslow, Arizona 86047 ~ (928) 289-2422
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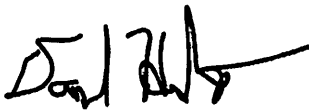
WASTEWATER

Wastewater revenues for the month totaled \$209,861 bringing the total to \$2,558,785, or 85% of budgeted revenues. Wastewater expenditures for the month totaled \$194,924, bringing the total to \$2,531,321, or 79% of budgeted expenditures.

Overall, expenditures are well under budget for fiscal Year 2025. This is mainly due to some projects being deferred to fiscal year 2026, such as the new water tank project, which was waiting for funding through a Federal grant. General Fund was just over budget on total expenditures.

In the Enterprise Funds, the airport operated at a surplus this year, mainly due to reimbursements from Grants for expenditures in the previous fiscal year. Water and wastewater had revenues exceeding expenditures, but were pretty close to breaking even, which is about where we want them to be. Sanitation had a small deficit, but is improved from prior years.

Income and expenditures are within expected variances for all funds.

A handwritten signature in black ink, appearing to read 'Dan Hendrix', with a stylized flourish at the end.

Daniel Hendrix
Finance Director

CITY OF WINSLOW
Operational Budget Report
01 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Month	Current YTD	Annual Budget	Unearned/ Unexpended	% Earned/ Used
Change In Net Position						
Revenue:						
Taxes	5,100,203.58	839,025.28	5,332,322.71	5,039,180.00	(293,142.71)	105.82%
Licenses and permits	83,931.33	8,907.39	135,796.71	139,400.00	3,603.29	97.42%
Intergovernmental revenue	4,418,556.10	311,774.62	3,837,867.95	3,871,011.00	33,143.05	99.14%
Charges for services	352,968.20	61,308.80	666,602.14	369,800.00	(296,802.14)	180.26%
Fines and forfeitures	33,574.56	2,383.71	22,810.55	80,000.00	57,189.45	28.51%
Interest	451,615.96	15,965.78	196,774.10	325,000.00	128,225.90	60.55%
Miscellaneous revenue	49,200.07	14,756.19	95,276.24	282,500.00	187,223.76	33.73%
Contributions and transfers	1,082,511.42	78,896.00	2,581,262.71	950,000.00	(1,631,262.71)	271.71%
Total Revenue:	11,572,561.22	1,333,017.77	12,868,713.11	11,056,891.00	(1,811,822.11)	116.39%
Expenditures:						
General government						
Mayor and Council	156,196.58	9,952.26	162,972.34	148,460.00	(14,512.34)	109.78%
Court	131,047.24	1,994.18	132,958.60	131,080.00	(1,878.60)	101.43%
City Manager's Office	332,870.89	40,201.61	358,880.36	301,680.00	(57,200.36)	118.96%
City Clerk	147,958.05	16,510.48	167,045.86	174,470.00	7,424.14	95.74%
Attorney	173,982.25	14,811.00	177,003.00	175,500.00	(1,503.00)	100.86%
Finance	391,136.40	58,204.23	429,319.40	336,320.00	(92,999.40)	127.65%
Administrative Services	242,307.42	20,663.14	220,897.00	202,430.00	(18,467.00)	109.12%
Facilities	334,133.74	35,386.80	304,249.18	342,700.00	38,450.82	88.78%
Non-Departmental	1,029,984.92	119,630.95	1,061,482.66	850,800.00	(210,682.66)	124.76%
Total General government	2,939,617.49	317,354.65	3,014,808.40	2,663,440.00	(351,368.40)	113.19%
Public safety						
Police						
Civilian	1,035,569.27	109,896.99	1,020,642.88	1,122,860.00	102,217.12	90.90%
Sworn Officers	3,986,129.27	370,749.56	3,818,789.21	3,622,480.00	(196,309.21)	105.42%
Code Enforcement	117,087.27	6,019.10	113,719.41	130,120.00	16,400.59	87.40%
Animal Control	300,859.16	33,514.48	355,075.57	346,280.00	(8,795.57)	102.54%
207	6,769.99	0.00	276.40	0.00	(276.40)	0.00%
Total Police	5,446,414.96	520,180.13	5,308,503.47	5,221,740.00	(86,763.47)	101.66%
Fire	1,376,010.58	158,576.14	1,662,297.28	1,162,180.00	(500,117.28)	143.03%
Total Public safety	6,822,425.54	678,756.27	6,970,800.75	6,383,920.00	(586,880.75)	109.19%
Parks, recreation, and public property						
Library	310,550.30	37,859.30	344,156.96	335,030.00	(9,126.96)	102.72%
Recreation						
Recreation	124,568.76	14,010.66	130,250.15	129,600.00	(650.15)	100.50%
Pools/Aquatics	244,759.34	45,926.08	193,704.62	183,770.00	(9,934.62)	105.41%
Swim Lessons	1,771.10	1,231.19	1,285.99	8,530.00	7,244.01	15.08%
Swim Team	5,643.35	447.04	1,641.73	5,430.00	3,788.27	30.23%
Water Aerobics	462.72	409.33	3,308.04	650.00	(2,658.04)	508.93%
Men's Basketball	165.90	0.00	1,925.25	9,480.00	7,554.75	20.31%
Co-ed Softball	19,496.21	6,720.02	28,534.21	15,660.00	(12,874.21)	182.21%
Co-ed Volleyball	22,846.23	982.01	14,033.73	9,810.00	(4,223.73)	143.06%
Youth Basketball	4,980.48	0.00	6,048.26	21,770.00	15,721.74	27.78%
Zumba Class	0.00	(88.00)	1,862.00	0.00	(1,862.00)	0.00%
Total Recreation	424,694.09	69,638.33	382,593.98	384,700.00	2,106.02	99.45%
Parks	606,578.52	77,805.49	710,288.50	653,160.00	(57,128.50)	108.75%
Total Parks, recreation, and public prop	1,341,822.91	185,303.12	1,437,039.44	1,372,890.00	(64,149.44)	104.67%
Community and economic development						
Community Development	375,447.72	35,593.51	318,524.34	418,910.00	100,385.66	76.04%
Economic Development	202,109.72	48,879.72	271,998.54	348,440.00	76,441.46	78.06%
Total Community and economic develo	577,557.44	84,473.23	590,522.88	767,350.00	176,827.12	76.96%
Total Expenditures:	11,681,423.38	1,265,887.27	12,013,171.47	11,187,600.00	(825,571.47)	107.38%
Total Change In Net Position	(108,862.16)	67,130.50	855,541.64	(130,709.00)	(986,250.64)	-654.54%

CITY OF WINSLOW
Operational Budget Report
02 Airport Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Month	Current YTD	Annual Budget	Unearned/ Unexpended	% Earned/ Used
Income or Expense						
Income From Operations:						
Operating income	333,801.81	3,200.00	761,294.63	2,266,035.00	1,504,740.37	33.60%
Operating expense	678,089.64	5,217.00	257,904.68	2,260,600.00	2,002,695.32	11.41%
Total Income From Operations:	(344,287.83)	(2,017.00)	503,389.95	5,435.00	(497,954.95)	9,262.00%
Total Income or Expense	(344,287.83)	(2,017.00)	503,389.95	5,435.00	(497,954.95)	9,262.00%

CITY OF WINSLOW
Operational Budget Report
03 Water Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	<u>Prior YTD</u>	<u>Current Month</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Unearned/Unexpended</u>	<u>% Earned/Used</u>
Income or Expense						
Income From Operations:						
Operating income	3,478,255.58	235,327.79	2,471,174.67	5,962,170.00	3,490,995.33	41.45%
Operating expense	2,569,543.32	159,746.51	2,299,245.15	6,366,625.00	4,067,379.85	36.11%
Total Income From Operations:	<u>908,712.26</u>	<u>75,581.28</u>	<u>171,929.52</u>	<u>(404,455.00)</u>	<u>(576,384.52)</u>	<u>-42.51%</u>
Total Income or Expense	<u>908,712.26</u>	<u>75,581.28</u>	<u>171,929.52</u>	<u>(404,455.00)</u>	<u>(576,384.52)</u>	<u>-42.51%</u>

CITY OF WINSLOW
Operational Budget Report
04 Sanitation Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Month	Current YTD	Annual Budget	Unearned/ Unexpended	% Earned/ Used
Income or Expense						
Income From Operations:						
Operating income	1,119,783.36	90,995.36	1,137,252.75	1,170,000.00	32,747.25	97.20%
Operating expense	1,180,880.71	153,680.84	1,170,421.84	1,190,005.00	19,583.16	98.35%
Total Income From Operations:	(61,097.35)	(62,685.48)	(33,169.09)	(20,005.00)	13,164.09	165.80%
Total Income or Expense	(61,097.35)	(62,685.48)	(33,169.09)	(20,005.00)	13,164.09	165.80%

CITY OF WINSLOW
Operational Budget Report
05 Wastewater Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Month	Current YTD	Annual Budget	Unearned/ Unexpended	% Earned/ Used
Income or Expense						
Income From Operations:						
Operating income	2,239,241.82	209,860.80	2,558,785.14	3,020,621.00	461,835.86	84.71%
Operating expense	3,013,118.94	194,923.57	2,531,321.21	3,192,503.00	661,181.79	79.29%
Total Income From Operations:	(773,877.12)	14,937.23	27,463.93	(171,882.00)	(199,345.93)	-15.98%
Total Income or Expense	(773,877.12)	14,937.23	27,463.93	(171,882.00)	(199,345.93)	-15.98%

CITY OF WINSLOW
Operational Budget Report
07 Highway User Rev Fund (HURF) - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Month	Current YTD	Annual Budget	Unearned/Unexpended	% Earned/Used
Change In Net Position						
Revenue:						
Intergovernmental revenue	1,612,633.18	129,426.25	1,502,664.07	1,517,847.00	15,182.93	99.00%
Interest	4,101.07	291.54	3,178.76	4,200.00	1,021.24	75.68%
Miscellaneous revenue	400.00	0.00	0.00	0.00	0.00	0.00%
Contributions and transfers	600,000.00	0.00	0.00	0.00	0.00	0.00%
Total Revenue:	2,217,134.25	129,717.79	1,505,842.83	1,522,047.00	16,204.17	98.94%
Expenditures:						
Highways and public improvements						
Highways	2,019,895.27	118,864.76	1,413,607.09	1,534,853.00	121,245.91	92.10%
Total Highways and public improvemen	2,019,895.27	118,864.76	1,413,607.09	1,534,853.00	121,245.91	92.10%
Total Expenditures:	2,019,895.27	118,864.76	1,413,607.09	1,534,853.00	121,245.91	92.10%
Total Change In Net Position	197,238.98	10,853.03	92,235.74	(12,806.00)	(105,041.74)	-720.25%

CITY OF WINSLOW
Operational Budget Report
13 Capital Projects Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	<u>Prior YTD</u>	<u>Current Month</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Unearned/Unexpended</u>	<u>% Earned/Used</u>
Change In Net Position						
Revenue:						
Taxes	2,912,063.32	275,556.33	3,042,887.96	2,920,000.00	(122,887.96)	104.21%
Interest	8,242.66	229.75	2,787.50	5,000.00	2,212.50	55.75%
Miscellaneous revenue	0.00	0.00	0.00	358,047.00	358,047.00	0.00%
Total Revenue:	<u>2,920,305.98</u>	<u>275,786.08</u>	<u>3,045,675.46</u>	<u>3,283,047.00</u>	<u>237,371.54</u>	<u>92.77%</u>
Expenditures:						
Capital Projects	3,805,661.95	619,249.59	3,225,233.14	5,461,349.00	2,236,115.86	59.06%
Total Expenditures:	<u>3,805,661.95</u>	<u>619,249.59</u>	<u>3,225,233.14</u>	<u>5,461,349.00</u>	<u>2,236,115.86</u>	<u>59.06%</u>
Total Change In Net Position	<u>(885,355.97)</u>	<u>(343,463.51)</u>	<u>(179,557.68)</u>	<u>(2,178,302.00)</u>	<u>(1,998,744.32)</u>	<u>8.24%</u>

CITY OF WINSLOW
Operational Budget Report
21 Grants Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	Prior YTD	Current Month	Current YTD	Annual Budget	Unearned/ Unexpended	% Earned/ Used
Change In Net Position						
Revenue:						
Intergovernmental revenue	2,250,367.42	69,781.79	602,915.60	594,700.00	(8,215.60)	101.38%
Miscellaneous revenue	268,775.01	10,757.22	39,651.05	15,000.00	(24,651.05)	264.34%
Contributions and transfers	668,800.00	0.00	0.00	141,000.00	141,000.00	0.00%
Total Revenue:	3,187,942.43	80,539.01	642,566.65	750,700.00	108,133.35	85.60%
Expenditures:						
Parks, recreation, and public property						
Library	5,000.00	0.00	0.00	0.00	0.00	0.00%
Total Parks, recreation, and public prop	5,000.00	0.00	0.00	0.00	0.00	0.00%
Community and economic development						
Economic Development	104,059.04	17,335.80	173,801.47	120,278.00	(53,523.47)	144.50%
Total Community and economic develo	104,059.04	17,335.80	173,801.47	120,278.00	(53,523.47)	144.50%
COVID-19 Grant	0.00	(705.51)	(705.51)	0.00	705.51	0.00%
Transit Grant	168,745.29	19,713.34	196,717.42	184,172.00	(12,545.42)	106.81%
Police Grants						
Vehicle Impound	359.00	0.00	8,340.90	39,000.00	30,659.10	21.39%
MCAT	112,504.58	15,666.61	138,088.15	128,606.00	(9,482.15)	107.37%
Other	0.00	0.00	43,853.62	108,480.00	64,626.38	40.43%
GOHS DUI	0.00	0.00	0.00	24,600.00	24,600.00	0.00%
GOHS STEP	0.00	0.00	0.00	14,761.00	14,761.00	0.00%
SRO	96,963.56	17,017.04	135,888.50	0.00	(135,888.50)	0.00%
DOJ COPS	78,990.53	0.00	0.00	0.00	0.00	0.00%
Total Police Grants	288,817.67	32,683.65	326,171.17	315,447.00	(10,724.17)	103.40%
American Rescue Plan	1,961,521.02	0.00	2,079,095.62	2,550,000.00	470,904.38	81.53%
Total Expenditures:	2,528,143.02	69,027.28	2,775,080.17	3,169,897.00	394,816.83	87.54%
Total Change In Net Position	659,799.41	11,511.73	(2,132,513.52)	(2,419,197.00)	(286,683.48)	88.15%

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AFLAC	110170	501194	07/03/2025	07/03/2025	1,085.68	HR/EMP DED 07/25/25	0107073 - Payroll - Elective Benefits	
					\$1,065.68			
AGUILAR, ALICIA	110171	052223	06/30/2025	07/03/2025	50.00	GSH DEPOSIT REFUND 05/19/23	0107040 - Deposits	
					\$50.00			
AMERICAN WATER WORKS ASSO	110172	SO239962	06/30/2025	07/03/2025	431.00	ANNUAL MEMBERSHIP 09/01/25 - 08/31/26	03922.001.25.2152 - membership/dues	
					\$431.00			
ANGELINO, KASSONDRA	110238	RFD 1001899.07	07/01/2025	07/17/2025	41.57	Deposit Refund: 1001899 - ANGELINO, KASSOND	0307040 - Utility Customer Deposits	
					\$41.57			
ARIZONA CORRECTIONAL INDUS	110173	531612	06/30/2025	07/03/2025	43.02	BUSINESS CARDS - ROMAN BACA	03922.001.50.3299 - other supplies	
					\$43.02			
ARIZONA STATE RETIREMENT SY	ACH	PR062925-221	07/03/2025	07/03/2025	46.48	Arizona State Retirement Misc	0107065 - Payroll - AZ State Retiremen	
ARIZONA STATE RETIREMENT SY	ACH	PR062925-221	07/03/2025	07/03/2025	573.00	Arizona State Retirement LTD	0107065 - Payroll - AZ State Retiremen	
ARIZONA STATE RETIREMENT SY	ACH	PR062925-221	07/03/2025	07/03/2025	2,453.86	Arizona State Retirement OT	0107065 - Payroll - AZ State Retiremen	
ARIZONA STATE RETIREMENT SY	ACH	PR062925-221	07/03/2025	07/03/2025	43,793.52	Arizona State Retirement	0107065 - Payroll - AZ State Retiremen	
ARIZONA STATE RETIREMENT SY	ACH	PR071325-221	07/17/2025	07/17/2025	45.74	Arizona State Retirement Misc	0107065 - Payroll - AZ State Retiremen	
ARIZONA STATE RETIREMENT SY	ACH	PR071325-221	07/17/2025	07/17/2025	506.52	Arizona State Retirement LTD	0107065 - Payroll - AZ State Retiremen	
ARIZONA STATE RETIREMENT SY	ACH	PR071325-221	07/17/2025	07/17/2025	1,762.86	Arizona State Retirement OT	0107065 - Payroll - AZ State Retiremen	
ARIZONA STATE RETIREMENT SY	ACH	PR071325-221	07/17/2025	07/17/2025	41,103.76	Arizona State Retirement	0107065 - Payroll - AZ State Retiremen	
					\$90,285.74			
					\$90,285.74			
AT&T MOBILITY	110239	DNZ062025	07/17/2025	07/17/2025	805.63	CITY OF WINSLOW- FNE1 ACCOUNT	01888.044.21.2060 - Phone/Internet	
					\$805.63			
ATTAKAI, STEPHANIE	110205	070725	07/10/2025	07/10/2025	50.00	GSH DEPOSIT REFUND 07/05/25	0107040 - Deposits	
					\$50.00			
ATTAKAI, WILLFORD	110206	070125	07/10/2025	07/10/2025	50.00	GSH DEPOSIT REFUND 07/01/25	0107040 - Deposits	
					\$50.00			
AZ Department of Environmental Qu	110174	0000360543X-25	06/30/2025	07/03/2025	4,000.00	ADEQ VOLUNTARY REMEDIATION PROGRAM D	07871.055.20.2039 - other prof.service	
AZ Department of Environmental Qu	110207	0000429966X	07/10/2025	07/10/2025	2,790.00	WWTP WATER QUALITY - 06/30/25	05929.001.29.2907 - adeq fees	
					\$6,790.00			
AZ DEPARTMENT OF REVENUE	ACH	PR062925-5765	07/03/2025	07/03/2025	7,052.94	State Income Tax	0107061 - Payroll - State Withholding	
AZ DEPARTMENT OF REVENUE	ACH	PR062925-5765	07/03/2025	07/07/2025	4.75	State Income Tax	0107061 - Payroll - State Withholding	
AZ DEPARTMENT OF REVENUE	ACH	PR071325-5765	07/17/2025	07/17/2025	6,965.81	State Income Tax	0107061 - Payroll - State Withholding	
					\$14,023.50			
AZ DEPT. OF ECONOMIC SECURI	ACH	PR062925-21	07/03/2025	07/03/2025	504.34	Child Support AZ1	0107025 - Payable - ChildSupport/Gam	
AZ DEPT. OF ECONOMIC SECURI	ACH	PR071325-21	07/17/2025	07/17/2025	504.34	Child Support AZ1	0107025 - Payable - ChildSupport/Gam	
					\$1,008.68			
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	11.77	WC 1st Quarter	01803.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	17.70	WC 1st Quarter	01820.304.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	24.65	WC 1st Quarter	01801.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	37.10	WC 1st Quarter	01820.302.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	43.02	WC 1st Quarter	21836.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	59.24	WC 1st Quarter	01836.081.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	63.63	WC 1st Quarter	01806.001.02.1105 - workers comp	

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AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	87.63	WC 1st Quarter	01811.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	113.30	WC 1st Quarter	01810.020.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	133.85	WC 1st Quarter	01804.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	143.15	WC 1st Quarter	01819.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	273.45	WC 1st Quarter	01820.303.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	518.12	WC 1st Quarter	21835.401.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	629.64	WC 1st Quarter	01820.036.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	739.88	WC 1st Quarter	12940.065.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	745.17	WC 1st Quarter	01835.060.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	798.13	WC 1st Quarter	04921.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	864.59	WC 1st Quarter	08818.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	1,072.34	WC 1st Quarter	01850.125.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	1,153.53	WC 1st Quarter	01830.022.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	1,649.76	WC 1st Quarter	01820.040.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	1,752.59	WC 1st Quarter	01850.063.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	2,691.13	WC 1st Quarter	01825.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	2,869.81	WC 1st Quarter	03922.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	3,138.99	WC 1st Quarter	05929.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	3,296.40	WC 1st Quarter	01850.001.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	9,774.67	WC 1st Quarter	07871.055.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	12,309.99	WC 1st Quarter	01860.015.02.1105 - workers comp	
AZ MUNICIPAL RISK RETENTION	ACH	QTR 2	07/09/2025	07/09/2025	24,247.20	WC 1st Quarter	01850.034.02.1105 - workers comp	
					<u>\$69,260.43</u>			
					\$69,260.43			
AZ STATE PRISON-WINSLOW	110240	W015655250704	07/17/2025	07/17/2025	94.50	ASPC-WINSLOW INMATE LABOR 06/14/25 - 06/30	01825.001.20.2040 - non-professional	
					<u>\$94.50</u>			
AZ STATE TREASURER	110241	JUNE-25	07/17/2025	07/17/2025	5,292.24	COURT FEES - JUN.25	0107011 - Court Fees and Fines Payab	
					<u>\$5,292.24</u>			
BELL RECYCLERS	110175	7707	06/30/2025	07/03/2025	43.72	CYLINDER RENTAL 03/12/15	01830.022.50.3299 - other supplies	
BELL RECYCLERS	110175	7769	06/30/2025	07/03/2025	45.96	TANK RENTAL - JAN - JUN 2025	01830.022.20.2039 - other prof.service	
					<u>\$89.68</u>			
					\$89.68			
BLACKGOAT, LIZ	110176	198416	07/03/2025	07/03/2025	40.00	BCBS VOUCHERS	21836.001.50.3299 - Operating Supplie	
					<u>\$40.00</u>			
BMO BANK	110242	071525	07/17/2025	07/17/2025	10,317.46	FIRE LADDER TRUCK ANNUAL PAYMENT	13001.001.26.2211 - Capital Lease Pur	
BMO BANK	110242	071525	07/17/2025	07/17/2025	99,761.75	FIRE LADDER TRUCK ANNUAL PAYMENT	13001.001.26.2210 - Capital Lease Pur	
					<u>\$110,079.21</u>			
					\$110,079.21			
BROWN & BROWN LAW OFFICES	110243	ADJ-LCR-4184	07/17/2025	07/17/2025	85,098.93	LEGAL SERVICES 05/01/25 - 05/31/25	03922.001.20.2039 - other prof service	
BROWN & BROWN LAW OFFICES	110243	WINSLOW-4150	07/17/2025	07/17/2025	2,207.50	LEGAL SERVICES 03/13/25 - 03/28/25	03922.001.20.2039 - other prof service	
					<u>\$87,306.43</u>			
					\$87,306.43			
CALDWELL, FRANKLIN	110177	REFUND: 100168	06/30/2025	07/03/2025	6.42	REFUND: 1001688	0307040 - Utility Customer Deposits	
					<u>\$6.42</u>			
CALIFORNIA STATE	ACH	PR062925-5766	07/03/2025	07/03/2025	893.26	Child Support CA1	0107025 - Payable - ChildSupport/Gam	
CALIFORNIA STATE	ACH	PR071325-5766	07/17/2025	07/17/2025	882.36	Child Support CA1	0107025 - Payable - ChildSupport/Gam	
					<u>\$1,775.62</u>			
					\$1,775.62			

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CENTURYLINK	110178	334087927-06.22	06/30/2025	07/03/2025	101.60	T1 MPLS CIRCUIT 06/22/25 - 07/	01850.034.23.2082 - Annual Support/W	
					\$101.60			
CINTAS	110179	4233856910	06/30/2025	07/03/2025	26.67	UNIFORMS - 06/16/25	04921.001.50.3084 - uniforms & related	
CINTAS	110179	4233856910	06/30/2025	07/03/2025	59.83	UNIFORMS - 06/16/25	12940.065.50.3084 - uniforms/related it	
CINTAS	110179	4233856910	06/30/2025	07/03/2025	101.14	UNIFORMS - 06/16/25	03922.001.50.3084 - uniforms & related	
CINTAS	110179	4233856910	06/30/2025	07/03/2025	106.85	UNIFORMS - 06/16/25	05929.001.50.3084 - uniforms & related	
CINTAS	110179	4233857158	06/30/2025	07/03/2025	9.10	UNIFORMS - 06/16/25	01825.001.20.2039 - other prof. service	
CINTAS	110179	4233857158	06/30/2025	07/03/2025	38.08	UNIFORMS - 06/16/25	07871.018.50.3084 - uniforms/related it	
CINTAS	110179	4233857158	06/30/2025	07/03/2025	53.33	UNIFORMS - 06/16/25	01830.022.50.3084 - uniforms & related	
CINTAS	110179	4233857158	06/30/2025	07/03/2025	68.40	UNIFORMS - 06/16/25	01830.022.20.2039 - other prof.service	
CINTAS	110179	4233857158	06/30/2025	07/03/2025	109.63	UNIFORMS - 06/16/25	01825.001.50.3084 - uniforms & related	
CINTAS	110179	4233857158	06/30/2025	07/03/2025	110.03	UNIFORMS - 06/16/25	07871.055.50.3084 - uniforms/related it	
CINTAS	110179	4234597775	06/30/2025	07/03/2025	26.67	UNIFORMS - 06/23/25	04921.001.50.3084 - uniforms & related	
CINTAS	110179	4234597775	06/30/2025	07/03/2025	59.73	UNIFORMS - 06/23/25	12940.065.50.3084 - uniforms/related it	
CINTAS	110179	4234597775	06/30/2025	07/03/2025	101.14	UNIFORMS - 06/23/25	03922.001.50.3084 - uniforms & related	
CINTAS	110179	4234597775	06/30/2025	07/03/2025	106.85	UNIFORMS - 06/23/25	05929.001.50.3084 - uniforms & related	
CINTAS	110179	4234597876	06/30/2025	07/03/2025	9.10	UNIFORMS - 06/23/25	01825.001.20.2039 - other prof. service	
CINTAS	110179	4234597876	06/30/2025	07/03/2025	38.08	UNIFORMS - 06/23/25	07871.018.50.3084 - uniforms/related it	
CINTAS	110179	4234597876	06/30/2025	07/03/2025	53.33	UNIFORMS - 06/23/25	01830.022.50.3084 - uniforms & related	
CINTAS	110179	4234597876	06/30/2025	07/03/2025	68.40	UNIFORMS - 06/23/25	01830.022.20.2039 - other prof.service	
CINTAS	110179	4234597876	06/30/2025	07/03/2025	109.63	UNIFORMS - 06/23/25	01825.001.50.3084 - uniforms & related	
CINTAS	110179	4234597876	06/30/2025	07/03/2025	110.03	UNIFORMS - 06/23/25	07871.055.50.3084 - uniforms/related it	
					\$1,366.02			
CINTAS	110208	4235328833	07/10/2025	07/10/2025	26.05	UNIFORMS - 06/30/25	04921.001.50.3084 - uniforms & related	
CINTAS	110208	4235328833	07/10/2025	07/10/2025	59.12	UNIFORMS - 06/30/25	12940.065.50.3084 - uniforms/related it	
CINTAS	110208	4235328833	07/10/2025	07/10/2025	96.07	UNIFORMS - 06/30/25	03922.001.50.3084 - uniforms & related	
CINTAS	110208	4235328833	07/10/2025	07/10/2025	105.01	UNIFORMS - 06/30/25	05929.001.50.3084 - uniforms & related	
CINTAS	110208	4235328929	07/10/2025	07/10/2025	8.50	UNIFORMS - 06/30/25	01825.001.20.2039 - other prof. service	
CINTAS	110208	4235328929	07/10/2025	07/10/2025	38.08	UNIFORMS - 06/30/25	07871.018.50.3084 - uniforms/related it	
CINTAS	110208	4235328929	07/10/2025	07/10/2025	53.33	UNIFORMS - 06/30/25	01830.022.50.3084 - uniforms & related	
CINTAS	110208	4235328929	07/10/2025	07/10/2025	59.01	UNIFORMS - 06/30/25	01830.022.20.2039 - other prof.service	
CINTAS	110208	4235328929	07/10/2025	07/10/2025	109.63	UNIFORMS - 06/30/25	01825.001.50.3084 - uniforms & related	
CINTAS	110208	4235328929	07/10/2025	07/10/2025	110.03	UNIFORMS - 06/30/25	07871.055.50.3084 - uniforms/related it	
					\$664.83			
					\$2,030.85			
CITY OF WINSLOW	110180	5502008 07/02/25	07/03/2025	07/03/2025	600.00	UTILITY ASSISTANCE 07/02/25	2107306 - Utility Assistance ARPA Fun	
CITY OF WINSLOW	110180	5531005	07/03/2025	07/03/2025	558.55	UTILITY ASSISTANCE 07/02/25	2107306 - Utility Assistance ARPA Fun	
					\$1,158.55			
					\$1,158.55			
CULLUM, BRENT	110181	RFD 14224004.0	06/30/2025	07/03/2025	56.33	DEPOSIT REFUND 14224004	0307040 - Utility Customer Deposits	
					\$56.33			
CURLEY, TESSA	110182	042023	06/30/2025	07/03/2025	50.00	POOL PARTY DEPOSIT REFUND 04/08/23	0107040 - Deposits	
					\$50.00			
DAVIS, CALEB	110244	071225	07/17/2025	07/17/2025	205.00	TRAVEL REIMBURSEMENT 07/13/25 - 07/18/25	01850.034.25.2151 - travel/lodging/me	
					\$205.00			
DURAN, MICHAEL	110209	071025	07/10/2025	07/10/2025	186.00	TRAVEL REIMBURSEMENT 07/13/25 - 07/17/25	01860.001.25.2151 - travel/lodging/me	
					\$186.00			
FARRIS, ROBERTA	110183	05232024-2	07/03/2025	07/03/2025	100.00	HUBBLE DEPOSIT REFUND 05/23/24	0107040 - Deposits	
					\$100.00			

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FATY, JOE	110245	071525	07/17/2025	07/17/2025	50.00	GSH DEPOSIT REFUND 07/13/25	0107040 - Deposits	
					\$50.00			
FELMANN, ANNETTE	110246	071525	07/17/2025	07/17/2025	85.00	SWIMMING LESSON REFUND 07/14/25	01820.300.50.3299 - other supplies	
					\$85.00			
FIELDS, ROSE	110247	RFD 4206008.07	07/01/2025	07/17/2025	26.76	Deposit Refund: 4206008 - FIELDS, ROSE	0307040 - Utility Customer Deposits	
					\$26.76			
FIRST CAPITAL EQUIPMENT LEAS	EFT	0015542780	07/17/2025	07/17/2025	5,700.57	Loan100917152	13001.001.26.2211 - Capital Lease Pur	
FIRST CAPITAL EQUIPMENT LEAS	EFT	0015542780	07/17/2025	07/17/2025	110,368.59	Loan100917152	13001.001.26.2210 - Capital Lease Pur	
FIRST CAPITAL EQUIPMENT LEAS	EFT	0015542790	07/17/2025	07/17/2025	30,340.60	Loan 101084407	13001.001.26.2211 - Capital Lease Pur	
FIRST CAPITAL EQUIPMENT LEAS	EFT	0015542790	07/17/2025	07/17/2025	206,130.39	Loan 101084407	13001.001.26.2210 - Capital Lease Pur	
					\$352,540.15			
					\$352,540.15			
FORTICALL	110248	67127	07/17/2025	07/17/2025	685.29	VOICE SERVICES - 07/01/25 - 07/31/25	01888.044.21.2060 - Phone/Internet	
					\$685.29			
FOULKES, SAMANTHA	110210	070125	07/10/2025	07/10/2025	50.00	MCHOOD PARK DEPOSIT REFUND 06/28/25	0107040 - Deposits	
					\$50.00			
FRENCH, SHANNON	110249	071425	07/17/2025	07/17/2025	50.00	OUTDOOR POOLL DEPOSIT 07/13/25	0107040 - Deposits	
					\$50.00			
GARCIA, JAMIE	110184	060523	06/30/2025	07/03/2025	50.00	POOL PARTY DEPOSIT REFUND 06/03/23	0107040 - Deposits	
					\$50.00			
HALF, JOSH D	110211	609 06/30/25	06/30/2025	07/10/2025	13.00	COURT RESTITUTION 03/11/24	0107011 - Court Fees and Fines Payab	
					\$13.00			
HAWTHORNE, LINZY	110212	070725	07/10/2025	07/10/2025	50.00	POOL PARTY DEPOSIT REFUND 07/06/25	0107040 - Deposits	
					\$50.00			
HAYES, KRISTIAN	110213	070725	07/10/2025	07/10/2025	50.00	GSH DEPOSIT REFUND - 07/04/25	0107040 - Deposits	
					\$50.00			
HAYES, MARY	110185	002	06/30/2025	07/03/2025	1,465.09	REIMBURSEMENT FOR MARY HAYES 06/27/25	01836.061.29.2935 - Awards	
					\$1,465.09			
HENLING TECH CONSULTING	110186	123 07/01/25	07/03/2025	07/03/2025	2,000.00	CONTRACT WORK - JUL 2025	01888.044.20.2039 - other prof.service	
					\$2,000.00			
HEVEL, TINA	110214	070725	07/10/2025	07/10/2025	50.00	GSH DEPOSIT REFUND 07/06/25	0107040 - Deposits	
					\$50.00			
HSA BANK	ACH	PR062925-5769	07/03/2025	07/03/2025	1,045.43	HSA ES	0107082 - Payroll- Health Savings Acct	
HSA BANK	ACH	PR062925-5769	07/03/2025	07/03/2025	1,600.97	HSA EF	0107082 - Payroll- Health Savings Acct	
HSA BANK	ACH	PR062925-5769	07/03/2025	07/03/2025	2,094.71	HSA EC	0107082 - Payroll- Health Savings Acct	
HSA BANK	ACH	PR062925-5769	07/03/2025	07/03/2025	2,131.91	HSA EE	0107082 - Payroll- Health Savings Acct	
					\$6,873.02			
					\$6,873.02			

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HYDRO GEO CHEM, INC	110215	23327	07/10/2025	07/10/2025	18,755.00	LUST WELL MONITORING FY25	07871.055.20.2039 - other prof.service	
					\$18,755.00			
INTERNAL REVENUE SERVICE	ACH	PR062925-5764	07/03/2025	07/03/2025	9,619.58	Medicare Tax	0107063 - Payroll - FICA	
INTERNAL REVENUE SERVICE	ACH	PR062925-5764	07/03/2025	07/03/2025	21,758.91	Federal Income Tax	0107060 - Payroll - Federal Withholding	
INTERNAL REVENUE SERVICE	ACH	PR062925-5764	07/03/2025	07/03/2025	36,465.84	Social Security Tax	0107063 - Payroll - FICA	
INTERNAL REVENUE SERVICE	ACH	PR062925-5764	07/03/2025	07/07/2025	27.56	Medicare Tax	0107063 - Payroll - FICA	
INTERNAL REVENUE SERVICE	ACH	PR062925-5764	07/03/2025	07/07/2025	117.86	Social Security Tax	0107063 - Payroll - FICA	
INTERNAL REVENUE SERVICE	ACH	PR071325-5764	07/17/2025	07/17/2025	9,292.98	Medicare Tax	0107063 - Payroll - FICA	
INTERNAL REVENUE SERVICE	ACH	PR071325-5764	07/17/2025	07/17/2025	19,865.09	Federal Income Tax	0107060 - Payroll - Federal Withholding	
INTERNAL REVENUE SERVICE	ACH	PR071325-5764	07/17/2025	07/17/2025	35,202.30	Social Security Tax	0107063 - Payroll - FICA	
					\$132,350.12			
					\$132,350.12			
JACOB, YOUNG	110216	06272025a	06/27/2025	07/10/2025	75.02	Void and Reissue Check #106132	0306065 - Deferred Charges	
					\$75.02			
JAMES, PATRICIA	110217	012825	01/30/2025	07/10/2025	50.00	GSH DEPOSIT REFUND 01/23/25	0107040 - Deposits	
					\$50.00			
JOHLIN MEASUREMENT LTD.	110218	10153252	07/10/2025	07/10/2025	2,275.00	BULK WATER MACHINE 06/12/15	03922.001.50.3299 - other supplies	
					\$2,275.00			
JOHN, KERRIE	110250	071425	07/17/2025	07/17/2025	50.00	MCHOOD PARK DEPOSIT REFUND 071425	0107040 - Deposits	
					\$50.00			
JOHNSON, NATHAN	110219	080123	07/10/2025	07/10/2025	50.00	POOL PARTY DEPOSIT REFUND 07/29/23	0107040 - Deposits	
					\$50.00			
JOVEN, ELIAS	EFT	108 COW	07/14/2025	07/14/2025	5,600.00	CONSULTANT SERVICES - 06/30/25 - 07/13/25	01810.020.20.2039 - other prof.service	
					\$5,600.00			
KVIEN, WILLIAM	110187	07032023	06/30/2025	07/03/2025	50.00	POOL PARTY DEPOSIT REFUND 07/02/23	0107040 - Deposits	
					\$50.00			
LASHOMB, LAURIE	110236	070925	07/11/2025	07/11/2025	220.08	TRAVEL REIMBURSEMENT 07/04/25	21836.001.25.2151 - travel/lodging/me	
					\$220.08			
LEDGARD, ANTHONY	110220	JUN-1	06/30/2025	07/10/2025	50.51	DEPOSIT REFUND: 1001355 - LEDGARD, ANTHO	0307040 - Utility Customer Deposits	
					\$50.51			
LEGAL SHIELD	Offsettin	PPE 6.29.25	06/29/2025	07/02/2025	-449.05	Offset of invoices paid by check	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	06302024 offsetti	06/30/2025	07/01/2025	-5,135.50	Offset invoices	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PPE 3.23.25	03/26/2025	07/01/2025	19.28	Paul Henry difference	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR011225-6114	01/16/2025	07/01/2025	520.79	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR030925-6114	03/13/2025	07/01/2025	500.46	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR032325-6114	03/27/2025	07/01/2025	500.46	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR040625-6114	04/10/2025	07/01/2025	513.31	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR042025-6114	04/24/2025	07/01/2025	513.31	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR042124-6114	12/20/2024	07/01/2025	9.78	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR050425-6114	05/08/2025	07/01/2025	513.31	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR051825-6114	05/22/2025	07/01/2025	513.31	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR060125-6114	06/05/2025	07/01/2025	500.46	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR061525-6114	06/18/2025	07/01/2025	500.46	Legalshield	0107073 - Payroll - Elective Benefits	
					(\$530.57)			

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LEGAL SHIELD	X999	PR062925-6114	07/03/2025	07/03/2025	449.05	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	x999	PR122924-6114	01/02/2025	07/01/2025	530.57	Legalshield	0107073 - Payroll - Elective Benefits	
					\$0.00			
LU, XUE	110251	RFD 1002052.07	07/17/2025	07/17/2025	143.84	Deposit Refund: 1002052 - LU, XUE	0307040 - Utility Customer Deposits	
					\$143.84			
LUCERO, JESUSITA	110252	071425	07/17/2025	07/17/2025	50.00	GSH DEPOSIT REFUND 07/11/25	0107040 - Deposits	
					\$50.00			
MADISON NATIONAL	110188	7125	07/03/2025	07/03/2025	1,824.25	EMPLOYEE DEDUCTION-07/01/25	0107073 - Payroll - Elective Benefits	
MADISON NATIONAL	110253	78178 06.30.25	07/17/2025	07/17/2025	199.20	2ND QTR - 2025 P HENRY	01850.001.02.1101 - fica/medicare	
					\$2,023.45			
MANIACI, CECILY	110189	RFD 1001774.07	07/03/2025	07/03/2025	190.32	Deposit Refund: 1001774 - MANIACI, CECILY	0307040 - Utility Customer Deposits	
					\$190.32			
MARTINEZ, GILBERT	110190	RFD 6300012.06	06/30/2025	07/03/2025	115.46	Deposit Refund: 6300012 - MARTINEZ, GILBERT	0307040 - Utility Customer Deposits	
					\$115.46			
Masawytewa, Edourd C	110254	04112024	07/01/2024	07/17/2025	1,084.92	Reprint/reissue uncashed payroll check	0106044 - Prepaid Expenses	
					\$1,084.92			
MASAYUMPTewa, LLOYD	110255	247142987	07/17/2025	07/17/2025	150.00	VEHICLE IMPOUND FEE REFUND 07/11/25	2109170 - Vehicle Impound Hearing Fe	
					\$150.00			
MAYBERRY, TAEZIA	110191	644	11/21/2024	07/03/2025	50.00	COURT RESITUTION 11/14/24	0107011 - Court Fees and Fines Payab	
					\$50.00			
McCAULEY CONSTRUCTION & TR	110192	MT2025-60	06/30/2025	07/03/2025	33,990.00	9/11 MEMORIAL GAZEBO INSTALLATION	13001.001.80.4332 - LRSP State Parks	
					\$33,990.00			
NACOG	110221	1	07/10/2025	07/10/2025	20,000.00	CDBG/GRANT ADMINISTRATION FOR FY 2026	11805.670.80.4104 - capital - non-struc	
					\$20,000.00			
NATIONWIDE ASRS 457	ACH	PR062925-6120	07/03/2025	07/03/2025	1,693.50	Nationwide ASRS 457	0107090 - Payroll - Deferred Comp	
NATIONWIDE ASRS 457	ACH	PR071325-6120	07/17/2025	07/17/2025	1,693.50	Nationwide ASRS 457	0107090 - Payroll - Deferred Comp	
					\$3,387.00			
NATIONWIDE ASRS ROTH	ACH	PR062925-6122	07/03/2025	07/03/2025	653.50	Nationwide ASRS Roth	0107090 - Payroll - Deferred Comp	
NATIONWIDE ASRS ROTH	ACH	PR071325-6122	07/17/2025	07/17/2025	653.50	Nationwide ASRS Roth	0107090 - Payroll - Deferred Comp	
					\$1,307.00			
NATIONWIDE RETIREMENT SOLU	ACH	PR062925-6126	07/03/2025	07/03/2025	1,097.06	PSPRS FD T2 DCH	0107068 - Payroll - PSPRS Fire	
NATIONWIDE RETIREMENT SOLU	ACH	PR062925-6126	07/03/2025	07/03/2025	1,263.64	PSPRS FD T3 DCH	0107068 - Payroll - PSPRS Fire	
NATIONWIDE RETIREMENT SOLU	ACH	PR071325-6126	07/17/2025	07/17/2025	1,129.80	PSPRS FD T2 DCH	0107068 - Payroll - PSPRS Fire	
NATIONWIDE RETIREMENT SOLU	ACH	PR071325-6126	07/17/2025	07/17/2025	1,166.34	PSPRS FD T3 DCH	0107068 - Payroll - PSPRS Fire	
					\$4,656.84			
NATIONWIDE WINSLOW 457	ACH	PR062925-6121	07/03/2025	07/03/2025	1,644.00	Nationwide Winslow 457	0107090 - Payroll - Deferred Comp	
NATIONWIDE WINSLOW 457	ACH	PR071325-6121	07/17/2025	07/17/2025	1,694.00	Nationwide Winslow 457	0107090 - Payroll - Deferred Comp	
					\$3,338.00			
NATIONWIDE WINSLOW ROTH	ACH	PR062925-6123	07/03/2025	07/03/2025	200.00	Nationwide Winslow Roth	0107090 - Payroll - Deferred Comp	
NATIONWIDE WINSLOW ROTH	ACH	PR071325-6123	07/17/2025	07/17/2025	200.00	Nationwide Winslow Roth	0107090 - Payroll - Deferred Comp	
					\$400.00			
					\$400.00			

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NAVAJO COUNTY	110256	JUNE-25	07/17/2025	07/17/2025	25.53	NAVAJO COUNTY COURT FEES - JUNE 2025	0107011 - Court Fees and Fines Payab	
					\$25.53			
NAVAJO COUNTY LIBRARY DISTRI	110222	MA-2025-WINS	07/10/2025	07/10/2025	500.00	MUNICIPAL PORTION OF MOBILE APP IMPLEME	01819.001.23.2082 - Annual Support/W	
					\$500.00			
NEELY, WHITE JOSEPH	110223	06272025a	06/27/2025	07/10/2025	26.04	Void and Reissue Check # 106269	0306065 - Deferred Charges	
					\$26.04			
NELSON, MERVINE	110224	112823	07/10/2025	07/10/2025	50.00	GSH DEPOSIT REFUND 112723	0107040 - Deposits	
NELSON, MERVINE	110224	7SKY49GCTL6-2	07/10/2025	07/10/2025	16.85	SUPPLIES REIMBURSEMENT 11/09/23	20819.001.50.3299 - other supplies	
					\$66.85			
					\$66.85			
NEXXUS CONSULTING, LLC	110193	322296	06/30/2025	07/03/2025	7,000.00	CONSULTANT SERVICES-JUN 2025	13001.001.20.2039 - Levee Legal/Lobb	
					\$7,000.00			
OFFICE DEPOT	110225	430878367-001	07/10/2025	07/10/2025	148.65	COURT SUPPLIES 07/07/25	01803.001.50.3299 - other supplies	
OFFICE DEPOT	110225	430878654-001	07/10/2025	07/10/2025	146.90	COURT SUPPLIES 07/07/25	01803.001.50.3299 - other supplies	
					\$295.55			
					\$295.55			
PARSONS, TERRI	110226	070125	07/10/2025	07/10/2025	50.00	66 PLAZA DEPOSIT REFUND 06/27/25	0107040 - Deposits	
					\$50.00			
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	82.29	FIRST AID SUPPLIES 07/02/25	04921.001.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	92.01	FIRST AID SUPPLIES 07/02/25	01811.001.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	92.02	FIRST AID SUPPLIES 07/02/25	01810.020.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	92.02	FIRST AID SUPPLIES 07/02/25	01835.063.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	92.52	FIRST AID SUPPLIES 07/02/25	07871.018.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	92.53	FIRST AID SUPPLIES 07/02/25	07871.055.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	210.24	FIRST AID SUPPLIES 07/02/25	03922.001.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	222.51	FIRST AID SUPPLIES 07/02/25	01825.032.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	235.27	FIRST AID SUPPLIES 07/02/25	01825.001.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	257.16	FIRST AID SUPPLIES 07/02/25	12940.065.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	282.18	FIRST AID SUPPLIES 07/02/25	05929.001.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	290.46	FIRST AID SUPPLIES 07/02/25	01850.125.50.3299 - other supplies	
PERSONNEL SAFETY ENTERPRIS	110227	76863	07/10/2025	07/10/2025	335.06	FIRST AID SUPPLIES 07/02/25	01850.034.50.3299 - other supplies	
					\$2,376.27			
					\$2,376.27			
Pierce Coleman PLLC	110257	31110	07/17/2025	07/17/2025	14,500.10	ATTORNEY FEES - JUN.25	01807.001.20.2039 - other prof.service	
					\$14,500.10			
PIPKINS, JESSICA	110194	09192023	06/30/2025	07/03/2025	50.00	GSH DEPOSIT REFUND 10/01/23	0107040 - Deposits	
					\$50.00			
PSPRS	110195	248	06/30/2025	07/03/2025	260.00	CALDWELL FRANKLIN COVERAGE ENDING	0107040 - Deposits	
					\$260.00			
PUBLIC SAFETY RETIREMENT	ACH	PR062925-6113	07/03/2025	07/03/2025	296.23	PSPRS FD ACR	0107068 - Payroll - PSPRS Fire	
PUBLIC SAFETY RETIREMENT	ACH	PR062925-6113	07/03/2025	07/03/2025	1,398.74	PSPRS FD T2 DB	0107068 - Payroll - PSPRS Fire	
PUBLIC SAFETY RETIREMENT	ACH	PR062925-6113	07/03/2025	07/03/2025	3,744.50	PSPRS FD T3 DB	0107068 - Payroll - PSPRS Fire	
PUBLIC SAFETY RETIREMENT	ACH	PR062925-6113	07/03/2025	07/03/2025	8,279.48	PSPRS PD T2 DB	0107067 - Payroll - PSPRS Police	

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PUBLIC SAFETY RETIREMENT	ACH	PR062925-6113	07/03/2025	07/03/2025	9,521.88	PSPRS PD T1 DB	0107067 - Payroll - PSPRS Police	
PUBLIC SAFETY RETIREMENT	ACH	PR062925-6113	07/03/2025	07/03/2025	19,975.24	PRPRS PD T3 DB	0107067 - Payroll - PSPRS Police	
					\$43,216.07			
PUBLIC SAFETY RETIREMENT	Credit	PPE 7.13.25	07/17/2025	07/17/2025	-571.06	FD Credit	01860.001.02.1103 - public safety retire	
					\$42,645.01			
RAMOS, SYLVIA SILVA	110228	REFUND	07/10/2025	07/10/2025	24.21	DEPOSIT REFUND 1283011 - RAMOS, SYLVIA	0307040 - Utility Customer Deposits	
					\$24.21			
SECURITY BENEFIT	ACH	PR062925-5768	07/03/2025	07/03/2025	95.00	Security Benefit 457	0107090 - Payroll - Deferred Comp	
SECURITY BENEFIT	ACH	PR071325-5768	07/17/2025	07/17/2025	95.00	Security Benefit 457	0107090 - Payroll - Deferred Comp	
					\$190.00			
					\$190.00			
SEQUI, WILLIS	110258	071425	07/17/2025	07/17/2025	432.00	TRAVEL REIMBURSEMENT 07/14/25 - 07/25/25	01850.034.25.2151 - travel/lodging/me	
					\$432.00			
SERVICING INC, SELECT PORTFO	110259	RFD 1002041.07	07/03/2025	07/17/2025	71.23	Deposit Refund: 1002041 - SERVICING INC, SELE	0307040 - Utility Customer Deposits	
					\$71.23			
SHARP ELECTRONICS CORPORA	ACH	39593979	07/10/2025	07/10/2025	387.61	503 E CHERRY ST - 07/01/25 - 07/31/25	01820.036.23.2082 - Annual Support/W	
					\$387.61			
SHI INTERNATIONAL CORP	110260	B20001367	07/17/2025	07/17/2025	848.70	Tax	24850.207.20.2039 - other prof service	
SHI INTERNATIONAL CORP	110260	B20001367	07/17/2025	07/17/2025	9,000.00	SQL Server Standard Core	24850.207.20.2039 - other prof service	
SHI INTERNATIONAL CORP	110260	B20002450	07/17/2025	07/17/2025	180.45	Tax	05929.001.23.2082 - Annual Support/W	
SHI INTERNATIONAL CORP	110260	B20002450	07/17/2025	07/17/2025	786.72	Microsoft SQL Server User CAL	05929.001.23.2082 - Annual Support/W	
SHI INTERNATIONAL CORP	110260	B20002450	07/17/2025	07/17/2025	1,126.89	MicrosoftSQL Server Standard	05929.001.23.2082 - Annual Support/W	
					\$11,942.76			
					\$11,942.76			
SLOWTALKER, ELEANOR	110229	070125	07/10/2025	07/10/2025	50.00	MCHOOD DEPOSIT REFUND 05/10/25	0107040 - Deposits	
					\$50.00			
SORIANO, SHEYENNE	110196	02052024	06/30/2025	07/03/2025	50.00	GSH DEPOSIT REFUND 02/03/24	0107040 - Deposits	
					\$50.00			
TEWA, RHONDI	110197	06242024-2	06/30/2025	07/03/2025	50.00	GSH DEPOSIT REFUND - 06.23.24	0107040 - Deposits	
					\$50.00			
THE BANK OF NEW YORK MELLO	Wire	7.7.25	07/07/2025	07/07/2025	15,920.84	WWTR Bond Obligation	05929.001.26.2201 - WWTP BOND IN	
THE BANK OF NEW YORK MELLO	Wire	7.7.25	07/07/2025	07/07/2025	19,583.34	WWTR Bond Obligation	05929.001.26.2200 - WWTP BOND PRI	
					\$35,504.18			
					\$35,504.18			
THE KRUSE GROUP	110261	625	07/17/2025	07/17/2025	5,000.00	CONSULTANT SERVICES JUNE 2025	13001.001.20.2039 - Levee Legal/Lobb	
					\$5,000.00			
THE LEAGUE OF ARIZONA CITIES	110230	FY2025-2026	07/10/2025	07/10/2025	9,768.00	ANNUAL MEMBERSHIP DUES FY25-26	01801.001.25.2152 - memberships/due	
					\$9,768.00			
THERMEN, JASON	110231	070825	07/10/2025	07/10/2025	162.00	TRAVEL REIMBURSEMENT 07/14/25 - 07/17/25	01850.034.25.2151 - travel/lodging/me	
					\$162.00			

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THOMPSON REUTERS	110232	852172502	07/10/2025	07/10/2025	292.56	ONLINE/SOFTWARE SUBSCRIPTION CHARGES	01850.034.23.2082 - Annual Support/W	
					\$292.56			
TORIVIO, BRENNAN	110262	071525	07/17/2025	07/17/2025	123.00	TRAVEL REIMBURSEMENT 08/03/25 - 08/06/25	01850.034.25.2151 - travel/lodging/me	
					\$123.00			
TRI-R TOWING	110263	22577	07/17/2025	07/17/2025	163.00	TOW TRUCK FROM WALMART TO WPD 07/01/25	01850.034.20.2039 - other prof.service	
					\$163.00			
UNISOURCE ENERGY SERVICES-	Reissue	06172024a 2	06/30/2025	07/01/2025	-25.09	Invoice was not paid	02900.001.21.2050 - utilities	
					(\$25.09)			
VALDEZ, KEARI	110198	097479-2	07/03/2025	07/03/2025	166.00	FARMERS MARKET NIGHT MARKET SHIRTS	21836.001.50.3299 - Operating Supplie	
					\$166.00			
WEEKLY, JASMAINE	110199	RFD 1001714.06	06/30/2025	07/03/2025	109.19	Deposit Refund: 1001714 - WEEKLY, JASMAINE	0307040 - Utility Customer Deposits	
					\$109.19			
WHITE MOUNTAIN PUBLISHING L	110200	062521479	06/30/2025	07/03/2025	675.46	PUBLICATION OF TRUTH IN TAXATION PUBLIC H	01806.001.20.2008 - advertising	
					\$675.46			
WIFA	EFT	07012025	07/02/2025	07/02/2025	4,238.51	WIFA Collection Loan 920219-12	03922.001.26.2203 - WIFA Bond Intere	
WIFA	EFT	07012025	07/02/2025	07/02/2025	4,890.58	WIFA Collection Loan 920219-12	03922.001.26.2909 - WIFA Bond Servic	
WIFA	EFT	07012025	07/02/2025	07/02/2025	85,616.99	WIFA Collection Loan 920219-12	03922.001.26.2202 - WIFA Bond Princi	
WIFA	EFT	7.1.2025	07/02/2025	07/02/2025	18,646.08	WIFA Collection Loan 910177-19	05929.001.26.2301 - WIFA Loan Intere	
WIFA	EFT	7.1.2025	07/02/2025	07/02/2025	23,864.64	WIFA Collection Loan 910177-19	05929.001.26.2909 - WIFA Bond Servic	
WIFA	EFT	7.1.2025	07/02/2025	07/02/2025	109,551.16	WIFA Collection Loan 910177-19	05929.001.26.2300 - WIFA Loan Princi	
					\$246,807.96			
					\$246,807.96			
WILKIE, MATTHEW	110233	163	07/10/2025	07/10/2025	175.00	DJ SERVICES 06/12/25	01820.036.29.2995 - special events	
WILKIE, MATTHEW	110233	164	07/10/2025	07/10/2025	175.00	DJ SERVICES 06/27/25	01820.036.29.2995 - special events	
WILKIE, MATTHEW	110233	165	07/10/2025	07/10/2025	1,050.00	DJ SERVICES 07/05/25 - 07/26/25	01820.036.29.2995 - special events	
					\$1,400.00			
					\$1,400.00			
WILLDAN	110201	002-35138	07/02/2025	07/03/2025	1,917.50	HTHA HOUSING PROJECT - 1ST REVIEW	01835.060.20.2039 - other prof.service	
WILLDAN	110264	002-35137	07/17/2025	07/17/2025	167.50	LA POSADA SOLAR CANOPY PROJECT 2ND RE	01835.060.20.2039 - other prof.service	
					\$2,085.00			
WINSLOW CHAMBER OF COMME	110234	06.30.25	07/10/2025	07/10/2025	14,404.12	BED TAX JUNE 2025	0107206 - Bed Taxc Payable	
					\$14,404.12			
WINSLOW READY MIX INC.	110202	W2025-144	06/30/2025	07/03/2025	1,382.22	SIDEWALK IMPROVEMENT APACHE & MAPLE	13001.001.80.4201 - sidewalks/curbs/g	
					\$1,382.22			
WINSLOW, ISABELLA	110237	070825	07/11/2025	07/11/2025	271.17	TRAVEL REIMBURSEMENT 06/27/25	21836.001.25.2151 - travel/lodging/me	
					\$271.17			
WINSLOW-LINDBERGH AIRPORT	110203	12122024 (2)	06/30/2025	07/03/2025	2,750.00	ANIMAL CONTROL FACILITY ANNUAL LEASE	01850.125.26.2215 - Land Lease	
					\$2,750.00			
WRIGHT, TAMRY	110235	100323	07/10/2025	07/10/2025	50.00	GSH DEPOSIT REFUND 09/29/23	0107040 - Deposits	
					\$50.00			

CITY OF WINSLOW
Check Register
All Bank Accounts - 07/01/2025 to 07/19/2025

<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>	<u>Activity Code</u>
Xpress Bill Pay	EFT	INV-XPR024989	07/09/2025	07/09/2025	700.14	XPress Monthly Support	05929.001.20.2039 - other prof service	
Xpress Bill Pay	EFT	INV-XPR024989	07/09/2025	07/09/2025	700.15	XPress Monthly Support	03922.001.20.2039 - other prof service	
Xpress Bill Pay	EFT	INV-XPR024989	07/09/2025	07/09/2025	700.15	XPress Monthly Support	04921.001.20.2039 - other prof service	
					<u>\$2,100.44</u>			
					<u>\$2,100.44</u>			
					<u>\$1,391,110.92</u>			

Minutes of the regular meeting of the Winslow City Council held on July 8, 2025 at 6:30 P.M. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

MEMBERS PRESENT:

Mayor Cano, Councilmember Cake, Councilmember Crisp, Councilmember MacLean, Councilmember McKee (via Zoom), Councilmember Salazar, Councilmember Tafoya

MEMBERS ABSENT:

None

STAFF:

David Coolidge City Manager, Matt Schiumo City Attorney, Suzy Wetzel City Clerk, Daniel Hendrix Finance Director (via Zoom), Michael Duran Fire Chief, Ernie Cano Acting Police Chief, Tim Westover Public Works Director, Brandee Leary Librarian

Mayor Cano called the meeting to order. The Pledge was given and the Invocation was offered by Councilmember Tafoya. Roll call was taken and all members were present.

CALL TO THE PUBLIC

Shari McLaws, Community AYUSA Representative, spoke regarding the Foreign Exchange Student Program and encouraged local residents to participate in the program.

Shawn Shirley, Facility Director at the Dilkon Medical Center, presented Water Maintenance Supervisor Thomas Candelaria with a letter of recognition and a Turquoise Room gift certificate for assistance that he and his crew provided during a water break at the Winslow Indian Health Care Center.

At the conclusion of Call to the Public, Mayor Cano requested that staff have the Foreign Exchange Student Program information available for the public in the event they are interested in hosting a student. Mayor Cano also thanked Mr. Shirley for recognizing city staff.

MAYOR AND COUNCILMEMBERS REPORTS

A. Current Events and Announcements

The following events and announcements were made under this item:

Councilmember Crisp

- Live Pro Wrestling WinslowMania SlamU event on August 16th
- Electric Dance Party at Route 66 Plaza on July 11th
- Annual Ink Fest event on October 11th & 12th
- Farmers Market every Saturday from 9 am – 1 pm

Councilmember Cake

- Free movie at the theater on July 9th at 12:30 pm

Councilmember Tafoya

- Clear Creek Clean-up on July 19th

B. Future Agenda Items

None.

SCHEDULED PRESENTATIONS AND PROCLAMATIONS

A. Presentation Regarding Recent Astro Pageant Event

Randall Sahmie, Vice President of the Little Colorado River Valley Astronomy Club, presented a PowerPoint Presentation that included information regarding the club and their first big fundraiser, the First Annual Astro Pageant.

Mr. Sahmie explained that the Club is planning to expand their observatory located at Homolovi State Park by building space for individual telescope setups, benches/seating and dark sky friendly lit walkways. Mr. Sahmie also provided detailed information regarding the pageant contestants and their winning projects.

Mr. Sahmie acknowledged sponsors for their donations and announced that the Second Annual Astro Pageant is scheduled for May 2nd & 3rd. Mr. Sahmie also requested that the Council review the information regarding the DarkSky International Policy that was provided to them.

At the conclusion of the presentation, Randall & Cheri Sahmie, who is also a Club Board Member, responded to questions and comments from the Council.

B. Quarterly Old Trails Museum Report Which May Include Discussion of Museum Operations, Hours, Staffing and Events

Ann-Mary Lutzick, Director of the Old Trails Museum, highlighted the following information from her written report that was included in the packet:

Publications/Public Programs/Outreach

- Summer History Highlight event on July 18th
- Route 66 Centennial
- Spring OTM eNEWS

Collections

- Grant in the amount of \$50,000 awarded for a Collections Center

Governance & Operations

- Volunteer Thank You Party
- Impact that termination of National Endowment for the Humanities (NEH) grant funding will have on the museum

Ms. Lutzick also responded to a question from Mayor Cano regarding the NEH grant funding.

STATUS REPORTS

A. Verbal Status Report on Current City Activities by City Manager Which May Include Upcoming Events and Code Review Project(s)

After discussing details of the upcoming Clear Creek Clean-up Day on July 19th, the City Manager provided information regarding the Zoning Code Rewrite to address deficiencies in the current code and make the correlation between the Zoning Code and General Plan more cohesive. The City Manager explained the process that will be similar to the process followed when the General Plan was updated.

The City Manager referred to multiple complaints that were received over the holiday weekend related to fireworks and discussed Statute language as well as City Code related to permissible and non-permissible fireworks. Since the Code is vague regarding violations, the City Manager stated that staff can schedule a work session to discuss possible changes to the ordinance that would address violations. Mayor Cano indicated that a work session would be beneficial to further discuss the issue.

The City Manager also reported that he recently received a compliment from one of the visiting Regional All-Star coaches detailing how great our fields look. The City Manager extended his appreciation and thanks to the parks crew for their hard work on the fields.

In closing, the City Manager reminded the Council that the property tax levy ordinance will be on the July 22nd agenda so at least six council members need to be in attendance for its adoption. The City Manager also reminded the Council that the August 12th meeting has been cancelled. The City Manager responded to a question from Councilmember McKee regarding Zooming in for the July 22nd meeting since she will be attending a conference in Nashville.

CONSENT CALENDAR

Motion: Moved by Councilmember Cake, seconded by Councilmember Tafoya, to approve the Consent Calendar. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

- A. Discussion and/or Action to Approve the Check Register**
- B. Discussion and/or Action to Approve Minutes of the City Council Regular Meeting of June 24, 2025 and the City Council Special Meeting of June 24, 2025**
- C. Discussion and/or Action to Approve Purchase of a Ford F150 Patrol Vehicle for the Police Department**
- D. Discussion and/or Action to Approve Intergovernmental Membership Agreement Between Navajo County Library District and City of Winslow**
- E. Discussion and/or Action Authorizing the City Manager to Execute the Donation Acknowledgement and Receipt for the Transfer of the Police Department's Trained K-9 to the Arizona Department of Corrections**
- F. Discussion and/or Action to Approve Resolution No. 1979 Designating the Chief Fiscal Officer for the Purpose of Officially Submitting the Fiscal Year 2026 Expenditure Limitation Report to the Auditor General**

COUNCIL CONSIDERATION AND POSSIBLE ACTION**A. Discussion and/or Action to Approve Funding Allocations for Special Events for Fiscal Year 2026**

The City Manager commented on the reductions to the fiscal year 2026 budget, specifically the Mayor & Council's Special Events account, in order to balance the budget. The City Manager referred to the two suggestions for funding special events that were included in the packet and explained the process that will be followed when requests come in for events that are included in the list.

There was further discussion regarding the best way to proceed with funding various special events. The City Manager clarified that the city will still provide in-kind services for special events. The discussion included ways to increase donations for the fireworks fund, possibly by having a round-up option on water bills. The City Manager noted that the Standin' on the Corner Foundation and the Just Cruis'n Car Club are both non-profit organizations and they have the ability to seek out donations.

Motion: Moved by Councilmember MacLean, seconded by Councilmember Cake, to approve Suggestion 2. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

Suggestion 2 consisted of the following:

Christmas Parade Traffic	\$ 3,250.00
Standin' on the Corner	1,000.00
Just Cruis'n Car Show	1,500.00
Pow Wow	1,000.00
Inkfest	250.00
Clear Creek Cowboys	500.00
Because We Care	500.00
Firework Show	1,000.00
Miscellaneous	<u>+1,000.00</u>
	\$10,000.00

ADJOURNMENT

Motion: Moved by Councilmember Cake, seconded by Councilmember Tafoya, to adjourn at 7:35 p.m. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

Mayor

Attest:

City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Winslow City Council held on July 8, 2025 at 6:30 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this 22nd day of *July*, 2025.

Suzy Wetzel

City Clerk

Mayor
Roberta W. Cano

(928) 289-2422



Discover Winslow-A City in Motion

Council Members

Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Melcor Salazar
Daniel T. Tafoya

AGENDA DATE: July 22, 2025
TO: Honorable Mayor and City Council
FROM: Suzy Wetzel, City Clerk
SUBJECT: Liquor License Application Series #12 (Restaurant) for Cajian Located at 122 East Second Street

RECOMMENDED MOTION

That the Mayor and City Council, by motion, approve the liquor license application for Cajian located at 122 East Second Street.

DISCUSSION

The attached #12 Liquor License Application for Cajian was received by the city on June 20, 2025. The application was posted for the required time period of 20 days and received no public comments. The City Inspector, Fire Chief and Police Chief have also reviewed the application and have no objections. Staff is therefore recommending approval of the application.

IMPACT ON BUDGET

None.

Respectfully submitted,

Suzy Wetzel

Suzy Wetzel, MMC
City Clerk

Reviewed by:

City Manager

Finance Director

City Attorney

State of Arizona
Department of Liquor Licenses and Control

Created 06/20/2025 @ 01:49:09 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	CAJIAN		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	122 E 2ND STREET WINSLOW, AZ 86047 USA		
Mailing Address:	409 W OAK STREET APT 1/2 WINSLOW, AZ 86047 USA		
Phone:	(337)212-5235		
Alt. Phone:	(337)212-5235		
Email:	CHANCEEHEBERT@GMAIL.COM		

AGENT

Name:	CHERISE ROSA HEBERT
Gender:	Female
Correspondence Address:	409 W OAK STREET APT 1/2 WINSLOW, AZ 86047 USA
Phone:	(928)240-4116
Alt. Phone:	
Email:	CHANCEEHEBERT@GMAIL.COM

OWNER

6th Day: 8/19/25
105th Day: 9/4/25

Name: CAJIAN LLC
Contact Name: CHERISE ROSA HEBERT
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23409651 State of Incorporation: AZ
Incorporation Date: 10/11/2022
Correspondence Address: 409 W OAK STREET
APT 1/2
WINSLOW, AZ 86047
USA
Phone: (337)212-5235
Alt. Phone:
Email: CHANCEEHEBERT@GMAIL.COM

Officers / Stockholders

Name:	Title:	% Interest:
CHERISE ROSA HEBERT	Manager-LLC	51.00
CHANCE ELDIS HEBERT	Member	49.00

CAJIAN LLC - Manager-LLC

Name: CHERISE ROSA HEBERT
Gender: Female
Correspondence Address: 409 W OAK STREET
APT 1/2
WINSLOW, AZ 86047
USA
Phone: (928)240-4116
Alt. Phone:
Email: CHANCEEHEBERT@GMAIL.COM

CAJIAN LLC - Member

Name: CHANCE ELDIS HEBERT
Gender: Male
Correspondence Address: 409 W OAK STREET
APT 1/2
WINSLOW, AZ 86047
USA
Phone: (337)212-5235
Alt. Phone:
Email: CHANCEEHEBERT@GMAIL.COM

MANAGERS

Name: CHERISE ROSA HEBERT
Gender: Female
Correspondence Address: 409 W OAK STREET
APT 1/2
WINSLOW, AZ 86047
USA
Phone: (928)240-4116
Alt. Phone:
Email: CHANCEEHEBERT@GMAIL.COM

APPLICATION INFORMATION

Application Number: 348882
Application Type: New Application
Created Date: 05/23/2025

QUESTIONS & ANSWERS

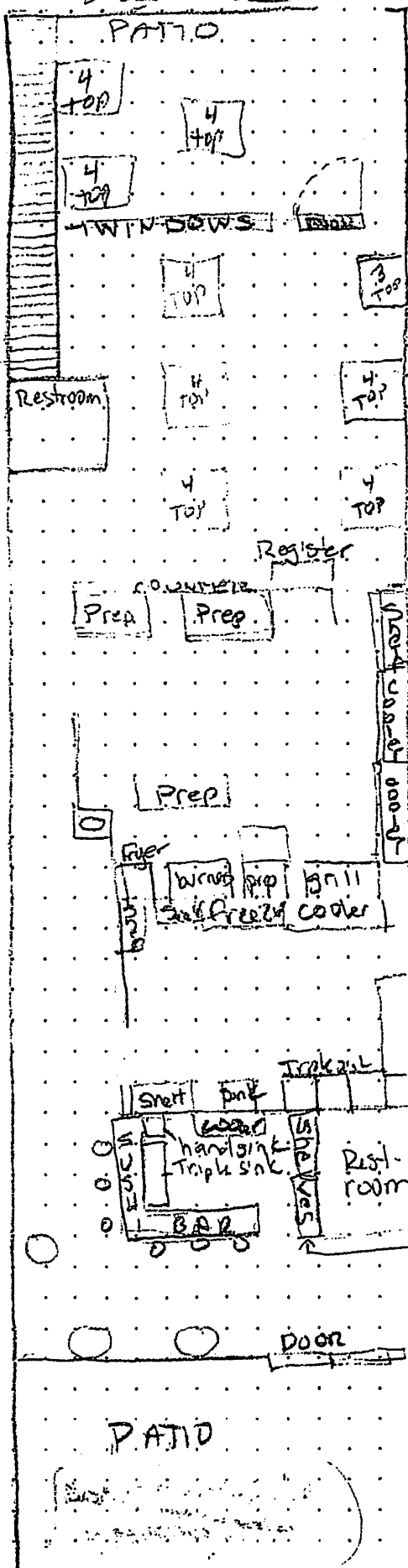
012 Restaurant

- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
SUB-TENANT
- 3) Is there a penalty if lease is not fulfilled?
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
\$25,000.00
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
PATIO CONTIGUOUS
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 9) What type of business will this license be used for?
RESTAURANT

PAT-0

25 APR 22 AM 9:08 AZD.LC

25 MAY 22 13:47.13Z, MIA 9 22Z



**FIFTH AMENDMENT TO PURCHASE AND SALE AGREEMENT
BETWEEN
THE CITY OF WINSLOW
AND
ATLAS GLOBAL DEVELOPMENT GROUP, LLC**

This fifth amendment to the purchase and sale agreement (this "Amendment") is hereby entered into and shall be effective on the last signature date set forth below (the "Effective Date") between the CITY OF WINSLOW, an Arizona municipal corporation, (the "City" or "Seller"), and ATLAS GLOBAL DEVELOPMENT GROUP, LLC, an Arizona limited liability company or assignee, ("Atlas Global" or "Buyer").

RECITALS:

A. The City and Buyer entered into that certain Purchase and Sale Agreement between the City of Winslow and Atlas Global Development Group, LLC, dated February 13, 2023, as amended by the First Amendment dated January 24, 2024, the Second Amendment dated June 25, 2024, the Third Amendment dated October 22, 2024 (collectively, the "Purchase Agreement"); and the Fourth Amendment dated April 30, 2025.

B. The City and Buyer now desire to further amend the Purchase Agreement as set forth herein.

In consideration of the covenants, terms, conditions, and agreements hereinafter set forth, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Section 3.3 of the Purchase Agreement shall be amended as follows:

Closing. The exchange of the Real Property for the consideration set forth in this Agreement and consummation of the transactions contemplated by this Agreement (the "Closing") shall occur not later than August 31, 2025 or at such other time and location as the parties may agree, which date shall be referred to as the "Closing Date." The Closing Date shall be deemed to be the date on which the parties shall have performed all actions necessary for the closing of the transaction, without regard to the date on which Escrow Agent actually records the deed or other closing documents. Seller and Buyer hereby authorize Escrow Agent to execute, at Closing, an affidavit of real property value as required by Arizona law. Upon the close of escrow, the amounts paid by the Buyer, less any closing costs payable by the City, shall be disbursed to the City.

2. Except as amended in this Amendment, the Purchase Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the Effective Date.

"SELLER"

CITY OF WINSLOW, an Arizona
municipal corporation

By: _____
David Coolidge, City Manager

Date

ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

Trish Stuhan, City Attorney

"BUYER"

ATLAS GLOBAL DEVELOPMENT GROUP, LLC,
an Arizona limited liability company

By: _____
Name: _____
Its: _____

Date

ACCEPTED AND APPROVED:

PIONEER TITLE AGENCY, INC.,
an Arizona corporation

By: _____
Name: _____
Its: _____

Date

May 9, 2025

David Coolidge
Winslow Manager
21 Williamson Ave
Winslow, AZ 86047

Dear David:

I want to thank you for Winslow 's interest and support of the Arizona Alpine Trail in 2025. As you may recall, Arizona Alpine Trail, Inc. is a 501(c)(3) Arizona Non-Profit Corporation dedicated to the education of Off Highway Vehicle users, creating and maintaining trails in AZ. Specifically, we are creating the 716-mile Arizona Alpine Trail. The completed "Trail" will encompass two loop trails, one from Payson to Hannagan Meadow, and the return loop from Hannagan Meadow to Payson. In most instances, the Trail goes around communities and not thru them, but will have connector trails for access to businesses in the communities. We anticipate our trail users will contribute significantly to the economic benefit of Winslow.

We had a great year in 2025 and accomplished many things such as getting our complete Trail in compliance with the U S Forest Service's Travel Management Rules, working on our marketing plan, including Winslow and our other connected communities. We have also received grant funding of nearly \$400,000 from AZ State Parks & Trails for Logan- Simpson Engineering in Tempe to prepare our Master Plan, scheduled for completion in early 2026.

This next fiscal year 25-26 we are seeking a contribution for **\$2,000** from Winslow.

These funds will be used to offset expenses such as:

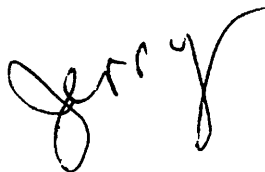
Locally targeted advertising for the city of Winslow.

Grant matching for trail signage, maintenance, enforcement, & construction.

Normal Operating Expenses (No Salaries)

Any consideration you and the city of Winslow may give the Arizona Alpine Trail for this much needed contribution for FY 25-26 will be greatly appreciated.

Jerry Smith, President
Arizona Alpine Trail, Inc
(602) 684-2621



cc: Mayor Cano

Alice's Place, "an Empowerment Center"

(501C3 #86-1003669)
P.O. Box 904
Winslow, AZ 86047
928-289-3003
Toll Free 1-888-531-7233

May 28, 2025

Dear Business Owner/Manager,

We are pleased to announce that we are organizing our 4th Annual Alice's Place Mystery Benefit Fundraiser. The event is scheduled for September 6, 2025, at Winslow Christian School.

We are requesting a monetary donation OR donations of merchandise that can be used for the silent auction. We have arranged the following donation levels. All businesses who donate will be advertised in the program and announcements of the event.

Gold Sponsor- \$300 or more (cash, check, Venmo, Zelle, only). All Gold Sponsor logos will be placed on the group doors and the program as Gold Sponsors.

Silver Sponsor - \$200.00 to \$299.99 (cash or merchandise). Silver Sponsors will have their logo placed into the program and listed as Silver Sponsors.

Bronze Sponsor – Up to \$199.99 (cash or merchandise). All Bronze Sponsors will have their name listed in the program.

All money raised by the event will benefit Alice's Place and will be deeply appreciated by those who benefit from it. Please note the tax identification number for Alice's Place is 86-1003669. We ask that you make all checks payable to Alice's Place. We will be happy to pick up donations in Winslow by contacting Heather Pruett at the information below. Donations can also be mailed to:

Theresa Warren
Alice's Place
P.O. Box 904
Winslow, AZ 86047
928-600-7456

Heather Pruett
Heather Lena, LLC
200 E. Gilmore St.
Winslow, AZ 86047
928-853-7133

If you have any questions, please feel free to contact me or Heather Pruett. We appreciate your continued support.

Respectfully,



Theresa Warren
Executive Director

The Art of Murder

An Alice's Place Mystery Benefit Fundraiser

- \$25.00 per ticket
- Only 50 tickets available.
- Tickets must be purchased before the event.



Prizes Awarded for:
Best Costume
Best Character
Best Detective
Moderator Choice

Ticket price includes:

- Game
- Appetizers
- Dinner
- Dessert

50/50 Raffle
Silent Auction
All Proceeds Benefit Alice's Place

You are invited to an exclusive evening at The Yate Gallery, London's most prestigious art venue, owned by the renowned Sir Reginald Artsworth. Sir Reginald is unveiling a mysterious new masterpiece at a private gathering of the city's elite.

As the night unfolds, the celebration takes a dark turn. A valuable painting vanishes, and Sir Reginald is found dead—shot with one of his own ornate pistols. Tension rises, suspicions mount, and the truth begins to unravel. Someone in the gallery had a motive...

Someone has killed Sir Reginald Artsworth—
and it may have been YOU!

September 6, 2025

Check In - 4:00 p.m.

Game begins - 5:00 p.m.

Winslow Christian School

502 Airport Road

For tickets contact:

- Heather Pruett - 928-853-7133
- Alices Place - 928-289-3003

Winslow Chamber of Commerce 928-289-2434

ORDINANCE NO. 1437

AN ORDINANCE OF THE COUNCIL OF THE CITY OF WINSLOW, ARIZONA, AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY TO _____; AND AUTHORIZING AND DIRECTING THE MAYOR, CITY MANAGER AND CITY ATTORNEY TO TAKE ALL ACTIONS NECESSARY TO COMPLETE THE TRANSACTION.

WHEREAS, the City Council has determined that the sale of real property identified as Navajo County Assessor's Parcel No. 103-36-044, which is located at 321 Jefferson Street, Winslow, Arizona, and reserving all other existing easements and rights-of-way, is in the best interest of the citizens of the City of Winslow; and

WHEREAS, the City of Winslow has agreed to sell the property described above to _____; and

WHEREAS, the parties have reached an agreement regarding the terms and conditions of the sale which are included in the Real Estate Purchase Contract on file with the City Clerk as **Exhibit A** to be executed by both parties.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WINSLOW, ARIZONA, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The City of Winslow is authorized to enter into the Real Estate Purchase Contract, which is on file with the City Clerk as **Exhibit A** and incorporated herein, for the sale of the property designated as Navajo County Assessor's Parcel No. 103-36-044, which is located at 321 Jefferson Street, Winslow, Arizona, which is legally described in **Exhibit B**, and to comply with the terms of said Contract.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Winslow this 22nd day of July, 2025.

Roberta W. Cano, Mayor

ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

Trish Stuhan, City Attorney
Pierce Coleman PLLC

**[Exhibits on File with the City Clerk at the Winslow City Hall,
102 East Third Street, Winslow, Arizona 86047]**

EXHIBIT A
TO
ORDINANCE NO. 1437

[Real Estate Purchase Contract
on file with the City Clerk, Winslow City Hall,
102 East Third Street, Winslow, Arizona 86047]

EXHIBIT B
TO
ORDINANCE NO. 1437

LEGAL DESCRIPTION

Navajo County Parcel No. 103-36-044

The East ten feet (10') of Lot 11 and all of Lot 12, Block E, re-plat Flickinger & Bauerbach Subdivision, according to Book 2 of Plats, page 36, records of Navajo County, Arizona.

REAL ESTATE PURCHASE CONTRACT

This Real Estate Purchase Contract (the "Contract") between the City of Winslow, Arizona, municipal corporation organized under the laws of the State of Arizona, (hereinafter "Seller") and Thomas Joseph Curtis (hereinafter "Buyer"), (collectively, the "parties"), is hereby entered into and shall be effective on the last signature date set forth below.

Pursuant to A.R.S. § 9-402, Seller agrees to sell, and Buyer agrees to purchase certain real property "AS IS" ("Property") under the terms and conditions set forth below.

1. LEGAL DESCRIPTION

The Property to be conveyed by Seller to Buyer under this Contract is legally described in Exhibit 1, attached hereto and made a part hereof.

2. PURCHASE PRICE AND PAYMENT TERMS

2.1 Structure of Sale. Subject to the terms, conditions, and covenants of this Contract, the Buyer shall pay for the Property as prescribed under Section 2.2 or 2.3.

2.2 Purchase Price Paid in Full. The total purchase price that Buyer agrees to pay for the Property is Eight Thousand Dollars (\$8,000.00), payable as follows:

2.2.1 Earnest Money Deposit. Buyer agrees to deposit into escrow One Thousand Dollars (\$1,000.00) as an earnest money deposit upon acceptance of this Contract by both parties.

2.2.2 Cash Due at Closing. The balance of the purchase price, plus any closing costs payable by Buyer, to be deposited into escrow on or before the Closing Date (as defined in paragraph 4).

2.2.3 Disbursements. Upon Closing, all amounts paid shall be the sole property of the Seller.

2.3 Earnest Money Provisions. If the transaction closes, the earnest money deposit shall be credited against the total purchase price and shall be retained by Seller. If the earnest money deposit is forfeited to Seller as provided by this Contract, the earnest money deposit shall be retained by Seller. If Buyer is entitled at any time to a return of the earnest money deposit, the earnest money deposit shall be paid to Buyer.

2.4 Non-Refundable Nature of Earnest Money Deposit. The earnest money deposit shall be non-refundable, except as otherwise provided herein.

EXHIBIT A
TO
ORDINANCE NO. 1437

[Real Estate Purchase Contract
on file with the City Clerk, Winslow City Hall,
102 East Third Street, Winslow, Arizona 86047]

3. TITLE AND SURVEY MATTERS

3.1 Preliminary Title Report. Following the Opening of Escrow, Buyer may elect at its sole cost and expense to obtain a current commitment for title insurance ("Report") on the Property.

3.2 Survey. Following the Opening of Escrow, Buyer may elect at its sole cost and expense to obtain an ALTA/NSPS survey of the Property prepared by an Arizona licensed civil engineer.

3.3 Due Diligence Period. For a period ending at 5:00 p.m. (local time, Winslow, Arizona) on the date that is fifteen (15) days following the Opening of Escrow ("Due Diligence Period"), Buyer will have the absolute right to cancel this Contract for any reason whatsoever or for no reason, in Buyer's sole and absolute discretion. However, until Buyer cancels, Buyer will proceed in good faith with Buyer's preliminary investigatory steps with respect to this transaction. Unless Buyer gives written notice of cancellation prior to the expiration of the above-described time period, then Buyer will be deemed to have elected not to cancel the Contract under this provision. Upon a cancellation in accordance with the provisions of this Section 3.3, the earnest money deposit shall be returned to the Buyer, and this Contract shall terminate.

3.4 Deed. At the Closing, Seller shall convey title to the Property to Buyer by Special Warranty Deed ("Deed"), subject to current taxes and assessments, reservations in patents, all easements, rights-of-way, covenants, conditions, and restrictions as may appear of record, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose. The form of Deed is attached as Exhibit 2.

3.5 Title Policy. Buyer may elect at its sole cost and expense to obtain an owner's policy of title insurance insuring Buyer that fee simple title to the Property is vested in Buyer as of the Closing. Buyer shall pay any and all costs and premiums for such policy. The Closing shall not be conditioned upon the issuance of any such policy of title insurance.

4. OPENING, CLOSING AND PRORATIONS; POST-CLOSING OBLIGATION

4.1 Opening and Closing Dates.

4.1.1. Opening of Escrow is defined to be the date that the Contract, signed by both parties, is delivered to the Title Officer. Close of Escrow shall occur on or before thirty (30) days from opening of Escrow provided any and all requirements of escrow have been obtained by Title. Close of Escrow will be at the offices of Pioneer Title Agency, 300 W. Third St., Winslow, Arizona 86047 with Hannah Gonzales serving as the Escrow Officer. At the Close of Escrow, both the title to and possession of the Property shall be transferred from Seller to Buyer. Any encumbrances existing against the Property at the Close of Escrow shall be satisfied from the proceeds of the sale price.

4.2. Closing Costs and Prorations. Real estate taxes and assessments, property owners' association assessments, irrigation assessments, and similar charges shall be prorated between the parties as of the closing, based upon the latest available information. All other closing costs shall be paid by Buyer.

4.3 Property Sold "As-Is." Except as may be expressly provided in this Contract, it is acknowledged that Seller and its employees, agents, representatives, brokers, and attorneys have not made, nor has Buyer relied on, any statements, materials, representations, or warranties, express or implied, of Seller or its employees, agents, representatives, brokers, and attorneys. Buyer acknowledges and agrees that it is relying solely on its own examination, inspection and investigation of the condition of the Property including, without limitation, the surface and subsurface thereof, all soil, engineering, environmental and other conditions which may affect the Property, any construction thereof, its zoning and use, its tribal reservation status, its value, the development thereof and title, all as deemed necessary or appropriate, and Buyer is entering into this Contract and purchasing the Property based upon the results of such inspections and investigations and not in reliance on any statements, representations or agreements of Seller not expressly contained in this Contract. As a result, it is specifically acknowledged and agreed that Buyer is acquiring the Property "AS IS" with no representation or warranty being made by City of any type or nature.

5. MATTERS RELATING TO THE PERIOD PRIOR TO CLOSING

5.1 Possession. Exclusive possession of the Property shall be delivered to Buyer upon the Closing, except as otherwise stated herein. From time to time prior to the Closing, Buyer may enter upon the Property with Buyer's representatives and agents for the purpose of examining and surveying the Property. Buyer agrees to indemnify Seller and hold Seller harmless from any injury, cost, liability or expense to person or property arising out of Buyer's exercise of the rights granted by this Section, and this indemnity shall survive the Closing or the cancellation of this Contract.

5.2 Care of Premises. Upon the Opening of Escrow, Seller shall perform all customary and ordinary maintenance to the Property as Seller customarily previously performed, so as to maintain it in substantially the same condition as it is as of the Opening of Escrow, as such condition shall be changed by wear and tear, damage by fire or other casualty, or by eminent domain. Notwithstanding the foregoing, Seller shall have no obligation to make any structural or extraordinary repairs or capital improvements to the Property between the Opening of Escrow and the Closing. From and after the execution of this Contract until the Closing, the Seller shall materially comply with all state and municipal laws, ordinance, regulations and orders or notices of violations relating to the Property, except that compliance may be postponed while Seller is in good faith contesting the validity of said orders or notices.

5.3 Risk of Loss. Except as provided in Section 5.1 of this Contract, the risk of loss or damage to the Property and all liability to third persons until the Closing shall be borne by Seller.

6. REPRESENTATIONS AND WARRANTIES

6.1 Seller's Representations and Warranties. Seller represents and warrants to Buyer that:

6.1.1 Authority. Seller has full power and authority to entire into this Contract and complete the purchase and sale transaction contemplated herein.

6.1.2 Binding Agreement. Upon Seller's execution of this Contract, this Contract shall be binding and enforceable against Seller in accordance with its terms. Upon Seller's execution of the additional documents contemplated by this Contract, the additional documents shall be binding and enforceable against Seller in accordance with their terms.

6.2 Buyer's Representations and Warranties. Buyer represents and warrants to Seller that:

6.2.1 Authority. Buyer has full power and authority to enter into this Contract and contemplate the purchase and sale transaction contemplated herein.

6.2.2 Binding Agreement. Upon Buyer's execution of this Contract, this Contract shall be binding and enforceable against Buyer in accordance with its terms. Upon Buyer's execution of the additional documents contemplated by this Contract, the additional documents shall be binding and enforceable against Buyer in accordance with their terms.

6.3 Survival. Each of the representations and warranties contained in this Section will survive the Closing.

6.4 Release. Buyer hereby releases, quit claims and forever discharges Seller and its agents and employees, from any and all claims, losses, or demands, including, but not limited to, personal injuries and property damage and all of the consequences thereof, whether now known or not, which may arise from any environmental hazards, or any defects or conditions on the Premises. This Release shall survive this Contract.

7. BROKERAGE

7.1 Brokerage. Seller has engaged the services of Charles Tupper at WestUSA Realty as a real estate broker. Seller shall be solely responsible for paying any commission or finder's fee due to WestUSA Realty by Seller. Under no circumstances shall Buyer be obligated to pay any portion of the commission or fee owed by Seller to its broker. If Buyer has engaged the services of a broker, who will be owed a commission or finder's fee in connection with this transaction, the commission or fee will be the sole responsibility of Buyer. Under no circumstances shall Seller be obligated to pay any portion of the commission or fee owed to Buyer's broker. If any person shall assert a claim to a finder's fee, brokerage commission, or other compensation on account of alleged employment as a finder or broker or performance of services as a finder or broker in connection with this transaction, the party under whom the finder or broker is claiming shall indemnify and hold the other party harmless from and against any such claim and all costs, expenses and liabilities incurred in connection with such claim or any action or proceeding brought on such claim, including, but not limited to, counsel and witness fees and court costs in defending against such claim. This indemnity shall survive the closing or the cancellation of this Contract.

8. CLOSING DOCUMENTS

8.1 Seller's Closing Documents. Upon the Closing, Seller shall deliver to Buyer the following documents, each of which shall have been duly executed and, where appropriate, acknowledged:

8.1.1 The Deed in the form required herein; and

8.1.2 Such other documents as may be necessary or appropriate to transfer and convey all of the Property to Buyer and to otherwise consummate this transaction in accordance with the terms of this Contract.

8.2 Buyer's Closing Documents. On or before the Closing, Buyer shall deliver to Seller such documents as may be necessary or appropriate to consummate this transaction in accordance with the terms of this Contract, each of which shall have been duly executed and acknowledged, where appropriate.

9. REMEDIES

9.1 Seller's Remedies. If Buyer fails to deposit the remainder of the purchase price in the time and manner set forth in this Contract or to perform when due any other act required by this Contract, Seller's sole and exclusive remedy shall be to cancel this Contract. Such cancellation to be effective immediately upon Seller giving written notice of cancellation to Buyer. Upon such cancellation, Seller shall be entitled to retain the earnest money deposit as liquidated damages and not as a penalty. The parties agree and hereby stipulate that the exact amount of damages would be extremely difficult to ascertain, and that the earnest money deposit constitutes a reasonable and fair approximation of such damages.

9.2. Buyer's Remedies. If Seller fails to perform when due any act required by this Contract to be performed, then Buyer shall have the right to cancel this Contract, such cancellation to be effective immediately upon Buyer giving written notice of cancellation to Seller. Upon such cancellation, Buyer shall be entitled to a return of earnest money deposit.

10. GENERAL PROVISIONS

10.1 Assignment; Binding Effect. Neither Seller nor Buyer may assign any of its rights or obligations under this Contract without the other party's prior written consent. Subject to the foregoing, the provisions of this Contract are binding upon and shall inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.

10.2 Attorneys' Fees. If any action is brought by either party in respect to its rights under this Contract, the prevailing party shall be entitled to reasonable attorneys' fees and court costs as determined by the court.

10.3 Waivers. No waiver of any of the provisions of this Contract shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver be a continuing waiver. Except as expressly provided in this Contract, no waiver shall be binding unless executed in writing by the party making the waiver. Either party may waive any provision of this Contract intended for its benefit; provided, however, such waiver shall in no way excuse the other party from the performance of any of its other obligations under this Contract.

10.4 Construction. This Contract shall be construed according to Arizona law. References in this Contract to "Articles" and "Sections" are to the Articles and Sections of this Contract, unless otherwise noted.

10.5 Time. Time is of the essence of this Contract.

10.6 Notices. All notices shall be in writing and shall be made by hand delivery, express delivery, overnight courier service, or by certified mail, postage prepaid, return receipt requested. Any such notice shall be deemed to be given and received and shall be effective (a) on the date on which the notice is delivered, if notice is given by hand delivery; (b) on the date of actual receipt, if the notice is sent by express delivery or overnight courier service; and (c) on the date on which it is received or rejected as reflected by a receipt if given by United States mail, addressed and sent as aforesaid.

Notices will be delivered or addressed to Seller and Buyer at the addresses set forth below:

To Seller: CITY OF WINSLOW
102 East Third Street
Winslow, Arizona 86047
ATTN: City Manager

With Copy to: Pierce Coleman PLLC
17851 North 85th Street, Suite 175
Scottsdale, Arizona 85255
ATTN: Trish Stuhan, City Attorney

To Buyer: Thomas Joseph Curtis
1003 East Second St., #17
Winslow, Arizona 86047

Escrow Agent: Pioneer Title Agency
300 West Third Street
Winslow, Arizona 86047
ATTN: Hannah Gonzales, Escrow Agent

10.7 Further Documentation. Each party agrees in good faith to execute such further or additional documents as may be necessary or appropriate to fully carry out the intent and purpose of this Contract.

10.8 Headings and Counterparts. The headings of this Contract are for purposes of reference only and shall not limit or define the meaning of any provision of this Contract. This Contract may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

10.9 Severability. The provisions of this Contract are severable to the extent that any provision or application held to be invalid by a court of competent jurisdiction shall not affect any other provision or application of this Contract, which may remain in effect without the invalid provision or application.

10.10 Applicable Law; Venue. This Contract shall be governed by the laws of the State of Arizona and suit pertaining to this Contract may be brought only in courts in Navajo County, Arizona.

10.11 Conflict of Interest. Seller and Buyer acknowledge that this Contract is subject to cancellation pursuant to the provisions of Arizona Revised Statutes § 38-511.

10.12. Entire Agreement. This Contract, which includes Exhibits 1 and 2, constitutes the entire agreement between the parties pertaining to the subject matter contained in this Contract. All prior and contemporaneous agreements, representations, and understandings of the parties, oral or written, are superseded by and merged in this Contract. No supplement, modification, or amendment of this Contract shall be binding unless in writing and executed by Buyer and Seller.

EXECUTED as of the date written on the first page of this Contract.

“SELLER”

CITY OF WINSLOW,
an Arizona municipal corporation

David Coolidge, City Manager

Date

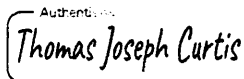
ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

Trish Stuhan, City Attorney

“BUYER”

By: 

Thomas Joseph Curtis

07/11/25

Date

EXHIBIT 1

[Legal Description]

Navajo County Parcel No. 103-36-044

The East ten feet (10') of Lot 11 and all of Lot 12, Block E, re-plat Flickinger & Bauerbach Subdivision, according to Book 2 of Plats, page 36, records of Navajo County, Arizona.

EXHIBIT 2

[FORM OF DEED]

When Recorded Return to:

Thomas Joseph Curtis
1003 E. Second St., #17
Winslow, AZ 86047

Exempt pursuant to A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of Ten Thousand Dollars (\$10,000.00), and other valuable considerations, the City of Winslow, an Arizona municipal corporation, located at 102 East Third Street, Winslow, Arizona 86047 ("Grantor"), does hereby convey to Thomas Joseph Curtis, 1003 East Second Street, #17, Winslow, Arizona 86047 ("Grantee"), the following real property situated in the County of Navajo, State of Arizona:

Navajo County Parcel No. 103-36-044

The East ten feet (10') of Lot 11 and all of Lot 12, Block E, re-plat Flickinger & Bauerbach Subdivision, according to Book 2 of Plats, page 36, records of Navajo County, Arizona.

SUBJECT TO current taxes and assessments; patent reservations; all covenants, conditions, restrictions, reservations, rights, rights-of-way, easements, obligations and liabilities and other matters of record or to which reference is made in the public record; any and all conditions, shortages in area, overlaps, conflicts in boundary lines, easements, encroachments, rights-of way, rights or claims, or restrictions not shown by the public records which would be disclosed by a physical inspection, or which an accurate survey of the Property would reveal; unpatented mining claims; and the applicable zoning and use ordinances, regulations, zoning codes and the like of any municipality, county, state, or the United States affecting the Property as same now exist and as may hereafter be established or amended.

Grantor hereby binds itself and its successors to warrant and defend title to the Property against the acts of Grantor and none other, subject to the matters set forth above.

FURTHERMORE, Grantor hereby quitclaims to Grantee, without covenant or warranty of any kind whatsoever, any rights or claims to title to water, applications for water rights, and claims to or interests in water rights which are appurtenant or in any way applicable to or derived from the Property whether surface, underground, wells, springs, percolating, flood, vested, contingent, recorded, certificated, appropriated or otherwise.

[SIGNATURES ON FOLLOWING PAGES.]

Dated this ____ day of _____, 2025.

GRANTOR:

**CITY OF WINSLOW, ARIZONA,
a municipal corporation**

By: DO NOT SIGN
David Coolidge, City Manager

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Navajo)

On this ____ day of _____, 2025, before me, the undersigned Notary Public, personally appeared David Coolidge, City Manager of the City of Winslow, Arizona, a municipal corporation, being so authorized to execute, who executed and acknowledged the foregoing instrument for purposes therein contained and whose identity was proven to me on the basis of satisfactory evidence to be the persons who they claim to be and acknowledged that they signed the Special Warranty Deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

DO NOT SIGN
Notary Public

My Commission Expires:

[ADDITIONAL SIGNATURE ON FOLLOWING PAGE.]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

ACCEPTED BY GRANTEE:

By DO NOT SIGN
Thomas Joseph Curtis

EXHIBIT B
TO
ORDINANCE NO. 1437

LEGAL DESCRIPTION

Navajo County Parcel No. 103-36-044

The East ten feet (10') of Lot 11 and all of Lot 12, Block E, re-plat Flickinger & Bauerbach Subdivision, according to Book 2 of Plats, page 36, records of Navajo County, Arizona.

VACANT LAND/LOT PURCHASE CONTRACT

Document updated:
August 2024



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



If subdivided land or unsubdivided land is being sold by a subdivider, i.e., a person who owns 6 or more lots, a public report will generally be required and an Addendum regarding subdivided or unsubdivided land must be executed by the Seller and Buyer.

1. PROPERTY

- 1a. 1. **BUYER:** Robert J. Mahoney
BUYER'S NAME(S)
2. **SELLER:** City of Winslow or ☒ as identified in section 9c.
SELLER'S NAME(S)
3. Buyer agrees to buy and Seller agrees to sell the real property with all improvements, fixtures, and appurtenances thereon
4. or incidental thereto, if any, plus the personal property described herein (collectively the "Property").
- 1b. 5. Property Address: 321 Jefferson Street Zoning: _____
6. Assessor's #(s): 103-36-044
7. City: Winslow County: Navajo AZ, Zip Code: 86047
8. Legal Description: FLICKINGER & BAUERBACH: LOT 12 & E 10' LOT 11, BLOCK E XGR-3 or ☐ see attached legal description.
- 1c. 9. \$ 5,000.00 Full Purchase Price, paid as outlined below
10. \$ 500.00 Earnest money to be paid within 72 hours of acceptance
11. \$ 4,500.00 Balance by close of escrow
12. \$ _____
13. _____
- 1d. 14. **Incidental Improvements:** Buyer is purchasing the Property as vacant land. Any improvements, fixtures and appurtenances
15. thereon or incidental thereto, are being transferred in their existing condition ("AS IS") and Seller makes no warranty to Buyer,
16. expressed or implied, as to their condition except as provided for in section 5a.
- 1e. 17. **Fixtures and Personal Property:** Seller agrees that all existing fixtures on the Property, and any existing personal property
18. specified herein, shall be included in this sale, including the following:
19. _____
20. _____
21. Personal property included herein shall be transferred with no monetary value, and free and clear of all liens
22. or encumbrances.
23. Fixtures and leased items NOT included: _____
- 1f. 24. **Close of Escrow:** Close of Escrow ("COE") shall occur when the deed is recorded at the appropriate county recorder's office.
25. Buyer and Seller shall comply with all terms and conditions of this Contract, execute and deliver to Escrow Company all closing
26. documents, and perform all other acts necessary in sufficient time to allow COE to occur on
27. August 28, 2025 ("COE Date"). If Escrow Company or recorder's office is closed on
MONTH DAY YEAR
28. COE Date, COE shall occur on the next day that both are open for business.
29. Buyer shall deliver to Escrow Company a cashier's check, wired funds or other immediately available funds to pay any down
30. payment, additional deposits or Buyer's closing costs, and instruct the lender, if applicable, to deliver immediately available
31. funds to Escrow Company, in a sufficient amount and in sufficient time to allow COE to occur on COE Date.

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Vacant Land/Lot Purchase Contract • Updated: August 2024
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SELLER SELLER

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Initials>

BUYER BUYER

Vacant Land/Lot Purchase Contract >>

- 1g. 32. **Possession:** Seller shall deliver access to keys and/or means to operate all locks, mailbox, and all common area facilities,
33. subject to the rights of tenants under existing leases, to Buyer at COE or ☐ _____. Broker(s) recommend that
34. the parties seek appropriate counsel from insurance, legal, tax, and accounting professionals regarding the risks of
35. pre-possession or post-possession of the Property.
- 1h. 36. **Addenda Incorporated:** ☐ Additional Clause ☐ Buyer Contingency ☐ Domestic Water Well ☐ H.O.A.
37. ☐ Loan Assumption ☐ On-site Wastewater Treatment Facility ☒ Seller Compensation ☐ Seller Financing ☐ Short Sale
38. ☐ Vacant Land/Lot Purchase Contract Addendum Regarding Subdivided or Unsubdivided Land
39. ☐ Other: _____
- 1i. 40. **IF THIS IS AN ALL CASH SALE:** Buyer shall provide Seller, within five (5) days or ____ days after Contract
41. acceptance, either a Letter of Credit or a Source of Funds Letter from a financial institution documenting the
42. availability of funds to close escrow as agreed. Section 2 shall not apply, GO TO SECTION 3.

2. FINANCING

- 2a. 43. **Type of Financing:** ☐ Conventional ☐ FHA ☐ VA ☐ USDA ☐ Assumption ☐ Seller Carryback
44. ☐ _____
45. (If financing is to be other than new financing, see attached addendum.)
- 2b. 46. **Financing:** This sale ☐ is ☐ is not contingent upon Buyer obtaining a satisfactory financing commitment within Due
47. Diligence Period pursuant to Section 6a. (If sale is not contingent on a financing commitment, go to Section 2k.)
- 2c. 48. **Financing Commitment Contingency Period:** If the sale is contingent upon Buyer obtaining a satisfactory financing commitment,
49. Buyer shall have the Due Diligence Period to obtain a financing commitment, including appraised value, satisfactory to Buyer in
50. Buyer's sole discretion, for a loan to purchase the Property or Buyer may cancel this Contract and receive a refund of the Earnest
51. Money. **PRIOR TO THE EXPIRATION OF THE DUE DILIGENCE PERIOD, BUYER SHALL DELIVER TO SELLER AND ESCROW**
52. **COMPANY NOTICE THAT BUYER HAS NOT RECEIVED SUCH SATISFACTORY FINANCING COMMITMENT OR BUYER**
53. **SHALL BE DEEMED TO HAVE WAIVED THE FINANCING COMMITMENT CONTINGENCY AND ANY RIGHT TO CANCEL DUE**
54. **TO FINANCING.**
- 2d. 55. **Pre-Qualification:** If using Conventional, FHA, VA, or USDA financing, a completed AAR Pre-Qualification Form *is*
56. attached hereto and incorporated by reference.
- 2e. 57. **Loan Status Update:** Buyer shall deliver to Seller the Loan Status Update (LSU) with at a minimum lines 1-40 completed
58. describing the current status of the Buyer's proposed loan within ten (10) days after Contract acceptance and instruct lender to
59. provide an updated LSU to Broker(s) and Seller upon request.
- 2f. 60. **Loan Processing During Escrow:** Buyer agrees to diligently work to obtain the loan and will promptly provide the lender with all
61. additional documentation required. **Buyer shall sign all loan documents no later than three (3) days prior to the COE Date.**
- 2g. 62. **Loan Costs:** Buyer shall pay all costs of obtaining the loan, except as provided herein.
- 2h. 63. **VA Loan Costs:** In the event of a VA loan, Seller agrees to pay the escrow fee and up to \$ _____ of loan
64. costs not permitted to be paid by the Buyer, in addition to the other costs Seller has agreed to pay herein, including Seller's
65. Concessions.
- 2i. 66. **Changes:** Buyer shall immediately notify Seller of any changes in the loan program, financing terms, or lender described in the
67. Pre-Qualification Form if attached hereto or LSU provided within ten (10) days after Contract acceptance and shall only make
68. any such changes without the prior written consent of Seller if such changes do not adversely affect Buyer's ability to obtain
69. loan approval without Prior to Document (PTD) conditions, increase Seller's closing costs, or delay COE.
- 2j. 70. **Appraisal Fee(s):** Appraisal Fee(s), when required by Lender, shall be paid by ☐ Buyer, ☐ Seller
71. ☐ Other _____
72. Appraisal Fee(s) ☐ are ☐ are not included in Seller Concessions, if applicable.
- 2k. 73. **Partial Release, if applicable:** Buyer and Seller agree that any partial releases will be addressed under Additional Terms
74. and Conditions or attached Addendum. Broker(s) recommend the parties seek appropriate counsel regarding the risks of
75. partial release.

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SELLER SELLER <Initials

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BUYER BUYER

Vacant Land/Lot Purchase Contract >>

- 2l. 76. **Subordination:** If applicable, Seller carryback financing ☐ is ☐ is not to be subordinated to a construction loan. If Seller
 77. agrees to subordination, such subordination shall only be allowed if the Seller Carryback financing is not in default and if the
 78. Seller approves the terms and conditions of the construction loan to be recorded as a senior loan. Approval will not be
 79. unreasonably withheld. **IF SELLER SUBORDINATES THE SELLER CARRYBACK FINANCING TO A SENIOR LOAN, THE**
 80. **SELLER ACKNOWLEDGES THAT IN ORDER TO PROTECT THE SELLER CARRYBACK FINANCING, THE SELLER MAY**
 81. **HAVE TO MAKE PAYMENTS ON THE SENIOR LOAN IF THE SENIOR LOAN IS IN DEFAULT.** Broker(s) recommend
 82. the parties seek appropriate counsel regarding the risks of subordination.

3. TITLE AND ESCROW

- 3a. 83. **Escrow:** This Contract shall be used as escrow instructions. The Escrow Company employed by the parties to carry out the
 84. terms of this Contract shall be:

85. <u>Pioneer title</u> "ESCROW/TITLE COMPANY" 86. <u>FAX</u> 300 W 3rd St 87. <u>ADDRESS</u>	<u>9282892028</u> PHONE <u>Hannah.Gonzales@ptaaz.com</u> EMAIL <u>Winslow, Arizona AZ 86047</u>
--	---

- 3b. 88. **Title and Vesting:** Buyer will take title as determined before COE. Taking title may have significant legal, estate planning and
 89. tax consequences. Buyer is advised to obtain legal and tax advice.

- 3c. 90. **Title Commitment and Title Insurance:** Escrow Company is hereby instructed to obtain and deliver to Buyer and Seller
 91. directly, addressed pursuant to 8s and 9c or as otherwise provided, a Commitment for Title Insurance together with complete
 92. and legible copies of all documents that will remain as exceptions to Buyer's policy of Title Insurance ("Title Commitment"),
 93. including but not limited to Conditions, Covenants and Restrictions ("CC&Rs"); deed restrictions; and easements within fifteen
 94. (15) days after Contract acceptance. Buyer shall have prior to the expiration of the Due Diligence Period to provide written
 95. notice of any items disapproved. Buyer shall be provided, at Seller's expense, a Standard Owner's Title Insurance Policy
 96. showing the title vested in Buyer. Buyer may acquire extended coverage(s) at Buyer's own additional expense.
 97. Seller shall convey title by warranty deed, subject to existing taxes, assessments, covenants, restrictions, rights of way,
 98. easements and all other matters of record or ☐ deed.
- 3d. 99. **Additional Instructions:** (i) Escrow Company shall promptly furnish notice of pending sale that contains the name and
 100. address of the Buyer to any homeowner's association in which the Property is located. (ii) If the Escrow Company is also
 101. acting as the title agency but is not the title insurer issuing the title insurance policy, Escrow Company shall deliver to the
 102. Buyer and Seller, upon deposit of funds, a closing protection letter from the title insurer indemnifying the Buyer and Seller for
 103. any losses due to fraudulent acts or breach of escrow instructions by the Escrow Company. (iii) All documents necessary to
 104. close this transaction shall be executed promptly by Seller and Buyer in the standard form used by Escrow Company. Escrow
 105. Company shall modify such documents to the extent necessary to be consistent with this Contract. (iv) Escrow Company fees,
 106. unless otherwise stated herein, shall be allocated equally between Seller and Buyer. (v) Escrow Company shall send to all
 107. parties and Broker(s) copies of all notices and communications directed to Seller, Buyer and Broker(s). (vi) Escrow Company
 108. shall provide Broker(s) access to escrowed materials and information regarding the escrow. (vii) If an Affidavit of Disclosure is
 109. provided, Escrow Company shall record the Affidavit at COE.

- 3e. 110. **Prorations, Expenses and Adjustments:**
 111. **Taxes:** Real property taxes payable by the Seller shall be prorated through COE, based upon the latest tax bill available.
 112. The parties agree that any discrepancy between the latest tax bill available and the actual tax bill when received shall be
 113. handled as a Post Closing Matter and Buyer or Seller may be responsible for additional tax payments to each other.
 114. **Rents, Interest and Expenses:** Rents; interest on existing notes, if transferred; utilities; and operating expenses shall be
 115. prorated through COE. The Parties agree to adjust any rents received after COE as a Post Closing Matter.
 116. **Deposits:** All deposits held by Seller pursuant to rent/lease agreement(s) shall be credited against the cash required of
 117. Buyer at COE or ☐ paid to Buyer by Seller at COE.

- 3f. 118. **Post Closing Matters:** The parties shall promptly adjust any item to be prorated that is not determined or determinable at
 119. COE as a Post Closing Matter by appropriate cash payment to the other party outside of the escrow when the amount due is
 120. determined. Seller and Buyer agree that Escrow Company and Broker(s) are relieved of any responsibility for said
 121. adjustments.

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- 3g.

122. **Release of Earnest Money:** In the event of a dispute between Buyer and Seller regarding any Earnest Money deposited with

123. Escrow Company, Buyer and Seller authorize Escrow Company to release Earnest Money pursuant to the terms and conditions

124. of this Contract in its sole and absolute discretion. Buyer and Seller agree to hold harmless and indemnify Escrow Company

125. against any claim, action or lawsuit of any kind, and from any loss, judgment, or expense, including costs and attorney fees,

126. arising from or relating in any way to the release of Earnest Money.
- 3h.

127. **Assessment Liens:** The amount of any assessment, other than homeowner's association assessments, that is a lien as of

128. the COE shall be: ☐ paid in full by Seller ☒ prorated and assumed by Buyer ☐ paid in full by Buyer. Any assessment that

129. becomes a lien after COE is the Buyer's responsibility.
- 3i.

130. **IRS and FIRPTA Reporting:** Seller agrees to comply with IRS reporting requirements. If applicable, Seller agrees to complete,

131. sign, and deliver to Escrow Company a certificate indicating whether Seller is a foreign person or a non-resident alien pursuant

132. to the Foreign Investment in Real Property Tax Act (FIRPTA). Buyer and Seller acknowledge that if the Seller is a foreign

133. person, the Buyer (or Escrow Company, as directed by Buyer) must withhold a tax of up to 15% of the purchase price, unless an

134. exemption applies.
- 3j.

135. **Agricultural Foreign Investment Disclosure Act:** If applicable, Buyer and Seller shall comply with the Agricultural Foreign

136. Investment Disclosure Act and make the required disclosures to the U.S. Department of Agriculture.
- 3k.

137. **TAX DEFERRED EXCHANGE:** If Seller or Buyer intends to enter into a tax-deferred exchange pursuant to I.R.C. §1031

138. or otherwise, all additional costs in connection with any such tax-deferred exchange shall be borne by the party requesting the

139. exchange. The non-requesting party agrees to cooperate in the tax-deferred exchange provided that the non-requesting party

140. incurs no additional costs and COE is not delayed. The parties are advised to consult a professional tax advisor regarding the

141. advisability of any such exchange. The non-requesting party and Broker(s) shall be indemnified and held harmless from any

142. liability that may arise from participation in the tax deferred exchange.

4. DISCLOSURES

- 4a.

143. **Vacant Land/Lot Seller Property Disclosure Statement ("VLSPDS"):** Seller shall deliver a completed AAR VLSPDS form to

144. the Buyer within five (5) days after Contract acceptance.
- 4b.

145. **Additional Seller Disclosures and Information:** Seller shall provide to Buyer the following disclosures and information

146. pertinent to the Property within five (5) days after the Contract acceptance: (i) any information known to Seller that may

147. adversely affect the Buyer's use of the Property, (ii) any known pending special assessments, association fees, claims, or

148. litigation, (iii) articles of incorporation; by-laws; other governing documents; and any other documents required by law, (iv)

149. financial statements, current rent rolls, lists of current deposits, personal property lists, leases, rental agreements, service

150. contracts, (v) soils, Phase I, or other environmental reports in Seller's possession, (vi) the most recent survey, if available,

151. and (vii) any and all other agreements, documents, studies, or reports relating to the Property in Seller's possession or control

152. provided, however, that Seller shall not be required to deliver any report or study if the written contract that Seller entered into

153. with the consultant who prepared such report or study specifically forbids the dissemination of the report to others.
- 4c.

154. **Road Maintenance Agreement:** Seller shall provide to Buyer, within five (5) days after the Contract acceptance, a copy

155. of any known road maintenance agreement affecting the Property.
- 4d.

156. **Seller's Obligations Regarding Wells:** If a well is located on the Property, or if the Property is to be served by a shared

157. well, the AAR Domestic Water Well Addendum is attached hereto and incorporated by reference. At COE, if applicable,

158. Seller shall assign, transfer and convey to the Buyer all of the water rights, or claims to water rights, if any, held by Seller

159. that are associated with the Property.
- 4e.

160. **No Seller or Tenant Bankruptcy, Probate or Insolvency Proceedings:** Seller represents that Seller has no notice or

161. knowledge that any tenant on the Property is the subject of a bankruptcy, probate or insolvency proceeding. Further, Seller

162. is not the subject of a bankruptcy, insolvency or probate proceeding.
- 4f.

163. **Seller's Notice of Violations:** Seller represents that Seller has no knowledge of any notice of violations of City, County, State,

164. or Federal building, zoning, fire, or health laws, codes, statutes, ordinances, regulations, or rules filed or issued regarding the

165. Property.
- 4g.

166. **Environmental Disclosure:** Seller has not knowingly caused or permitted the generation, storage, treatment, release or

167. disposal of any hazardous waste or regulated substances at the Property except as otherwise disclosed.
- 4h.

168. **Affidavit of Disclosure:** If the Property is located in an unincorporated area of the county, and five or fewer parcels of property

169. other than subdivided land are being transferred, the Seller shall deliver a completed Affidavit of Disclosure in the form required

170. by law to the Buyer within five (5) days after Contract Acceptance. Buyer shall provide notice of any Affidavit of Disclosure items

171. disapproved within five (5) days after receipt of the Affidavit of Disclosure.

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- 4i. 172. **H.O.A./Condominium/Planned Community:** The Property ☐ is ☒ **is not** located within a homeowners' association/
173. condominium/planned community. If yes, the HOA addendum is attached hereto and incorporated by reference.
- 4j. 174. **Changes During Escrow:** Seller shall immediately notify Buyer of any changes in the Property or disclosures made herein, in the
175. SPDS, or otherwise. Such notice shall be considered an update of the SPDS. Unless Seller is already obligated by Section 5a, or
176. otherwise by this Contract or any amendments hereto, to correct or repair the changed item disclosed, Buyer shall be allowed prior
177. to the expiration of the Due Diligence Period or five (5) days after delivery of such notice, whichever is later, to provide notice of
178. disapproval to Seller.

5. WARRANTIES

- 5a. 179. **Seller Warranties:** Seller warrants and shall maintain and repair the Property so that at the earlier of possession or COE the
180. Property and any personal property included in the sale, will be in substantially the same condition as on the date of Contract
181. acceptance; and all personal property not included in the sale and all debris will be removed from the Property.
- 5b. 182. **Warranties that Survive Closing:** Seller warrants that Seller has disclosed to Buyer and Broker(s) all material latent defects and
183. any information concerning the Property known to Seller, excluding opinions of value, which materially and adversely affect the
184. consideration to be paid by Buyer. Prior to the COE, Seller warrants that payment in full will have been made for all labor,
185. professional services, materials, machinery, fixtures, or tools furnished within the 150 days immediately preceding the COE
186. in connection with the construction, alteration, or repair of any structure on or improvement to the Property. Seller warrants
187. that the information regarding connection to a sewer system or on-site wastewater treatment facility (conventional septic
188. tank or alternative system) is correct to the best of Seller's knowledge.
- 5c. 189. **Buyer Warranties:** Buyer warrants that Buyer has disclosed to Seller any information that may materially and adversely affect
190. the Buyer's ability to close escrow or complete the obligations of this Contract. At the earlier of possession of the Property or
191. COE, Buyer warrants to Seller that Buyer has conducted all desired independent inspections and investigations and accepts
192. the Property. **Buyer warrants that Buyer is not relying on any verbal representations concerning the Property**
193. **except disclosed as follows:** _____
194. _____

6. DUE DILIGENCE

- 6a. 195. **Due Diligence Period:** Buyer's due diligence and inspection period shall be thirty (30) days or 15 days after Contract acceptance
196. ("Due Diligence Period"). During Due Diligence Period Buyer shall perform all inspections and investigations to satisfy Buyer with respect
197. to the physical condition of the Property, financing, appraised value, the condition of title to the Property and as to the feasibility and
198. suitability of the Property for Buyer's intended purpose. During the Due Diligence Period, Buyer, at Buyer's expense, shall: (i) conduct all
199. desired physical, environmental, and other types of inspections and investigations to determine the value and condition of the Property;
200. (ii) make inquiries and consult government agencies, lenders, insurance agents, architects, and other appropriate persons and entities
201. concerning the feasibility and suitability of the Property and the surrounding area for the Buyer's intended purpose; (iii) investigate
202. applicable building, zoning, fire, health, and safety codes including applicable swimming pool barrier regulations to determine any
203. potential hazards, violations or defects in the Property; and (iv) verify any material multiple listing service ("MLS") information. If the
204. presence of sex offenders in the vicinity or the occurrence of a disease, natural death, suicide, homicide or other crime on or in the vicinity
205. is a material matter to the Buyer, it must be investigated by the Buyer during the Due Diligence Period. Buyer shall keep the Property free
206. and clear of liens, shall indemnify and hold Seller harmless from all liability, claims, demands, damages, and costs, and shall repair all
207. damages arising from the inspections. Buyer shall provide Seller and Broker(s) upon receipt, at no cost, copies of all inspection reports
208. concerning the Property obtained by Buyer. If Buyer cancels this Contract, Buyer shall return all documents provided by the Seller and
209. provide Seller with copies of all reports or studies generated by Buyer, provided, however, that Buyer shall not be required to deliver any
210. such report or study if the written contract that Buyer entered into with the consultant who prepared such report or study specifically
211. forbids the dissemination of the report or study to others. Buyer is advised to consult the Arizona Department of Real Estate *Buyer*
212. *Advisory* provided by AAR to assist in Buyer's due diligence inspections and investigations.
- 6b. 213. **Square Footage/Acreage:** **BUYER IS AWARE THAT ANY REFERENCE TO THE SQUARE FOOTAGE/ACREAGE OF THE**
214. **PROPERTY, BOTH THE REAL PROPERTY (LAND) AND IMPROVEMENTS THEREON IS APPROXIMATE. IF SQUARE**
215. **FOOTAGE/ACREAGE IS A MATERIAL MATTER TO THE BUYER; IT MUST BE INVESTIGATED DURING THE DUE**
216. **DILIGENCE PERIOD.**
- 6c. 217. **Flood Hazard:** Flood hazard designations or the cost of flood hazard insurance shall be determined by Buyer during the Due
218. Diligence Period. If the Property is situated in an area identified as having any special flood hazards by any governmental entity, the
219. lender may require the purchase of flood hazard insurance. Special flood hazards may also affect the ability to encumber or improve
220. the Property.

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- 6d. 221. **Insurance: IF INSURANCE IS A MATERIAL MATTER TO THE BUYER, BUYER SHALL APPLY FOR AND OBTAIN**
 222. **WRITTEN CONFIRMATION OF THE AVAILABILITY AND COST OF INSURANCE FOR THE PROPERTY FROM BUYER'S**
 223. **INSURANCE COMPANY DURING THE DUE DILIGENCE PERIOD.** Buyer understands that any fire, casualty, or other
 224. insurance desired by Buyer or required by Lender should be in place at COE.
- 6e. 225. **Sewer or On-site Wastewater Treatment System:** The Property ☐ does ☒ does not contain an on-site wastewater
 226. treatment system. If the Property is served by a conventional septic tank or alternative system, the AAR On-site Wastewater
 227. Treatment Facility Addendum is incorporated herein by reference.
228. **IF A SEWER CONNECTION, OR THE AVAILABILITY OF A SEWER CONNECTION, IS A MATERIAL MATTER TO THE**
 229. **BUYER, IT MUST BE INVESTIGATED DURING THE DUE DILIGENCE PERIOD.**
 230. (BUYER'S INITIALS REQUIRED) RJ BUYER BUYER
- 6f. 231. **Site/Soil Evaluation For Installation of On-site Wastewater Treatment Facility:** If the suitability of the Property for
 232. installation of an on-site wastewater treatment facility (conventional septic tank or alternative system) and associated costs
 233. are material to the Buyer, Buyer shall complete a site/soil evaluation and investigate all on-site wastewater treatment facility
 234. installation costs within the Due Diligence Period. **NOTE: Buyer is advised that the site/soil evaluation is not binding on**
 235. **the State-delegated County agency in any future permitting decision as to the suitability of the design or type of**
 236. **facility for the Property.**
- 6g. 237. **LAND DIVISIONS: LAND PROPOSED TO BE DIVIDED FOR PURPOSES OF SALE OR LEASE IS SUBJECT TO**
 238. **STATE, COUNTY AND MUNICIPAL LAWS, ORDINANCES AND REGULATIONS. IF STATE, COUNTY AND MUNICIPAL**
 239. **REQUIREMENTS RELATING TO THE DIVISION OR SPLITTING OF THE PROPERTY ARE A MATERIAL MATTER TO**
 240. **THE BUYER, THEY MUST BE VERIFIED BY BUYER DURING THE DUE DILIGENCE PERIOD. BROKER(S) HAVE MADE**
 241. **NO REPRESENTATIONS, EXPRESS OR IMPLIED, REGARDING THE ABILITY TO DIVIDE OR SPLIT THE PROPERTY.**
 242. (BUYER'S INITIALS REQUIRED) RJ BUYER BUYER
- 6h. 243. **ROADS: IF ROADWAYS, COST AND RESPONSIBILITY FOR ROAD MAINTENANCE, IMPROVEMENTS OR ACCESS IS A**
 244. **MATERIAL MATTER TO BUYER, IT MUST BE INVESTIGATED BY BUYER DURING DUE DILIGENCE PERIOD.**
- 6i. 245. **Survey:** A survey ☐ shall ☒ shall not be performed. If to be performed, the survey shall be performed by a licensed
 246. surveyor within the Due Diligence Period or _____ days after Contract acceptance.
 247. Cost of the survey shall be paid by ☐ Seller ☐ Buyer ☐ Other: _____
248. The survey shall be performed in accordance with the Arizona State Board of Technical Registration's "Arizona Land Boundary
 249. Survey Minimum Standards".
- 6j. 250. Survey instructions are:
 251. ☐ A boundary survey and survey plat showing the corners either verified
 252. or monumentation.
 253. ☐ A survey certified by a licensed surveyor, acceptable to Buyer and the Title
 254. Company, in sufficient detail for an American Land Title Association ("ALTA")
 255. Owner's Policy of Title Insurance with boundary, encroachment or survey
 256. exceptions and showing all improvements, utility lines and easements on
 257. the Property or within five (5) feet thereof.
 258. ☐ Other survey terms:
 259.
 260.
 261. (BUYER'S INITIALS REQUIRED) RJ BUYER BUYER
- 6k. 262. **WELL WATER/WATER RIGHTS: IF WELL WATER/WATER RIGHTS IS/ARE A MATERIAL MATTER TO THE BUYER, IT**
 263. **MUST BE VERIFIED BY BUYER DURING THE DUE DILIGENCE PERIOD.**
- 6l. 264. **BUYER ACKNOWLEDGMENT: BUYER RECOGNIZES, ACKNOWLEDGES AND AGREES THAT BROKER(S) ARE**
 265. **NOT QUALIFIED, NOR LICENSED, TO CONDUCT DUE DILIGENCE WITH RESPECT TO THE PROPERTY OR THE**
 266. **SURROUNDING AREA. BUYER IS INSTRUCTED TO CONSULT WITH QUALIFIED LICENSED PROFESSIONALS TO**
 267. **ASSIST IN BUYER'S DUE DILIGENCE EFFORTS. BECAUSE CONDUCTING DUE DILIGENCE WITH RESPECT TO THE**
 268. **PROPERTY AND SURROUNDING AREA IS BEYOND THE SCOPE OF THE BROKERS EXPERTISE AND LICENSING,**
 269. **BUYER EXPRESSLY RELEASES AND HOLDS HARMLESS BROKER(S) FROM LIABILITY FOR ANY DEFECTS OR**
 270. **CONDITIONS THAT COULD HAVE BEEN DISCOVERED BY INSPECTION OR INVESTIGATION.**
 271. (BUYER'S INITIALS REQUIRED) RJ BUYER BUYER >>

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- 6m. 272. **Due Diligence Period Notice:** Prior to expiration of the Due Diligence Period, Buyer shall deliver to Seller a signed notice of
273. any items disapproved. AAR's Vacant Land/Lot Buyer's Due Diligence Notice and Seller's Response form is available for this
274. purpose. Buyer shall conduct all desired inspections and investigations prior to delivering such notice to Seller and all Due
275. Diligence Period items disapproved shall be provided in a single notice.
- 6n. 276. **Buyer Disapproval:** If Buyer, in Buyer's sole discretion, disapproves of any aspect of the Property, financing, title, or other
277. matter, Buyer shall deliver to Seller notice of the items disapproved and state in the notice that Buyer elects to either:
278. (1) immediately cancel this Contract and all Earnest Money shall be released to Buyer, or
279. (2) provide the Seller an opportunity to correct the items disapproved, in which case:
280. (a) Seller shall respond in writing within five (5) days or _____ days after delivery to Seller of Buyer's notice of
281. items disapproved. Seller's failure to respond to Buyer in writing within the specified time period shall
282. conclusively be deemed Seller's refusal to correct any of the items disapproved.
283. (b) If Seller agrees in writing to correct item(s) disapproved, Seller shall correct the items, complete any
284. repairs in a workmanlike manner and deliver any paid receipts evidencing the corrections and repairs
285. to Buyer three (3) days or _____ days prior to COE Date.
286. (c) If Seller is unwilling or unable to correct any of the items disapproved, Buyer may cancel this Contract within five
287. (5) days after delivery of Seller's response or after expiration of the time for Seller's response, whichever occurs first,
288. and all Earnest Money shall be released to Buyer. If Buyer does not cancel this Contract within the five (5) days as
289. provided, Buyer shall close escrow without correction of those items that Seller has not agreed in writing to correct.
290. VERBAL DISCUSSIONS WILL NOT EXTEND THESE TIME PERIODS. Only a written agreement signed by both parties will
291. extend response times or cancellation rights.
292. BUYER'S FAILURE TO GIVE NOTICE OF DISAPPROVAL OF ITEMS OR CANCELLATION OF THIS CONTRACT WITHIN
293. THE SPECIFIED TIME PERIOD SHALL CONCLUSIVELY BE DEEMED BUYER'S ELECTION TO PROCEED WITH THE
294. TRANSACTION WITHOUT CORRECTION OF ANY DISAPPROVED ITEMS.
- 6o. 295. **Inspection(s):** Seller grants Buyer and Buyer's inspector(s) reasonable access to conduct inspection(s) of the Property for
296. the purpose of satisfying Buyer that any corrections agreed to by the Seller have been completed and that the Property is in
297. substantially the same condition as on the date of Contract acceptance. If Buyer does not conduct such inspection(s), Buyer
298. releases Seller and Broker(s) from liability for any defects that could have been discovered.

7. REMEDIES

- 7a. 299. **Cure Period:** A party shall have an opportunity to cure a potential breach of this Contract. If a party fails to comply with any
300. provision of this Contract, the other party shall deliver a notice to the non-complying party specifying the non-compliance. If
301. the non-compliance is not cured within three (3) days after delivery of such notice ("Cure Period"), the failure to comply shall
302. become a breach of Contract.
- 7b. 303. **Breach:** In the event of a breach of Contract, the non-breaching party may cancel this Contract and/or proceed against the
304. breaching party in any claim or remedy that the non-breaching party may have in law or equity, subject to the Alternative
305. Dispute Resolution obligations set forth herein. In the case of the Seller, because it would be difficult to fix actual damages
306. in the event of Buyer's breach, the Earnest Money may be deemed a reasonable estimate of damages and Seller may, at
307. Seller's option, accept the Earnest Money as Seller's sole right to damages. An unfulfilled contingency is not a breach of
308. Contract. The parties expressly agree that the failure of any party to comply with the terms and conditions of Section 1f to
309. allow COE to occur on the COE Date, if not cured after a cure notice is delivered pursuant to Section 7a, will constitute a
310. material breach of this Contract, rendering the Contract subject to cancellation.
- 7c. 311. **Alternative Dispute Resolution ("ADR"):** Buyer and Seller agree to mediate any dispute or claim arising out of or relating
312. to this Contract in accordance with the REALTORS® Dispute Resolution System, or as otherwise agreed. All mediation costs
313. shall be paid equally by the parties. In the event that mediation does not resolve all disputes or claims, the unresolved disputes
314. or claims shall be submitted for binding arbitration. In such event, the parties shall agree upon an arbitrator and cooperate in
315. the scheduling of an arbitration hearing. If the parties are unable to agree on an arbitrator, the dispute shall be submitted to
316. the American Arbitration Association ("AAA") in accordance with the AAA Arbitration Rules for the Real Estate Industry. The
317. decision of the arbitrator shall be final and nonappealable. Judgment on the award rendered by the arbitrator may be entered in
318. any court of competent jurisdiction. Notwithstanding the foregoing, either party may opt out of binding arbitration within thirty (30)
319. days after the conclusion of the mediation conference by notice to the other and in such event either party shall have the right to
320. resort to court action.
- 7d. 321. **Exclusions from ADR:** The following matters are excluded from the requirement for ADR hereunder: (i) any action brought in the
322. Small Claims Division of an Arizona Justice Court (up to \$3,500) so long as the matter is not thereafter transferred or removed from
323. the small claims division; (ii) judicial or nonjudicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or
324. agreement for sale; (iii) an unlawful entry or detainer action; (iv) the filing or enforcement of a mechanic's lien; or (v) any matter that
325. is within the jurisdiction of a probate court. Further, the filing of a judicial action to enable the recording of a notice of pending action

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326. ("lis pendens"), or order of attachment, receivership, injunction, or other provisional remedies shall not constitute a waiver of the
327. obligation to submit the claim to ADR, nor shall such action constitute a breach of the duty to mediate or arbitrate.

- 7e.
328.
Attorneys Fees and Costs: The prevailing party in any dispute or claim between Buyer and Seller arising out of or relating to
329. this Contract shall be awarded their reasonable attorney fees and costs. Costs shall include, without limitation, attorney fees,
330. expert witness fees, fees paid to investigators, and arbitration costs.

8. ADDITIONAL TERMS AND CONDITIONS

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- 8b.
361.
Risk of Loss: If there is any loss or damage to the Property between the date of Contract acceptance and COE or
362. possession, whichever is earlier, by reason of fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be on the
363. Seller, provided, however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the purchase
364. price, either Seller or Buyer may elect to cancel the Contract.
- 8c.
365.
Permission: Buyer and Seller grant Broker(s) permission to advise the public of this Contract.
- 8d.
366.
Arizona Law: This Contract shall be governed by Arizona law and jurisdiction is exclusively conferred on the State of Arizona.
- 8e.
367.
Time is of the Essence: The parties acknowledge that time is of the essence in the performance of the obligations
368. described herein.

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- 8f. 369. **Compensation:** Seller and Buyer acknowledge that Broker(s) shall be compensated for services rendered as previously agreed
370. by separate written agreement(s), which shall be delivered by Broker(s) to Escrow Company for payment at COE, if not previously
371. paid. If Seller is obligated to pay Broker(s), this Contract shall constitute an irrevocable assignment of Seller's proceeds at COE. If
372. Buyer is obligated to pay Broker(s), payment shall be collected from Buyer as a condition of COE. BROKER COMPENSATION IS
373. NOT SET BY LAW, NOR BY ANY BOARD, ASSOCIATION OF REALTORS®, MULTIPLE LISTING SERVICE OR IN AN ANY
374. MANNER OTHER THAN AS FULLY NEGOTIATED BETWEEN BROKER AND CLIENT.
- 8g. 375. **Copies and Counterparts:** A fully executed facsimile or electronic copy of the Contract shall be treated as an original
376. Contract. This Contract and any other documents required by this Contract may be executed by facsimile or other
377. electronic means and in any number of counterparts, which shall become effective upon delivery as provided for herein.
378. All counterparts shall be deemed to constitute one instrument, and each counterpart shall be deemed an original.
- 8h. 379. **Days:** All references to days in this Contract shall be construed as calendar days and a day shall begin at 12:00 a.m. and
380. end at 11:59 p.m.
- 8i. 381. **Calculating Time Periods:** In computing any time period prescribed or allowed by this Contract, the day of the act or event
382. from which the time period begins to run is not included and the last day of the time period is included. Contract acceptance
383. occurs on the date that the signed Contract (and any incorporated counter offer) is delivered to and received by the
384. appropriate Broker. Acts that must be performed three days prior to the COE Date must be performed three full days prior (i.e.,
385. if COE Date is Friday the act must be performed by 11:59 p.m. on Monday).
- 8j. 386. **Entire Agreement:** This Contract, and any addenda and attachments, shall constitute the entire agreement between Seller
387. and Buyer, shall supersede any other written or oral agreements between Seller and Buyer and can be modified only by a
388. writing signed by Seller and Buyer. The failure to initial any page of this Contract shall not affect the validity or terms of this
389. Contract.
- 8k. 390. **Subsequent Offers:** Buyer acknowledges that Seller has the right to accept subsequent offers until COE. Seller understands
391. that any subsequent offer accepted by the Seller must be a backup offer contingent on the cancellation of this Contract.
- 8l. 392. **Cancellation:** A party who wishes to exercise the right of cancellation as allowed herein may cancel this Contract by
393. delivering notice stating the reason for cancellation to the other party or to the Escrow Company. Cancellation shall become
394. effective immediately upon delivery of the cancellation notice.
- 8m. 395. **Notice:** Unless otherwise provided, delivery of all notices and documentation required or permitted hereunder shall be in
396. writing and deemed delivered and received when: (i) hand-delivered; (ii) sent via facsimile transmission; (iii) sent via electronic
397. mail, if email addresses are provided herein; or (iv) sent by recognized overnight courier service, and addressed to Buyer as
398. indicated in Section 8q, to Seller as indicated in Section 9a and to the Escrow Company indicated in Section 3a.
- 8n. 399. **Earnest Money:** Earnest Money is in the form of: ☒ Personal Check ☐ Other _____
400. If applicable, Earnest Money has been received by Broker named in Section 8q and upon acceptance of this offer will be
401. deposited with: ☒ Escrow Company ☐ Broker's Trust Account. Buyer acknowledges that failure to pay the required
402. closing funds by the scheduled Close of Escrow, if not cured after a cure notice is delivered pursuant to Section 7a, shall be
403. construed as a material breach of this contract and all earnest money shall be subject to forfeiture.
- 8o. 404. **RELEASE OF BROKER(S): SELLER AND BUYER HEREBY EXPRESSLY RELEASE, HOLD HARMLESS AND INDEMNIFY**
405. **BROKER(S) IN THIS TRANSACTION FROM ANY AND ALL LIABILITY AND RESPONSIBILITY REGARDING FINANCING, THE**
406. **CONDITION, SQUARE FOOTAGE/ACREAGE, LOT LINES, BOUNDARIES, VALUE, RENT ROLLS, ENVIRONMENTAL**
407. **PROBLEMS, SANITATION SYSTEMS, ABILITY TO DIVIDE OR SPLIT THE PROPERTY, BUILDING CODES, GOVERNMENTAL**
408. **REGULATIONS, INSURANCE, PRICE AND TERMS OF SALE, RETURN ON INVESTMENT, OR ANY OTHER MATTER**
409. **RELATING TO THE VALUE OR CONDITION OF THE PROPERTY.**
410. **(BUYER'S AND SELLER'S INITIALS REQUIRED)**
411. **Terms of Acceptance:** This offer will become a binding Contract when acceptance is signed by Seller and
412. a signed copy delivered in person, by mail, facsimile or electronically, and received by Broker named in Section 8q
413. by August 13, 2025 at 3:00 ☐ a.m. / ☒ p.m., Mountain Standard Time. Buyer
414. may withdraw this offer at any time prior to receipt of Seller's signed acceptance. If no signed acceptance is received by this
415. date and time, this offer shall be deemed withdrawn and the Buyer's Earnest Money shall be returned.
416. THIS CONTRACT CONTAINS TEN PAGES EXCLUSIVE OF ANY ADDENDA AND ATTACHMENTS. ENSURE THAT YOU HAVE
417. RECEIVED AND READ ALL TEN PAGES OF THIS OFFER AS WELL AS ANY ADDENDA AND ATTACHMENTS.

>>

Vacant Land/Lot Purchase Contract >>

8q. 418. Broker on behalf of Buyer:

419. Charles Tupper 148510254 SA661338000
PRINT SALESPERSON NAME AGENT MLS CODE AGENT STATE LICENSE NO.

420. _____
PRINT SALESPERSON NAME AGENT MLS CODE AGENT STATE LICENSE NO.

421. West USA Realty 147032375
PRINT FIRM NAME FIRM MLS CODE

422. 80 S Main St Suite B Snowflake AZ 85937 CO001154025
FIRM ADDRESS STATE ZIP CODE FIRM STATE LICENSE NO.

423. 928-242-2720 _____ charles@i40homes.com
PREFERRED TELEPHONE FAX EMAIL

8r. 424. Agency Confirmation: The Broker named in Section 8q above is the agent of (check one):

425. ☐ the Buyer; ☐ the Seller; or ☒ both the Buyer and Seller

8s. 426. The undersigned agree to purchase the Premises on the terms and conditions herein stated and acknowledge receipt of a copy hereof including the Buyer Attachment.

427. Robert J. Mahoney 07/15/2025
BUYER'S SIGNATURE MO/DAY/YR BUYER'S SIGNATURE MO/DAY/YR

428. Robert J. Mahoney
BUYER'S NAME PRINTED BUYER'S NAME PRINTED

429. 850 Bronx River Rd.
ADDRESS ADDRESS

430. Yonkers NY 10708
CITY, STATE, ZIP CODE CITY, STATE, ZIP CODE

9. SELLER ACCEPTANCE

9a. 432. Broker on behalf of Seller:

433. Charles Tupper CLTupper SA661338000
PRINT SALESPERSON NAME AGENT MLS CODE AGENT STATE LICENSE NO.

434. _____
PRINT SALESPERSON NAME AGENT MLS CODE AGENT STATE LICENSE NO.

435. West USA Realty - Snowflake 147032375
PRINT FIRM NAME FIRM MLS CODE

436. 80 S Main St Snowflake AZ 85937 CO001154025
FIRM ADDRESS STATE ZIP CODE FIRM STATE LICENSE NO.

437. (928) 242-2720 _____ charles@i40homes.com
PREFERRED TELEPHONE FAX EMAIL

9b. 438. Agency Confirmation: The Broker named in Section 9a above is the agent of (check one):

439. ☐ the Seller; or ☒ both the Buyer and Seller

9c. 440. The undersigned agree to sell the Premises on the terms and conditions herein stated, acknowledge receipt of a copy hereof and grant permission to Broker named in Section 9a to deliver a copy to Buyer.

442. ☐ Counter Offer is attached, and is incorporated herein by reference. Seller should sign both this offer and the Counter Offer.
 443. ☐ If there is a conflict between this offer and the Counter Offer, the provisions of the Counter Offer shall be controlling.

444. _____
SELLER'S SIGNATURE MO/DAY/YR SELLER'S SIGNATURE MO/DAY/YR

445. David Coolidge
SELLER'S NAME PRINTED SELLER'S NAME PRINTED

446. 102 E. Third Street
ADDRESS ADDRESS

447. Winslow AZ 86047
CITY, STATE, ZIP CODE CITY, STATE, ZIP CODE

448. ☐ OFFER REJECTED BY SELLER: _____, 20_____, _____
MONTH DAY YEAR (SELLER'S INITIALS)

For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DAY/YR

SELLER COMPENSATION ADDENDUM

Document Updated:
February 2025



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. This is an addendum originated by the: ☐ Seller ☒ Buyer ☐ Landlord ☐ Tenant
2. Date: 7/9/2025
3. Buyer/Tenant: Robert J. Mahoney ("Buyer")
4. Seller/Landlord: City of Winslow ("Seller")
5. Premises: 321 Jefferson Street Winslow AZ 86047

6. The following additional terms and conditions are hereby included as part of the Contract or Lease Agreement between
7. Seller and Buyer for the above referenced Premises:

8. Seller shall pay Broker representing Buyer compensation, which may be credited to Buyer in whole or in part, as follows:

9. **(CHECK ANY THAT APPLY AND FILL IN THE COMPENSATION)**

10. ☐ Sale: _____% of the Full Purchase Price or \$ 500.00 at Close of Escrow.
11. ☐ Lease: _____% of the gross rental amount as calculated for the entire term of the initial lease or \$ _____
12. at execution of Lease Agreement.
13. The amount paid pursuant to line 10 herein is **in addition** to any Seller Concessions credited to Buyer in the Contract,
14. if applicable.
15. This Addendum provides the undersigned's written consent for Buyer Broker to receive compensation from more than one
16. (1) party to the transaction.
17. Seller and Buyer explicitly intend Brokers to be direct third-party beneficiaries of the Contract and/or Lease Agreement
18. pursuant to this Addendum and either Section 8f or Section 9g of the Contract. The provisions of this Addendum shall
19. survive Close of Escrow.

20. Additional Terms and Conditions:

- 21.
- 22.
- 23.
- 24.
- 25.

26. The undersigned agrees to the terms and conditions set forth above and acknowledges receipt of a copy hereof.

- | | | | | | | |
|-----|--|---|-----------------|-----------------------------------|---------------------------------|----------|
| 27. | <u>Robert J. Mahoney</u> | | <u>07/15/25</u> | | | |
| 28. | ☐ Seller | ☒ Buyer | MO/DA/YR | ☐ Seller | ☐ Buyer | MO/DA/YR |
| 29. | ☐ Landlord | ☐ Tenant | | ☐ Landlord | ☐ Tenant | |
| 30. | | | | | | |
| 31. | ☒ Seller | ☐ Buyer | MO/DA/YR | ☐ Seller | ☐ Buyer | MO/DA/YR |
| 32. | ☐ Landlord | ☐ Tenant | | ☐ Landlord | ☐ Tenant | |

For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DA/YR

CONSENT TO LIMITED REPRESENTATION ("CONSENT")
BROKER REPRESENTS BOTH SELLER AND BUYER OR BOTH LANDLORD AND TENANT

Document updated:
November 2024



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. Buyer/Tenant ("Buyer"): Robert J. Mahoney
2. Seller/Landlord ("Seller"): City of Winslow
3. Subject Property: 321 Jefferson Street Winslow AZ 86047
4. Firm Name ("Broker"): Cedar Ridge Real Estate

5. **Consent:** Buyer and Seller consent that Broker, acting through the Licensee(s) named below, will represent both parties in the transaction.

6. ☒ One Licensee: Charles Tupper
(NAME)
7. ☐ Two Licensees: _____, who, through the Broker, has been representing the Buyer;
(NAME)
8. _____ and _____, who, through the Broker, has been representing the Seller.
(NAME)

9. **Duties and Limitations:** The Broker now represents both Buyer and Seller and both parties understand that neither Broker nor
10. Broker's Licensee(s) can represent the interests of one party to the exclusion or detriment of the other party. The parties understand and
11. further consent to the following:
12. a) The Licensee or each Licensee represents both the Buyer and the Seller with limitations of the duties owed to the Buyer and the
13. Seller, such as:
14. 1) The Licensee(s) will not, without written authorization, disclose to the other party that the Seller will accept a price or terms
15. other than stated in the listing or that the Buyer will accept a price or terms other than offered;
16. 2) There will be conflicts in the duties of loyalty, obedience, disclosure and confidentiality. Disclosure of confidential information
17. may be made only with written authorization. This does not relieve each Licensee of any legal obligation to disclose all known
18. facts which materially and adversely affect the consideration to be paid by any party to the transaction.
19. 3) Pursuant to A.R.S. §32-2156, Sellers, Lessors and Broker/Licensee(s) are not obligated to disclose that the Subject Property
20. is or has been: (1) the site of a natural death, suicide, homicide, or any crime classified as a felony; (2) owned or occupied by
21. a person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common
22. occupancy of real estate; or (3) located in the vicinity of a sex offender.
23. b) The Licensee(s) shall exercise reasonable skill and care in the performance of their duties.
24. c) The Licensee(s) shall be obligated at all times to deal honestly with all parties.
25. d) The duties of the Licensee(s) in this transaction do not relieve the Seller or the Buyer from the responsibility to protect their own interests.

26. **Compensation:** Compensation to the Broker is not set by law, is fully negotiable, and shall be paid pursuant to separate agreement(s).

27. **Prior Agreements:** Seller and Buyer understand this Consent does not replace prior agreements entered into with Broker and

28. such agreements shall remain in effect. However, to the extent that the terms of this Consent contradict or conflict with the terms

29. of prior agreements, this Consent shall supersede.

30. **Termination:** If the Seller and Buyer do not enter into a contract relating to the Subject Property or if the transaction between

31. the Seller and the Buyer fails to close, the parties agree that this Consent is terminated, and the parties shall have no further

32. rights or obligations pursuant to this Consent.

33. **Indemnification:** Seller and Buyer agree to indemnify and hold Broker harmless against any and all claims, damages, losses,

34. expenses or liabilities including attorneys' fees and costs incurred by Broker in any defense thereof arising from Broker's role of

35. limited representation.

36. THE UNDERSIGNED PARTIES ACKNOWLEDGE THAT THEY HAVE THOROUGHLY READ, UNDERSTOOD AND APPROVED THIS

37. CONSENT AND ACKNOWLEDGE RECEIPT OF A COPY.

38. Robert J. Mahoney 07/15/2025
^ BUYER'S SIGNATURE Robert J. Mahoney MO/DAY/YR ^ BUYER'S SIGNATURE MO/DAY/YR
39. _____
^ SELLER'S SIGNATURE David Coolidge MO/DAY/YR ^ SELLER'S SIGNATURE MO/DAY/YR

ORDINANCE NO. 1436

AN ORDINANCE OF THE COUNCIL OF THE CITY OF WINSLOW, ARIZONA, LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE CITY OF WINSLOW SUBJECT TO TAXATION, A CERTAIN SUM UPON EACH \$100.00 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET; PROVIDING FUNDS FOR GENERAL MUNICIPAL EXPENSES; ALL FOR THE FISCAL YEAR ENDING JUNE 30, 2026; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Winslow (the "City Council") is required by ARIZ. REV. STAT. §§ 42-17151 and 42-17253 and Article 5, Section 6 of the Winslow City Charter to adopt by ordinance, an annual tax levy based upon the rate to be assessed per each \$100.00 of valuation of property within the corporate limits of the City of Winslow (the "City"); and

WHEREAS, the property taxpayers of the City have been notified of an increase in the primary property tax levy as required by ARIZ. REV. STAT. § 42-17107; and

WHEREAS, pursuant to ARIZ. REV. STAT. §§ 42-17104 and 42-17151, the ordinance levying taxes for fiscal year 2026 is required to be finally adopted on or before the third Monday in August and not less than 14 days after a hearing thereon; and

WHEREAS, the required hearing was held and the City's annual budget was adopted by Resolution No. 1977 at a special meeting of the City Council held on June 24, 2025, at least 14 days prior to adoption of this Ordinance No. 1436; and

WHEREAS, Navajo County is the assessing and collecting authority for the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WINSLOW as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. There is hereby levied on each \$100.00 of the assessed value of all property, both real and personal, within the corporate limits of the City, except such property as may be by law exempt from taxation, a primary property tax rate of \$1.3047 (or such other amount as deemed necessary by the Navajo County Treasurer to be sufficient to raise the sum of \$490,966), the maximum levy allowed by law for the fiscal year ending on June 30, 2026.

SECTION 3. Failure by the officials of Navajo County, Arizona, to properly return the delinquent list, any irregularity in assessments or omissions in the same, or any irregularity in any proceedings shall not invalidate such proceedings or invalidate any title conveyed by any tax deed; failure or neglect of any officer or officers to timely perform any of the duties assigned to him or to them shall not invalidate any proceedings or any deed or sale pursuant thereto, the validity of the assessment or levy of taxes or of the judgment or sale by which the collection of the same may be enforced shall not affect the lien of the City upon such property for the delinquent taxes unpaid

thereon, and no overcharge as to part of the taxes or of costs shall invalidate any proceedings for the collection of taxes or the foreclosure; and all acts of officers de facto shall be valid as if performed by officers de jure.

SECTION 4. The City Clerk is hereby authorized and directed to transmit a certified copy of this Ordinance to the Navajo County Board of Supervisors.

SECTION 5. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. The immediate operation of this Ordinance is necessary to ensure public health and safety; therefore, an emergency is hereby declared to exist. This Ordinance shall be in full force and effect from and after its passage and approval by the City Council as required by law, and this Ordinance is hereby exempt from the referendum provisions of the constitution and laws of the State of Arizona.

SECTION 7. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Winslow, Arizona, this 22nd day of July, 2025.

Roberta W. Cano, Mayor

ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

Trish Stuhan, City Attorney