



**MEETING NOTICE
CITY OF PAGE
CITY COUNCIL**

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

**JUNE 12, 2024
5:30 P.M.**

NOTICE OF PUBLIC MEETING AND AGENDA **ADDENDUM**

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Mayor Bill Diak

Vice Mayor John Kocjan

Councilor David Auge

Councilor Brian Carey

Councilor Mike Farrow

Vacant

Councilor Richard Leightner

5. PRIORITY LIST

1. Discussion and possible action by the City Council pertaining to the City Council Strategic Priorities

Objective 1.1 Continue partnership and communication with stakeholders regarding streetscape development from Vista Avenue to South Navajo Drive. Budget and implement downtown streetscape that will establish design as well as strategies and policies for development and identify implementation costs associated with development enhancement programs **ADDED**

Objective 1.2 Establish a revitalization plan for the central business district (Block 17) **ADDED**

**2. Discussion and possible action by the City Council pertaining to the City Councilors Individual Priorities
NONE**

6. MINUTES

1. City Council Regular Meeting - May 22, 2024

7. CONSENT AGENDA

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

1. INFORMATION

a. Monthly Cash Allocation Comparison - March 2024

2. MISCELLANEOUS ACTIONS

- a. Resignation - Wagner Kelley - Economic Development Advisory Board
- b. Resignation - Cindy Scott - Economic Development Advisory Board
- c. Proclamation - United States Army 249th Anniversary

8. PUBLIC HEARINGS

- 1. Series #12 (Restaurant) Liquor License Application from C&J Enterprise LLC DBA Rustic Thistle

9. HEAR FROM THE CITIZENS

Members of the public may address the City Council on matters that are not listed on the City Council agenda. The City Council cannot discuss or take legal action on any matters during the Call to the Public, unless the matters are properly noticed for discussion and legal action. At the conclusion of the Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, or may ask that a matter be put on a future agenda. If you wish to address the Council at tonight's meeting, please raise your hand, and you will be recognized and asked to come to the podium to provide your name and address. Please limit your remarks to three (3) minutes.

10. REPORTS AND ANNOUNCEMENTS

- 1. MAYOR'S REPORTS AND ANNOUNCEMENTS

- a. Legislative Update and discussion
- b. Recognition Of Page All Star Teams **ADDED**

- 2. CITY MANAGER'S CURRENT EVENTS SUMMARY

11. BOARDS AND COMMISSIONS

- 1. Discussion by the City Council pertaining to reports on board meetings by Board Liaisons

12. UNFINISHED BUSINESS

- 1. Discussion and Possible Action by the Page City Council pertaining to re-prioritizing redundant water supply to the City of Page

13. NEW BUSINESS

- 1. Presentation to honor high school student, Keizlyn Guanco, for designing this year's Balloon Regatta artwork
- 2. Discussion and possible action by the City Council pertaining to a Series #12 (Restaurant) Liquor License Application from the Arizona Department of Liquor Licenses and Control for C&J Enterprise LLC. DBA Rustic Thistle
- 3. Discussion and possible action by the City Council pertaining to a tax increase in both the hotel and local transient lodging categories to 5% - Ordinance No. 731-24
- 4. Discussion and possible action by the Page City Council pertaining to a proposed partnership with Habitat for Humanity of Northern Arizona for workforce housing

5. Discussion and possible action by the City Council pertaining to the implementation of a formal process to consider a Streetlight Modification Request

14. **BID AWARDS**
None

15. **DEPARTMENTS**
None

16. **EXECUTIVE SESSIONS**

1. **EXECUTIVE SESSION**

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Potential Land Sale Parcel #80010007D

Discussion and possible action by the City Council pertaining to a potential land sale of Parcel #80010007D

2. **EXECUTIVE SESSION**

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

An appointment to the City Council to fill the vacancy created by the resignation of Theresa Lee

Discussion and possible action by the City Council pertaining to an appointment to the City Council to fill the vacancy created by the resignation of Theresa Lee.

ADJOURN

FOR YOUR INFORMATION

Next Regular Meeting Wednesday, June 26, 2024, at 5:30 p.m.

Pursuant to A.R. S. 38.431. 02, notice is hereby given to the members of the City Council and to the general public that the Page City Council will hold a meeting open to the public. Supporting documents and Staff reports, which were furnished to the City Council, with this agenda, are available for review at www.cityofpage.org or at the City Clerk's Office. Council Members of the City of Page City Council will attend either in person or by technological means. City Council may vote to go into Executive Session for the purpose of obtaining legal advice from the City Attorney on any item listed on the agenda, pursuant to A.R.S. 38-431.03 (A)(3). City Council may modify the agenda order, if necessary. This agenda may be subject to change up to 24 hours prior to the meeting.

Persons with disabilities should call Kim Larson, Interim City Clerk, at 645-4221 for program and services information and accessibility.

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

If you would like to receive City Council agendas via email, please send your email address to kllarson@pageaz.gov or call 928-645-4221.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona, Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona, U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of _____, 2024, at ____ p.m. in accordance with the statement filed by the City of Page City Council with the City Clerk.

CITY OF PAGE

By: _____
CITY CLERK'S OFFICE

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Council Strategic Priorities FY 23-27

Presented by:

Subject:

Discussion and possible action by the City Council pertaining to the City Council Strategic Priorities

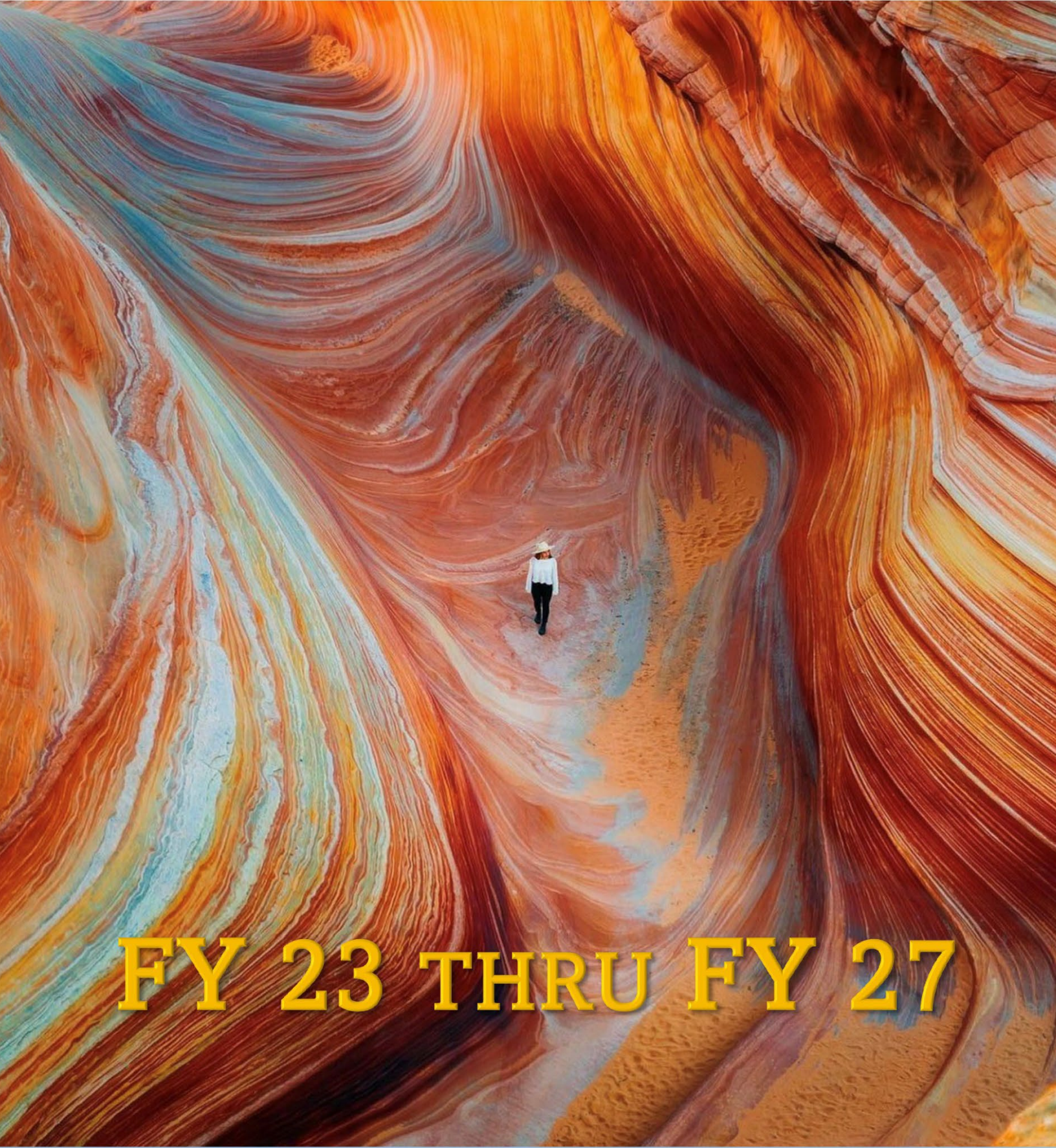
Objective 1.1 Continue partnership and communication with stakeholders regarding streetscape development from Vista Avenue to South Navajo Drive. Budget and implement downtown streetscape that will establish design as well as strategies and policies for development and identify implementation costs associated with development enhancement programs

ADDED

Objective 1.2 Establish a revitalization plan for the central business district (Block 17) **ADDED**

Attachments

Strategic Priorities



FY 23 THRU FY 27



STRATEGIC
CITY COUNCIL PRIORITIES



Page City Council



Dave Auge



William Diak, Mayor



Brian Carey



John Kocjan, Vice Mayor



Richard Leightner



Mike Farrow



Vacant

VISION & VALUES

VISION

The City of Page shines as an eco-tourism destination and gateway to the world-renowned Grand Circle of National Parks. Page is a welcoming and family-friendly community that prioritizes education, respects cultural diversity, and preserves the scenic environment. This vibrant and active city is fiscally responsible and provides a diverse economy that offers housing, healthcare, and employment opportunities, as well as entertainment, dining, and recreational choices for residents and tourists of any age.

VALUES

- Teamwork and Collaboration
- Accountability, Transparency, and Proactive Communication
- Fiscal Responsibility
- Integrity
- Customer Service
- Continued Strategic Planning



OBJECTIVE CRITERIA

Objective Criteria for Decision Making

- Is it in the best interest of the community and stakeholders?
- Does it align with our goals and priorities?
- Is it achievable and sustainable?
- Is it financially viable?
- Is it legal?
- Is it fair?
- Is it safe and secure?

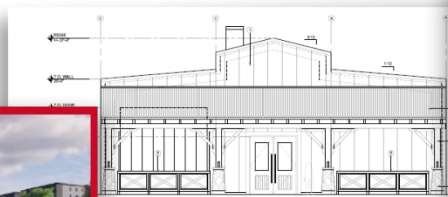


COMMUNITY DEVELOPMENT

A pleasant environment is a source of pride for its residents and an important component of the quality of life in an area. Community aesthetics take on an economic meaning, encouraging tourism and business recruitment. Community Development is a process by which local decision-makers and residents work together to leverage resources to increase business development and job opportunities; and attract capital to improve the physical, social and environmental conditions in the community.

Goals: Implement economic development processes that assist in the development of a strong local economy; protect neighborhoods from blighting and deteriorating conditions that have a negative impact on area property values; and encourage residents and business owner's efforts to maintain the physical environment through standards set in local ordinances.

- Objective 1.1** Continue partnership and communication with stakeholders regarding streetscape development from Vista Avenue to South Navajo Drive. Budget and implement downtown streetscape that will establish design as well as strategies and policies for development and identify implementation costs associated with development enhancement programs.
- Objective 1.2** Establish a revitalization plan for the central business district (Block 17).
- Objective 1.3** Identify City-owned properties that support medium and/or high density affordable housing and develop a plan to ensure infrastructure is available to these developable properties. Actively market to attract developers for affordable apartments, condominiums, and single-family homes.
- Objective 1.4** Foster development of moderately priced housing to accommodate workforce needs. Work with potential grant sources and community housing organizations to explore housing alternative and incentivize housing development.
- Objective 1.5** Promote and encourage attractive neighborhoods through City services, enforcement techniques, and compliance with City codes and regulations.
- Objective 1.6** Continue supporting the Arizona League of Cities and Towns on the issues related to vacation home rentals through representation with the legislature. Utilize Arizona State Law SB1168 by adopting an ordinance to regulate vacation home rentals.

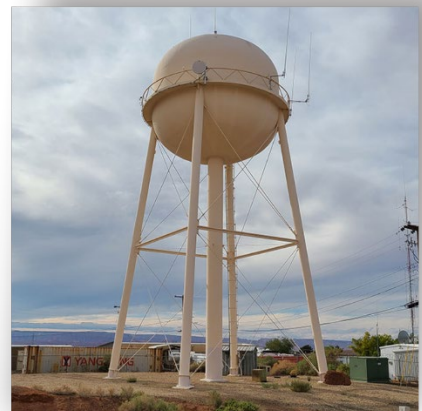


FISCAL STABILITY

The City is committed to maintaining fiscal stability to ensure the delivery of high-quality services. This requires an efficient transparent financial system, accurate and reliable forecasting of revenues, and control of expenses.

Goal: Operate in a fiscally prudent manner, assuring the most efficient expenditure of public funds.

- Objective 2.1** Explore alternative funding mechanisms to support infrastructure and future economic development project funding.
- Objective 2.2** Continue implementation of a 5-year Capital Improvement Program that balances the costs of planned capital expenses with realistic allocation of available resources.
- Objective 2.3** Continue financial forecasts that allow the City to annually identify future revenue and expenditure trends and prepare plans to address problems in a timely fashion.
- Objective 2.4** The Page Utility Enterprises Board has identified Water, Sewer, and Garbage Utility reserve levels to stabilize rates. The board will make rate recommendations to the City Council.
- Objective 2.5** Page Utility Enterprises (PUE) staff will continue long-term financial will make rate recommendations to the City Council.
- Objective 2.6** Begin planning for the future of waste collection and recycling for the City of Page.
- Objective 2.7** Evaluate current City Emergency Fund cap.

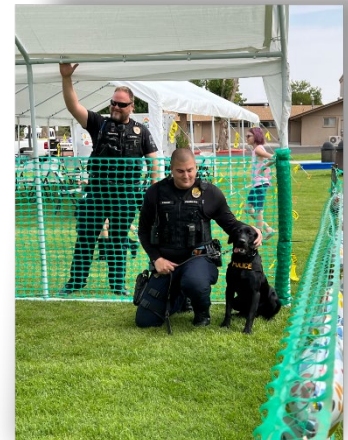


HIGH PERFORMING ORGANIZATION

The City of Page strives to develop a high performing organization through continuous system and process improvements; the commitment to make time to do the “work of leadership”; and the encouragement of City employees to exercise their leadership and talents at every level of the organization.

Goal: To create an environment that supports transparency, communication, collaboration, teamwork, and high performing employees. Enable the City to recruit, retain and compete for talent, and ensure retention of institutional knowledge. Develop a functional Emergency Operation Plan to ensure a resilient organization.

- Objective 3.1** Recruit and retain a skilled workforce through training and skills development, utilizing most recent trends and best practices. Conduct a salary structure review.
- Objective 3.2** Continue to improve methods used by the City to communicate proactively and openly. Implement an event bulletin board and emergency event messaging.
- Objective 3.3** Update City website to keep content relevant and current for customer satisfaction, and optimize the use of technology to drive efficiency, productivity, and service.
- Objective 3.4** Review and implement necessary security measures throughout City-owned public facilities.
- Objective 3.5** Promote community involvement through the recruitment, retention, and engagement of volunteers and the support of local organizations and partners.
- Objective 3.6** Create a process to evaluate Council appointed positions.

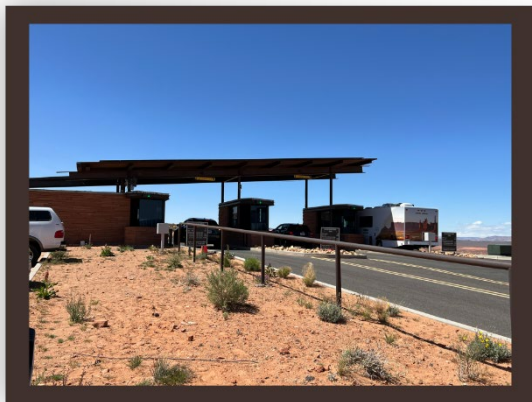


IMPROVING INFRASTRUCTURE

The City Council is committed to maintaining and improving public infrastructure and City facilities to preserve both the physical character and livability of the community.

Goal: Maintain and improve critical City infrastructure, including streets, sidewalks, parks, trails, facilities, and utilities to support economic growth and improve quality of life in Page.

- Objective 4.1** Strategically invest and support updating City facilities, including technology, and equipment.
- Objective 4.2** Pursue the funding to implement a plan to provide a redundant water supply to meet City needs.
- Objective 4.3** Maintain a Pavement Management Program (PMP) to ensure the preservation of roadway surfaces.
- Objective 4.4** Explore alternatives for a north fire station.
- Objective 4.5** Implement the recommendations from the Carollo Water Study for water and sewer utilities to ensure financial stability and prepare for growth.
- Objective 4.6** Identify locations for and project the costs of converting overhead primary electric infrastructure to underground.
- Objective 4.7** Review design and identify funding to move forward with Phase 3 of Horseshoe Bend development.
- Objective 4.8** Implement a Master Plan for expansion and improvements to the airport.



QUALITY OF LIFE

The City strives to enhance the overall quality of life for our residents and visitors by offering high quality recreation and leisure activities and improving parks, trails, streetscape and open spaces in Page.

Goal: Maximize resources that enhance the quality of life for our residents and visitors.

Objective 5.1 Plan, design and implement community programs to enhance the quality of life in the City of Page.

Objective 5.2 Research and pursue grant opportunities to enhance recreation programs
Objective 5.3 Evaluate components of the Parks Master Plan and determine priority list.

Objective 5.4 Foster, implement and educate to allow the development of a plan for events, farmers market, public market, arts, and activities in partnership with local not-for-profits/community groups.

Objective 5.5 Establish a committee for planning a 50th City anniversary celebration in 2025.

Objective 5.6 Identify funding and construct a recreational facility that includes an aquatic center.



PRIORITY LIST 5.2.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Councilor Individual Priorities

Presented by:

Subject:

Discussion and possible action by the City Council pertaining to the City Councilors Individual Priorities

NONE

Attachments

Individual Priorities

PRIORITIES
CITY OF PAGE
BY
BILL DIAK

FY 2021-2022

Fiscal Responsibility

- Use resources wisely
- Always look for new revenue opportunities
- Foster accountability
- Plan for the long-term economic future
- Finish Horseshoe Bend Phase 3 to maximize revenue and visitor experience

Address Community Housing Needs

- Young families
- Low Income
- Seasonal
- Mid-Range

Infrastructure

- Pavement Management
- Future needs for development
- Water allocations and redundancy
- Infrastructure to match Master Plan

Downtown Streetscape and Revitalization

- Central Business District as well as Uptown area
- Walkable, tree lined, benches

Be proactive to Community wants

- i.e. make a plan to fund a swimming pool in 2-years

**PRIORITIES
CITY OF PAGE
by
Vice Mayor John Kocjan**

2013/2014

- 1) Secure a revenue stream to service bond debt load.
- 2) Increase water allocation
- 3) Infrastructure improvements

David Auge

Vision and Council Priorities:

- Integrity, Accountability and Transparency in all phases to our citizens and city staff.
- Fiscal Responsibility in future Budgets and spending requests brought to council
 - We must work with and support our City Manager and Department Heads on review and approval of spending requests with an eye on a realistic budget for 2021-2022 and forward so we continue with the fiscal responsibility that has been established.
- Responsive and accurate replies to citizen requests and inquiries and council input from city staff.
- City Zoning Project completed ASAP
- Strategic Planning
 - Revitalization of our downtown thru the streetscape project and driving business opportunities not just in Block 17 but elsewhere.
 - Tourism is our current and future for Page. To drive tourism we must continue enhancing the our downtown, not just in type of business but of curb appeal. The east side of LP Boulevard needs benches, shrubbery
 - Revenue opportunity at Horseshoe Bend to take advantage of its worldwide popularity thru Phase 3 building and completion. This will enhance Sales Tax revenue which will help drive continued enhancement of our parks, bike and hiking trails, and golf course for recreation, relaxation and special events for our citizens and tourist-based economy.
 - We continue to have a housing challenge for medium and low income and seasonal individuals and families. Help developers by having accurate parcel zoning and infrastructure plans in place that are conducive to timely development.
 - Continue to work with city staff on review and update of our 5-year plan to complement and guide future budgets for capital spend for needed projects and equipment as well as infrastructure needs including streets, water and sewer, and power.

- Competitive salaries
- Improve benefits for city personnel
- Salary incentives for advancement (i.e. pay increase for training)
- Review staff qualifications and skills to potentially fill other positions
- Establish and appropriately staff Grants Department
- Establish and appropriately staff Emergency Management Department
- Establish and appropriately staff Media Relations Department
 - Including social media relations
- Increase amount of fire and police personnel to meet national standards
- Include the amount of annual tourists to determine population size when comparing 'similar' areas for necessary services, resources, projections, etc.
- Focus on the needs of the citizens of Page
- Diversify the industry in the area (more than just tourism)
 - Identify other industries that will be suitable for the area
 - Work with industry experts to bring new industry to the area
- Review City owned land sales to ensure adequate fit and usage
- Improve traffic safety along Lake Powell Blvd.
 - Establish controlled left turn lanes at each controlled intersection
 - Establish controlled intersection at Lake Powell Blvd. and Vista Avenue.
- Work with ADOT, State representatives, and others to establish roundabouts at North and South Lake Powell Blvd. and Highway 89.
- Work with industry experts to improve internet and cell phone capabilities
 - Bring in more competition
 - Ensure proper amounts of high-speed and potential 5G and greater connectivity are available at all times

Philosophy

The City of Page and its City Council:

- have a responsibility to operate financially conservative to ensure long-term sustainability.
- are representatives of the residents of Page, and as such, are here to serve them.
- are tasked with ensuring the health and wellbeing of all Page residents and visitors
- are responsible for understanding that Page needs to be brought into the 21st Century.
- are responsible for proper foresight of development and advancement of Page rather than 'right now' and 'in the past'. This includes looking at not only spending, but the impact development and other regulatory decisions may have.
- should keep government as small as possible, but responsibly grow it as needs change and are identified for success and sustainability.
- must focus on the needs of residents; what is good and beneficial for residents is also beneficial for non-residents. In other words, when the City focuses on improving life for residents, a non-resident's experience is also improved.

November 30, 2020

STRATEGIC PRIORITIES FROM COUNCILOR BRIAN CAREY

1. MAINTAIN AND IMPROVE COMMUNITY HEALTH

- 1.1. Work with federal, state and county public health departments to monitor COVID 19 pandemic and establish appropriate public health safeguards. Model community leadership as city council members. Develop action plan with public health departments and community medical resources for vaccine distribution and other responsive measures.
- 1.2. Invigorate Substance Abuse Task Force to identify vulnerable populations suffering alcohol and/or drug addictions and partner with public health and social service agencies to implement solutions to reduce vagrancy and other unhealthy behaviors.
- 1.3. Plan necessary improvements for city water supply and wastewater management systems. Plan for new fire station as part of improvements at the Page Airport.
- 1.4. Complete redevelopment of John C. Page Memorial Park to provide public restrooms, public gathering venues, outdoor entertainment facilities and other features identified in the master plan.
- 1.5. Establish pedestrian and bike paths identified in the Parks Master Plan to improve connectivity of city neighborhoods and encourage healthy activities.

2. ENSURE LONG-TERM ECONOMIC VIABILITY AND ENCOURAGE ECONOMIC OPPORTUNITIES

- 2.1. Demonstrate flexibility and consistency in management of COVID 19 pandemic to provide the maximum stability for business operations and planning.
- 2.2. Expand partnerships with Page-Lake Powell Chamber of Commerce, CREDA, Local First Arizona, Arizona Office of Tourism, Coconino Community College Small Business Development Center, Arizona Commerce Authority, Economic Collaborative of Northern Arizona, and other organizations and agencies to increase economic opportunities, especially in recreational tourism.
- 2.3. Complete and begin implementation of Downtown Redevelopment Plan.
- 2.4. Encourage strengthening and expansion of educational programs at Coconino Community College Page Center and CAVIAT.
- 2.5. Foster development of moderately priced housing to accommodate workforce needs. Work with potential grant sources and community housing organizations to explore housing alternatives and incentivize housing development.
- 2.6. Encourage improvements to existing communications and data networks and the provision of additional services to provide high-quality internet connectivity.
- 2.7. Continue improvements to the main terminal, parking facilities and runways/taxiways at the Page Airport to maximize connectivity beyond Page. Maintain the Alternative Essential Air Services Contract to provide jet service for the general public.
- 2.8. Relocate city garage and remove Navajo Drive fire station in order to redevelop prime downtown property, perhaps as part of an entertainment district.

3. PARK IT IN PAGE

- 3.1. Finalize development and management of Horseshoe Bend in partnership with the National Park Service. Revise Phase 3 development plans to reduce development costs. Establish

agreements for fee collection and other operational activities as necessary. Develop trail along western city boundary with Glen Canyon NRA.

- 3.2. Rezone all City of Page parks in the Parks Master Plan to appropriately identify their current and planned uses. Amend plan to include assets not included in the initial park inventory.
- 3.3. Establish a regional mountain bike park and begin planning for development. Solicit applicable grant funding and partnerships.
- 3.4. Begin planning and development of a multi-purpose aquatic recreational facility.
- 3.5. Convene workshop for long-term planning for Antelope Valley and environs from Coppermine Road to the eastern corporate boundary.
- 3.6. Revisit state park possibilities for Page or adjacent federally-managed properties.
- 3.7. Improve Rim Trail and develop appropriate connector trails. Work with Regional Trail Alliance to identify and market hiking opportunities in Page and the surrounding areas.

4. CELEBRATE PAGE

- 4.1. Establish a 50th Anniversary Task Force to begin planning for community improvements and celebrations for 2025.
- 4.2. Establish attractive city gateways through zoning and appropriate improvements to welcome and route incoming traffic.
- 4.3. Work with Glen Canyon Conservancy, Grand Circle Arts Alliance, Page Unified School District and other entities to expand artistic and cultural opportunities and displays.

5. COMMUNICATE TO AND INVOLVE PAGE CITIZENS

- 5.1. Utilize City of Page website to communicate current and timely information.
- 5.2. Reduce executive sessions of the city council to maximize transparency of council discussions.
- 5.3. Restart advisory board/committee meetings to provide for citizen input to the city council.
- 5.4. Pilot video chats, podcasts, media interviews or similar outreach by councilors and/or city staff such as the weekly streamed interviews with Coconino County Supervisors.
- 5.5. Encourage additional council workshops and public open houses on specific focus areas to increase the exchange of ideas between citizens and council.

6. ESTABLISH SUSTAINABLE PRACTICES FOR CITY MANAGEMENT

- 6.1. Establish a realistic 10-year rolling capital expenditure plan for project development and equipment replacement.
- 6.2. Implement performance management metrics for city council appointees.
- 6.3. Complete updates of General Plan and Zoning Map to provide blueprint for development of additional housing and businesses.
- 6.4. Work with Mayor and City Manager to broaden and strengthen external communications with the private and public sectors, especially Coconino County, State of Arizona, neighboring federal agencies, and the Navajo Nation.
- 6.5. Revisit all city revenue sources to ensure the provision of city services and facilities on the most cost-effective basis.
- 6.6. Review city employee salaries and hiring practices with a focus on recruitment and retention objectives.

Richard Leightner

Council Priorities

- Review, amend (if required), and approve General Plan Land Use Map and the Code of Ordinances Zoning Map to include establishment & allocation of both affordable and market based housing....and permanently establish Parks in the Parks Master Plan, including Heritage Funded location(s) and city adopted area's (both formally accepted/assigned and future planned).
- Plan and fund infrastructure where possible as incentive for developers on recognized area's identified as Medium and/or High Density development and actively market for affordable housing.
- Complete and work with business resources and interested organizations/residents on the implementation of Downtown Streetscape Redevelopment Plan....as budget and possible grant funding allows.
- Work with the Grand Circle Artists Alliance in getting set-up for open-air marketing & music.
- Work with all organizations in Page & the surrounding area to help plan and bring tourism to activities centered here.
- Continue to plan and develop the Horseshoe Bend area as a major income source for the city.
- Attract light industry to area's marketable for such use and streamline the application & approval process. PROMOTE ECONOMIC DEVELOPMENT in the Industrial Park and maybe even partner with Navajo Nation entities in order to do so.
- Support and provide provisions for staffing the Page Police & Fire Department, and make provisions for needed equipment. Also foster good relationships with all area Law Enforcement agencies
- Establish better working/partnering relationships between Council and City Departments and provide an avenue for citizens to Q & A our actions....which leads me into the last (but certainly not least) action item/priority.
- We need to foster/improve communication between the City and Citizens...by being more visible and accessible both via social media, website(s), and local media through on-air programing, and daily/weekly updates on websites & social media outlets.
- I agree whole-heartedly with Councilor Lee's points on increasing public outreach by manning a booth at ALL major occasions & festivities in the area providing current information on upcoming/important events, developments, etc. and answering questions (or directing people to where they can find answers).

Council Priorities

City of Page

By

Mike Farrow

I) Smart and Balanced Growth of Page

- a. Enhance our infrastructure for Business Growth for Tomorrow and Beyond
- b. Alignment of Business and City pursuits for future successes
- c. Leverage City and Business Capabilities and Services for Page Citizens
- d. Support efforts for a strong vision and objectives for Page citizens, businesses and services for balanced growth

II) Community Engagement and Involvement

- a. Enhance communications to businesses and citizens
 - i. Frequent, relevant, timely and concise sharing of activities, situations, issues and challenges
- b. Encourage, advertise, promote and challenge engagement and involvement in committees, task forces and work groups
 - i. Create more engagement opportunities
 - ii. Create more empowerment through education, orientations, mentoring, and training meetings
- c. Encourage and support education, seminars and participation in training for enhancing engagement, and involvement programs for City employees, Council Members, work groups and task forces

III) Page Safety and Security

- a. Establish, publish and maintain a City's Emergency Operations Plan
 - i. Involve mutual aid of City, County, State and Regional Services

- ii. Establish and maintain a regular EOP meeting, training and table top exercises
- b. Establish and maintain a robust “Best in Class” Active Shooter Program for City, our critical infrastructure, schools, places of business, recreation and churches
 - i. Establish and maintain a community integration effort of Threat Management to stay ahead of threat concerns
- c. Be actively involved and support our first responder services of Law Enforcement and Fire/Rescue Services and understand and assist in the challenges in supporting our first responders, citizens and visitors.
- d. Identify and support Mental Health initiatives

IV) Enhance Youth Opportunities

- a. Our youth is our future and our opportunity to create structured learning cycles for their advancement.
- b. Determine and provide greater trade skill learning opportunities
- c. Empower our youth to support safe schools and choices
- d. Provide more opportunities for youth to be involved in city and business pursuits
- e. Continue to support enhanced structured and recreational activities
- f. Be active and support our City’s Substance Abuse Task Force

Do what's right. Integrity is core to our success

I will lead by example - give it my best and expect the best from others

I will treat others as I wish to be treated

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Council Minutes - 5/22/2024 Regular Minutes

Presented by:

Subject:

City Council Regular Meeting - May 22, 2024

Attachments

5/22/24 Council Minutes



**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
May 22, 2024**

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 22nd day of May 2024, in the Council Chambers at City Hall in Page, Arizona. Mayor William Diak presided. Vice Mayor John Kocjan, and Councilors David Auge, Richard Leightner, Mike Farrow and Brian Carey were present. Councilor Theresa Lee was excused. There was a moment of meditation. Councilor Farrow led the Pledge of Allegiance.

Mayor Diak called the meeting to order.

Staff members present: City Manager, Darren Coldwell; City Attorney, Joshua Smith; IT Director, Kane Scott; Page Utility Enterprises General Manager, Bryan Hill; Public Works Director, Kyle Christiansen; Finance Director, Linda Watson, Police Chief, Tim Lange; Police Captain, Larry Jones; Executive Administrative Assistant, Robin Crowther; Deputy City Clerk, Jennifer Lange; and Interim City Clerk Kim Larson.

PRIORITY LIST

Discussion and possible action by the City Council pertaining to the City Council Strategic Priorities

There was no discussion by the City Council.

Discussion and possible action by the City Council pertaining to the City Councilors individual priorities

Councilor Carey stated that Contour Air has a 2-year contract for Alternative Essential Air Service and talked about their performance and the need for improvement.

City Manager Coldwell also commented on the performance of Contour Air and that the City will be tracking their performance and will be communicating with Contour Air.

MINUTES

City Council Regular Meeting – April 10, 2024

City Council Regular Meeting – February 28, 2024

Motion made by Vice Mayor Kocjan to approve the Minutes. The motion was duly seconded and passed upon a vote.

CONSENT AGENDA

INFORMATION

Parks and Recreation Advisory Board Minutes – April 1, 2024

Page City Council Regular Meeting – May 22, 2024

MISCELLANEOUS ACTIONS

Resignation - Craig Simmons - Substance Abuse Task Force

Amendment No. 3 to WAPA Contract No. 04-SLC-0514

Councilor Auge requested to have Amendment No. 3 to Western Area Power Authority (WAPA) Contract pulled from the Consent Agenda.

Councilor Carey requested to have Resignation – Craig Simmons – Substance Abuse Task Force pulled from the Consent Agenda.

Motion made by Vice Mayor Kocjan to approve the remainder of the Consent Agenda. The motion was duly seconded and passed upon a vote.

PUBLIC HEARINGS

None scheduled.

HEAR FROM THE CITIZENS

Kenna Hettinger, Page resident, stated that she hoped that the City Council would move forward with the bid received for the Downtown Revitalization that was on the agenda.

Larry Parks, Page resident, spoke about the need for repair of the road Norma Jean Way in Industrial Park.

Debbie Roundtree, Page resident, spoke about the Recall petitions and the signatures that were collected, and concerns about the Downtown Revitalization being on the agenda when it failed at the previous meeting.

Robert Joseph Miller, Page resident, commented on discussions from the previous City Council Meeting.

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS

Legislative Update and discussion

Mayor Diak gave an update on HB 2720 Accessory dwelling units.

CITY MANAGER'S CURRENT EVENTS SUMMARY

City Manager Coldwell thanked City Council for their hard work at the Budget Work Session and City staff for all their work preparing FY24-25 Budget.

BOARDS AND COMMISSIONS

Discussion by the City Council pertaining to reports on board meetings by Board Liaisons
Councilor Farrow, Page Library Advisory Board, provided an update and handed out

Page City Council Regular Meeting – May 22, 2024

April's Monthly Statistical Report. A copy of the report is attached hereto and by this reference made a part of herein. Also noted, was that American Library was doing a documentary on the Page Library because of the library winning the Best Small Library. American Library will be in Page on June 22, 2024.

Councilor Carey, Youth Advisory Commission, stated that the commission did not meet. He then reported on a committee that he belonged to with the Arizona League of Cities and Towns; Policy Committee – Transportation, Infrastructure and Public Works. There was one policy proposal for them to discuss: Road maintenance funds. The committee discussed gasoline tax, electric vehicles and charging a tax at the electric charging stations.

Councilor Auge, Substance Abuse Task Force, stated that there was not a meeting, but announced that due to the resignation of member Craig Simmons, there was a vacancy on the Task Force.

Discussion and possible action by the City Council pertaining to an appointment to the Library Advisory Board

There was one (1) vacancy on the Library Advisory Board. The City has received one (1) application to the Library Advisory Board from Camille Hammond.

Motion made by Councilor Carey to appoint Camille Hammond to the Library Advisory Board for a term ending June 30, 2026. The motion was duly seconded and passed upon a vote.

UNFINISHED BUSINESS

Discussion and possible action by the City Council pertaining to an award of bid for Downtown Revitalization Phase 1

At the May 8, 2024, Regular City Council Meeting, the bid for Downtown Revitalization Phase 1 failed due to a lack of a second.

Staff worked with J2 Engineering and Environmental and Dibble Engineers to publish bid documents for Phase I of the Downtown Revitalization Project. Bid Proposals were due April 11th, 2024, with four (4) verified bids received.

After review of the bids received, Staff recommended that B4 Enterprises of Cedar City, Utah be awarded the Phase I contract.

Motion made by Councilor Carey to award the Downtown Revitalization Phase 1 to B4 Enterprises in the amount of \$2,359,473.28 and authorize the Mayor to sign the contract. The motion was duly seconded.

Mayor Diak, Vice Mayor Kocjan, Councilors Farrow, Auge, Carey, and Leightner made comments to support how they voted.

Page City Council Regular Meeting – May 22, 2024

City Manager Darren Coldwell commented that there was over \$2M in the budget for infrastructure and talked about plans for infrastructure within the city.

There was lengthy discussion.

Councilor Carey repeated the motion: Motion to award the Downtown Revitalization Phase 1 to B4 Enterprises in the amount of \$2,359,473.28 and authorize the Mayor to sign the contract.

The motion failed 3-3 with Mayor Diak and Councilors Carey and Leightner voting in favor, and Vice Mayor Kocjan and Councilors Farrow and Auge voting against.

Vice Mayor Kocjan made a motion to not award the bid for Downtown Revitalization and to repurpose \$2,500,000 for infrastructure for home lots and a north fire station.

It was determined that this was not a legal motion.

NEW BUSINESS

Resignation – Craig Simmons – Substance Abuse Task Force

Councilor Carey wanted to remark on the importance of civility during public meetings.

Motion made by Councilor Carey to accept the resignation from Craig Simmons. The motion was duly seconded and passed upon a vote.

Amendment No. 3 to WAPA Contract No. 04-SLC-0514

WAPA and Page Utility Enterprises agreed that there is uncertainty, which creates difficulty in finalizing a long-term agreement to replace the Amended Original Contract. WAPA and Page therefore agree to extend the term of the Amended Original Contract until March 31, 2026, this will allow WAPA and Page to explore the potential impacts of the operating changes forthcoming in the market and what options may be available for Page.

Councilor Auge had requested to have the item pulled from the Consent Agenda so that Mr. Hill could present the item.

Brian Hill, Page Utility Enterprises General Manager, presented the agenda item.

Motion made by Vice Mayor Kocjan to approve Amendment No. 3 to WAPA Contract No. 04-SLC-0514, between Western Area Power Administration (WAPA) and Page Electric Utility for Electric Marketing Services. The motion was duly seconded and passed upon a vote.

Discussion and possible action by the City Council pertaining to accepting Councilor

Page City Council Regular Meeting – May 22, 2024

Theresa Lee's resignation and declare a vacancy from City Council

On Tuesday, May 14, 2024, Mayor Diak received a letter of Resignation from Councilor Theresa Lee effective immediately.

Motion made by Mayor Diak to accept Councilor Lee's resignation and declare a vacancy from City Council Effective May 22, 2024. The motion was duly seconded and passed upon a vote.

Discussion and possible action by the City Council pertaining to the process to fill the City Council vacancy

On Tuesday, May 14, 2024, Mayor Diak received a letter of Resignation from Councilor Theresa Lee effective immediately.

Motion made by Mayor Diak to request staff to publish a request for Letters of Interest to fill the vacancy with a deadline date of June 10, 2024, at 5:00 p.m. The motion was duly seconded.

There was discussion.

The motion passed with Mayor Diak, Vice Mayor Kocjan, Councilors Auge, Farrow and Leightner voting in favor, and Councilor Carey abstained.

Discussion and possible action by the City Council pertaining to adopting the FY 2024/2025 Preliminary Budget – Resolution No. 1315-24, and setting the Public Hearing date

Once the preliminary budget has been adopted, Schedule A must be published once a week for at least two consecutive weeks following the adoption. The preliminary budget must be fully itemized in conformance with the forms supplied by the Auditor General and entered into the City Council meeting minutes.

Interim City Clerk Kim Larson introduced Resolution No. 1315-24 by title only.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, TENTATIVELY ADOPTING THE ESTIMATED REVENUES AND EXPENDITURES FOR THE FISCAL YEAR 2024-2025.

Motion made by Vice Mayor Kocjan to adopt Resolution No. 1315-24. The motion was duly seconded and passed upon a vote.

Motion made by Mayor Diak to set a Public Hearing date for Fiscal Year 2024-2025 Budget for June 26, 2024. The motion was duly seconded and passed upon a vote.

BID AWARDS

Discussion and possible action by the City Council pertaining to the Pavement Seal

Page City Council Regular Meeting – May 22, 2024

Project FY24

As part of the continuation of the recent pavement preservation projects, and available street maintenance funding, Staff developed bid documents to address the maintenance needs for Clubhouse Drive and streets within the Bi'dahji subdivision. Bid documents were advertised and published in accordance to City policy. Bids were due on May 2, 2024 at 4:30 p.m.

Kyle Christiansen, Public Works Director, presented the agenda item.

Motion made by Vice Mayor Kocjan to award the Pavement Seals Project FY24 to VSS International in the amount of \$716,522.00. The motion was duly seconded.

Mr. Christiansen went over the streets that were part of the project.

The motion passed upon a vote.

DEPARTMENTS

None.

EXECUTIVE SESSIONS

None.

ADJOURN

The meeting was adjourned at 6:57 p.m.

Kim L. Larson, MMC
Interim City Clerk

William R. Diak
Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Regular Meeting, held on the 22nd day of May 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of June 2024

Kim L. Larson, MMC
Interim City Clerk

Monthly Statistical Report

Library: Page Public Library

Month: April

Year: 2024

GENERAL	March	April
Total attendance in the library	9,873	11,041
Total registered users	20,206	20,247
Reference Questions	10,577	11,873
CIRCULATION		
Total Circulation (checkouts & renewals)	5,083	5,471
In-House Usage	5,260	4,161
Magazine	259	280
ILLs Provided by your library	3	8
ILLs Received	15	26
COMPUTER, WI-FI, WEBSITE USAGE		
Number of Sessions on Public Internet Computers	1,756	1,883
Early Literacy Station Sessions	427	600
Number of Wireless Sessions	3,943	3,848
Hits to the Library Website	5,562	5,426
Online Catalog Searches	2,042,546	1,902,266
PROGRAMMING		
Number of In-Person Programs	115	103
Attendance at In-Person Programs	4,069	3,704
Number of Virtual Programs	0	3
Attendance at Virtual Programs	0	39



Backpack (weekend Meals) 49

Afterschool meals 1,678

CONSENT AGENDA 7.1. a.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Monthly Cash Allocation Comparison - March 24

Presented by:

Subject:

Monthly Cash Allocation Comparison - March 2024

Attachments

Monthly Cash Allocation - March-24

CITY OF PAGE

MONTHLY CASH ALLOCATION COMPARISON

		Feb-24	Mar-24
01-1110200	LGIP - GENERAL SAVINGS ACCT	16,657,473.41	15,981,171.26
01-1110250	US BANK - GENERAL SAVINGS ACCT	8,437,935.06	8,463,592.26
01-1110300	NBA CASH A/P CHKNG (COMBINED)	0.00	0.00
01-1110350	XPRESS DEPOSIT ACCOUNT	3,304.00	0.00
01-1110700	BOTW CASH A/P CHKNG (COMBINED)	3,642,594.92	3,773,610.07
01-1110800	BOTW CASH P/R CHKNG (COMBINED)	259,127.46	432,324.44
12-1110600	EMERGENCY RESERVE-U.S.BANK INVEST	11,385,976.71	11,421,163.74
15-1120300	LGIP - HURF SAVINGS ACCT	1,233,111.16	1,308,018.92
20-1520500	RESRVE FUND W/ TRUSTEE-AIRPORT	0.00	0.00
20-1520600	LGIP - SERIES 2011 BOND RESRV	0.00	0.00
20-1520700	US BANK - SERIES 2011 BOND RESERVE	0.00	0.00
32-1120400	NBA JCEF SAVINGS ACCOUNT	0.00	0.00
32-1120500	BOTW JCEF SAVINGS ACCOUNT	9,538.48	9,823.12
45-1110700	HSB CHECKING ACCOUNT	4,757,649.62	5,075,049.19
72-1120700	NBA FIRE PENSION SAVINGS	0.00	0.00
72-1120800	BOTW-FIRE PENSION SAVINGS	14,092.34	16,244.82
72-1121100	FIRE PENSION-INVESTMENT ACCT	608,818.36	625,542.01

47,009,621.52 47,106,539.83

FUND		Feb-24	Mar-24
10	ALLOCATION TO GENERAL FUND	24,890,833.02	24,872,122.75
12	ALLOCATION TO EMERGENCY RES FUND	10,778,462.22	10,813,649.25
15	ALLOCATION TO HIGHWAY USER FUND	1,179,200.16	1,237,388.18
16	ALLOCATION TO SUBSTANCE ABUSE FUND	37,341.42	37,613.85
20	ALLOCATION TO DEBT SERVICE FUND	200,000.00	200,000.00
25	ALLOCATION TO MISCELLANEOUS GRANTS	1,711,435.92	1,490,042.29
32	ALLOCATION TO JCEF FUND	8,749.11	9,127.72
36	ALLOCATION TO DONATION FUND	37,694.55	39,738.45
40	ALLOCATION TO CAPITAL PROJECTS FUND	3,426,148.99	3,462,491.81
45	ALLOCATION TO HORSESHOE BEND FUND	-291,237.72	-91,247.74
46	ALLOCATION TO AIRPORT FUND	2,884,332.42	2,854,866.75
48	ALLOCATION TO LAND FUND	1,692,147.01	1,700,370.22
50	ALLOCATION TO PAGE UTILITY ENTERPRISES	-3,836.61	-4,150.62
51	ALLOCATION TO WATER FUND	-3,137.39	-3,080.83
52	ALLOCATION TO SEWER FUND	-89.19	-95.08
55	ALLOCATION TO GOLF FUND	-450,901.12	-510,735.41
57	ALLOCATION TO CEMETERY FUND	378,569.91	377,275.21
72	ALLOCATION TO FIRE PENSION FUND	524,584.75	608,460.88

47,000,297.45 47,093,837.68

CONSENT AGENDA 7.2. a.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Resignation - Wagner Kelley - Economic Development Advisory Board

Presented by:

Subject:

Resignation - Wagner Kelley - Economic Development Advisory Board

Attachments

Residnation - Wagner R. Kelly - Economic Development Advisory Board

Kim L. Larson

From: Bill Diak
Sent: Monday, June 3, 2024 7:22 AM
To: Jennifer Lange
Cc: Kim L. Larson
Subject: FW: Resignation, Kelley Wagner

Jennifer,

Please place Kelley's resignation on next weeks agenda under new business.

Thank you

Bill Diak

Mayor

City of Page, Arizona

697 Vista Avenue

P.O. Box 1180, Page, AZ 86040

Tel: 928.645.4222 | **Fax:** 928.645.4227

Cell: 602.499.8733

bdiak@pageaz.gov | pageaz.gov |  



****NOTICE****

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the public body. Members of the public body may reply to this message, but they should not send a copy of the reply to other members.

From: Wagner Kelley <atomicartandsurf@gmail.com>

Sent: Saturday, June 1, 2024 12:10 PM

To: Gregg Martinez <gmartinez@pageaz.gov>; Darren Coldwell <dcoldwell@pageaz.gov>; Bill Diak <bdiak@pageaz.gov>

Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

June 1, 2024

Mr. Gregg Martinez
Mr Darren Coldwell
Mayor and Council

Please accept my resignation as Chairman and member of the Economic Development Advisory Board.

Thank You for your consideration of the issues that I am passionate about and your time and effort to those issues. I am currently proceeding with several opportunities and ideas that are best served through my attention outside of local government, and have been offered a chance to pursue those passions within non-profit and volunteer opportunities.

Be assured that I am not going to abandon the issues that I have been working to address through public service and will continue to advocate for the ideas that I find pressing and continue my effort to bring positive change to our community. Thank You for your continued attention to those efforts.

Sincerely,
Wagner R. Kelley

CONSENT AGENDA 7.2. b.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Resignation - Cindy Scott - Economic Development Advisory Board

Presented by:

Subject:

Resignation - Cindy Scott - Economic Development Advisory Board

Attachments

Resignation - Cindy Scott - Economic Development Advisory Board

Kim L. Larson

From: Cindy Scott <Cindy.Scott@COCONINO.EDU>
Sent: Tuesday, June 4, 2024 5:51 AM
To: Kim L. Larson
Subject: Economic Development Advisory Board

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Kim,

Please accept this notice of my resignation from the Economic Development Advisory Board. My circumstances have changed and it would be a conflict of interest for me to continue to serve on the board.

Please feel free to reach out to me if you have need any additional information from me on this matter.

Thank you,

Cindy Scott | Center Director

Small Business Development Center

Coconino Community College

475 S. Lake Powell Blvd | Page, AZ 86040

Phone | (928) 645-6690

Email | cindy.scott@coconino.edu

Website | www.coconino.edu/sbdc



City Council Regular Agenda Addendum

Meeting Date: 06/12/2024
Title: Proclamation - United States Army 249th Anniversary
Presented by:

Subject:
Proclamation - United States Army 249th Anniversary

Attachments

Proclamation - US Army 249th Anniversary

PROCLAMATION

United States Army 249th Anniversary

WHEREAS, on June 14, 1775, the Second Continental Congress established a Continental Army to secure the common defense of the original thirteen colonies during the War for Independence; and

WHEREAS, George Washington was selected as the first Commander in Chief in 1775, and in 1776, with the Declaration of Independence, the Continental Army and the militia became known as the Army of the United States; and

WHEREAS, the U.S. Army Mission remains constant; To deploy, fight, and win our Nation's wars by providing ready, prompt, and sustained land dominance by Army forces across the full spectrum of conflict as part of the Joint Force; and

WHEREAS, the motto of "Duty, Honor, Country" is the creed by which the American soldier lives and serves; and

WHEREAS, no matter what the cause, location, or magnitude of future conflicts, the nation can rely on the U.S. Army to produce well-trained, well-led, and highly motivated soldiers to carry out the missions entrusted to them; and

WHEREAS, members of the City of Page who have proudly served and made the ultimate sacrifice for our nation's freedom while serving in the United States Army and other branches of our nation's military;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Page, Arizona, do hereby recognize the historic significance of the 249th Anniversary of the United States Army.

Dated this 12th day of June 2024.

William R. Diak, Mayor

Attest:

Kim L. Larson, MMC, Interim City Clerk



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

PUBLIC HEARINGS 8.1.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Brief Title: Liquor License - C&J Enterprise LLC. DBA Rustic Thistle

Presented by: Bill Diak, Mayor

Prepared by: Jennifer Lange

Action: Other

RECOMMENDED ACTION:

Mayor to open the public hearing.

Mayor to close the public hearing.

BACKGROUND:

The City Clerk's Office received an application for a Series #12 (Restaurant) Liquor License from the Arizona Department of Liquor Licenses and Control for C&J Enterprise LLC. DBA Rustic Thistle. In accordance with A.R.S. 4-201 (b) the public hearing has been scheduled to hear comments in favor or opposing the issuance of this Liquor License.

Action on this item will be done under the New Business portion of the agenda.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

Liquor License

State of Arizona
Department of Liquor Licenses and Control

Created 03/16/2024 @ 09:15:15 AM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	RUSTIC THISTLE		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	626 N NAVAJO DRIVE PAGE, AZ 86040 USA		
Mailing Address:	1850 N CENTRAL AVENUE #1700 PHOENIX, AZ 85004 USA		
Phone:	(602)234-8760		
Alt. Phone:			
Email:	JCURTIS@BCATTORNEYS.COM		

AGENT

Name:	JOHN DEAN CURTIS II
Gender:	Male
Correspondence Address:	1850 N CENTRAL AVENUE #1700 PHOENIX, AZ 85004 USA
Phone:	(602)234-8760
Alt. Phone:	
Email:	JCURTIS@BCATTORNEYS.COM

OWNER

604th 05-15-2024
105th 06-29-2024

Name: C & J ENTERPRISE LLC
Contact Name: JOHN DEAN CURTIS II
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 23387538 State of Incorporation: AZ
Incorporation Date: 06/16/2022
Correspondence Address: 1850 N CENTRAL AVENUE
#1700
PHOENIX, AZ 85004
USA
Phone: (602)234-8760
Alt. Phone:
Email: JCURTIS@BCATTORNEYS.COM

Officers / Stockholders

Name:	Title:	% Interest:
CAROLINE GOODMAN EKIS	Member	50.00
JAMES KEITH ADAMS	Member	50.00

C & J ENTERPRISE LLC - Member

Name: CAROLINE GOODMAN EKIS
Gender: Female
Correspondence Address: 1850 N CENTRAL AVENUE
#1700
PHOENIX, AZ 85004
USA
Phone: (928)660-1950
Alt. Phone:
Email: CAROLINEEKIS@GMAIL.COM

C & J ENTERPRISE LLC - Member

Name: JAMES KEITH ADAMS
Gender: Male
Correspondence Address: 1850 N CENTRAL AVENUE
#1700
PHOENIX, AZ 85004
USA
Phone: (928)640-1845
Alt. Phone:
Email: ADAMSBROSTRANSPORT@GMAIL.COM

APPLICATION INFORMATION

Application Number: 282066
Application Type: New Application
Created Date: 02/13/2024

QUESTIONS & ANSWERS

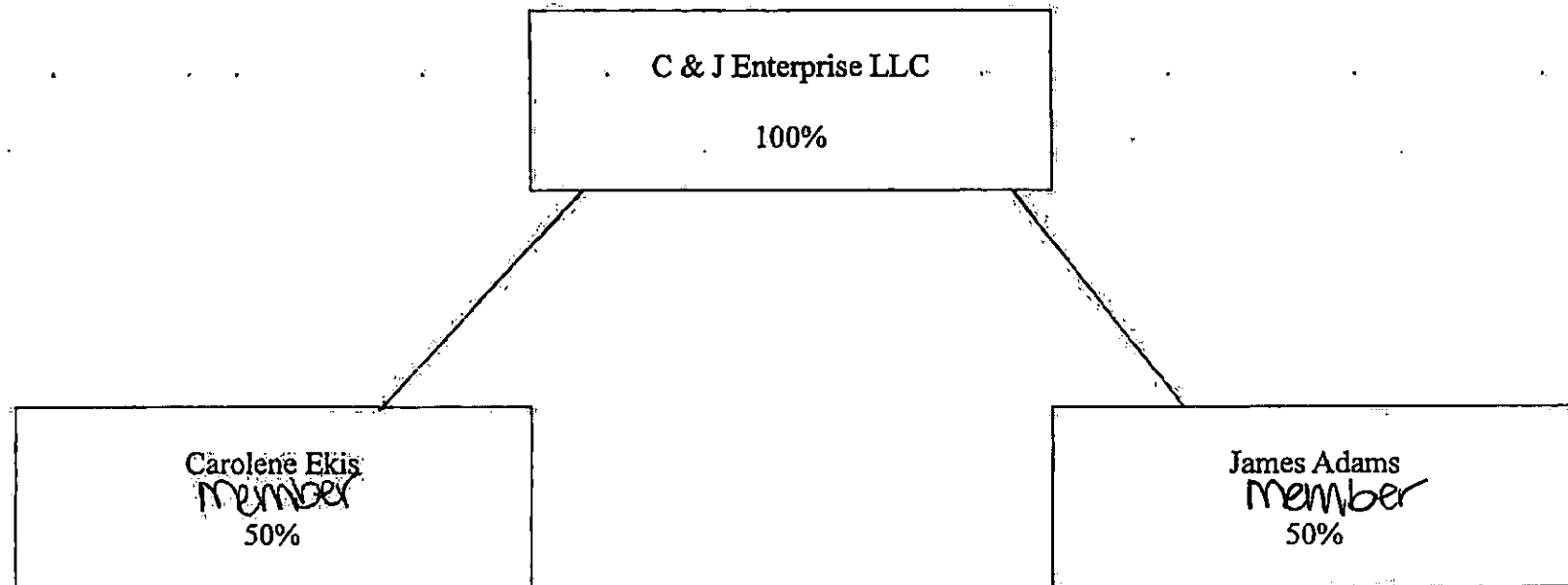
012 Restaurant

- 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
Property Owner
- 3) Is there a penalty if lease is not fulfilled?
No
- 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.
None
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
No
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
4/1/2024
- 9) What type of business will this license be used for?
Restaurant

DOCUMENTS

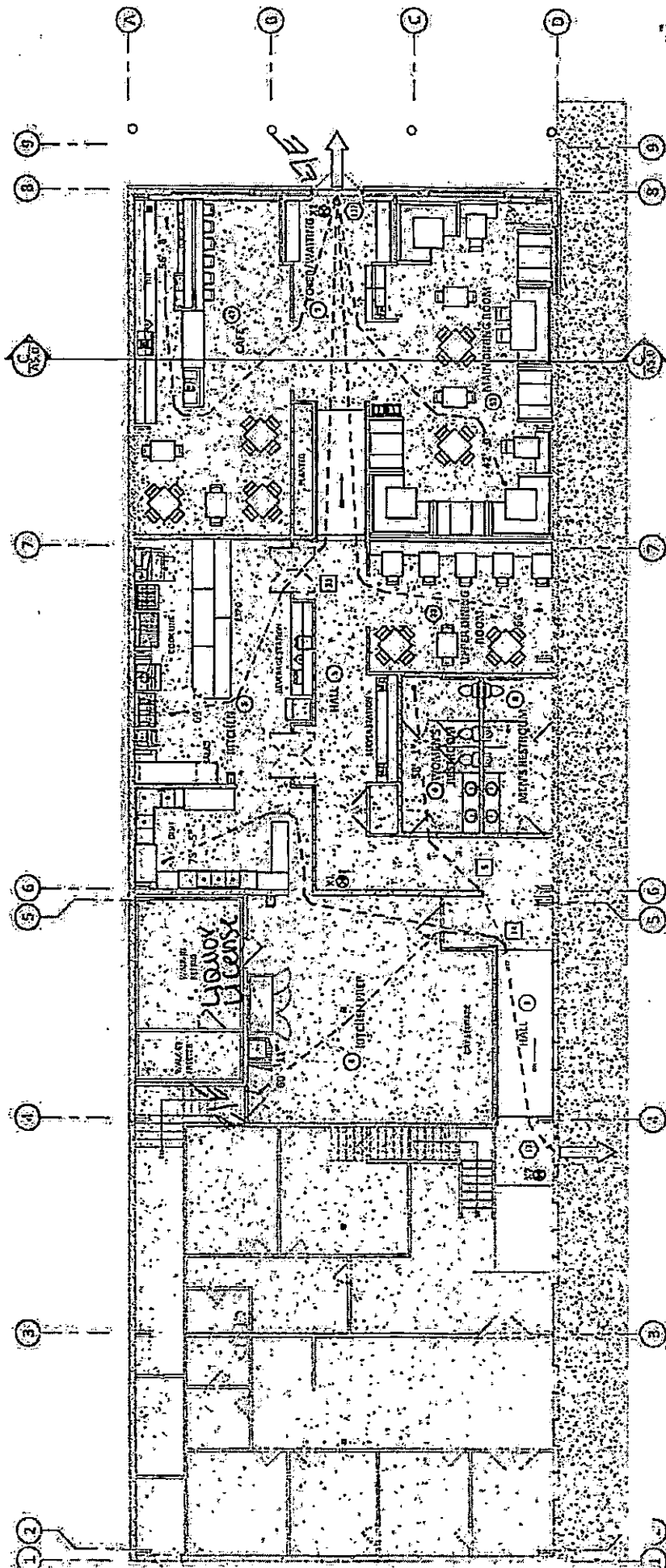
DOCUMENT TYPE	FILE NAME	UPLOADED DATE
DIAGRAM/FLOOR PLAN	5) Rustic Thistle-Licensed Premises (4216 sq ft).pdf	02/13/2024
MENU	4) RUSTIC THISTLE MENU.pdf	02/13/2024
QUESTIONNAIRE	Agent Questionnaire (JDC signed).pdf	02/13/2024
QUESTIONNAIRE	Agent-Controlling Person Questionnaire (Adams signed).pdf	02/13/2024
QUESTIONNAIRE	Controlling Person Questionnaire (Ekis signed).pdf	02/13/2024
ORGANIZATIONAL DOCUMENTS	Organizational Chart (completed).pdf	02/13/2024
MISCELLANEOUS	Restaurant Application Series 12 (signed).pdf	02/13/2024
RESTAURANT OPERATION PLAN	Restaurant Operation Plan (signed).pdf	02/13/2024
RECORDS REQUIRED FOR AUDIT	9) Records Required for Audit (signed).pdf	02/13/2024
MISCELLANEOUS	Alien Status (Adams signed).pdf	02/13/2024
MISCELLANEOUS	Alien Status (Ekis signed).pdf	02/13/2024
MISCELLANEOUS	Alien Status (JDC signed).pdf	02/13/2024

Organizational Chart
file - 23387538



2015-03-04 14:02:00

4216 sg. fl.



LEVEL EXIT PLAN



RESTAURANT/HOTEL/MOTEL OPERATION PLAN

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

1. Name of restaurant (Please print): Rustic Thistle

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	Cooking Performance Group 36GTSBLP (griddle)/CPG:CL-CPG-36LP (Charbroiler)
Oven	Southbend BGS/22SC Bronze Double Full-Size LP Gas Convection Oven
Freezer	Avantco A-19F-HC 29" Reach-In/Avanco AU-98F-NC 48" undercounter/Custom 6' x 14' walk-in freezer
Refrigerator	Avantco A-23R-HC-29" Reach-in Refrigerator, Custom 12' x 14' walk-in refrigerator, Avantco APT-36M-HC 2 door sandwich prep table
Sink	Regency 124" 16-gauge 3 compartment sink (5) Regency 17" x 15" Hand sink, Regency 3 bowl underbay sink
Dish Washing Facilities	Eco-Lab-ES-4000 Series/Eco-Lab E-VAT undercounter dishwasher
Food Preparation Counter (Dimensions)	(4) 30" x 48" x 38" 16-gauge Regency worktable w/backsplash, 30" x 90" x 38" Regency work table w/sink
Other	(2) Avantco CBE-36-HC 36 2 drawer refrigerated chef base, Avantco SSPPT-260B 60" 1 door pizza prep table

3. Attach a copy of your FULL menu with pricing INCLUDING NON-ALCOHOLIC BEVERAGES

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 76 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☒ YES ☐ No

(If yes, what percentage of the public floor space does this area cover?) 4.5 %

6. List the seating capacity for:

a) Restaurant dining area of your premises: [76]

(DO NOT INCLUDE PATIO SEATING)

b) Bar area [+ 47]

TOTAL [= 123]

7. What type of dinnerware is primarily used in your restaurant? ☐ Reusable ☐ Disposable ☒ Both

8. Does your restaurant contain any games, televisions, or any other entertainment? ☒ YES ☐ No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

3 televisions

9. Do you have live entertainment or dancing? ☐ YES ☒ No

If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	6
Bartenders	2
Hostesses	2
Managers	2
Servers	10
Other: Dishwashers	3
Other: Maintenance	1
Other:	

I, (Print Full Name) James Keith Adams hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: James Keith Adams

RUSTIC THISTLE MENU

BREAKFAST

CREPES/SAVORY

Fresh Mozzarella, Tomato, Basil and Olive Oil.....	10
Grilled Chicken, Sundried Tomato, Nutless Pesto.....	10
Pastrami, Swiss Cheese, Caramelized onions, Rustic Sauce.....	10

CREPES/SWEET

Fresh Mixed Berries w/ Whipped cream Cheese.....	8
Nutella, Banana, Strawberries w/ Whipped Cream.....	8
S'Mores- Marshmallow, Nutella & Crushed Graham Crackers.....	8

BOWLS

Tropical- Pineapple, Mango, Blueberries, Strawberries and Granola With Shaved Coconuts on a Bed of Nonfat Yogurt.....	10.5
Almond- Banana, Almonds, Strawberries, Blueberries, Granola, Honey And Chia Seeds on a Bed of Nonfat Yogurt.....	10.5
Berry- Strawberries, Blueberries, Raspberries, Banana, Granola and Honey On a Bed of Nonfat Yogurt.....	10.5

RUSTIC PANCAKES/WAFFLES

Red Velvet Pancakes- Strawberries, Cream Cheese Glaze.....	14
Bacon & Eggs* Pancakes- Hickory Smoked Bacon, 2 Eggs any style.....	12
Blueberry Pancakes- Mascarpone, Berry Compote.....	14
Classic French Toast- Fresh Berries and Powdered Sugar.....	12
Stuffed Nutella French Toast- Caramelized Bananas, Fresh Bananas, and Nutella drizzle.....	14
Chicken and Waffles- Belgium Waffles topped with crispy Free-range Chicken wings with Hot Maple drizzle.....	16
Classic Belgium Waffles with Berry Compote.....	12

BENEDICTS AND TOAST

On top of a croissant, poached egg hollandaise served with Breakfast potatoes and cilantro aioli	
Roasted Turkey- Brie Cheese, Avocado, Tomato.....	15
Smoked Salmon and Avocado.....	16
Cajun shrimp, avocado, Tomato and Pickled Onions.....	16
Country Ham and Bacon.....	14
Avocado Toast- Avocado Spread, Cotija, Tomato, Arugula and Pickled Onions. 2 eggs any style and turkey bacon.....	16
BLT- Choice of Smoked, Turkey Bacon with LTO.....	12

EGGS AND OMELETTES

Country Boi meal- 2 eggs (anyway) Bacon, Sausage, 2 pancakes, Country potatoes.....	15
2 Eggs any style- Mini French croissant, breakfast potatoes, homemade Jam Your choice of protein.....	12
Croque Monsieur or Madame- Breakfast Potatoes and Arugula salad.....	16
Grandmas Southern Hash- Beef Tenderloin, Peppers and onions, 2 eggs, Breakfast potatoes, avocado, cilantro aioli.....	20
Breakfast croissant- Large French Croissant, cheddar Eggs, bacon, Tomato, spicy mayo, avocado.....	12
Healthy Omelette- Egg whites, spinach, tomatoes, feta, avocado, served With multigrain, field green salad, mini parfait.....	17
Build your own Omelette.....	15
Ricotta Scramble- Eggs scrambled with ricotta cheese, topped with Avocado situated on buttery sourdough toast.....	14

BURGERS

Rustic Truffle Salmon* Burger- Blackened Salmon filet, Brioche bun Truffle aioli, tomato, argula Served cajun fries.....	20
Grouper Sandwich- Grouper fried to golden brown with lettuce & Tomatoes.....	17
Bacon Angus* Cheeseburger- Tomato, pickled onions, secret sauce Sunny side egg served with fries.....	16
Smash Burger- 2 Angus Beef filets, cheddar cheese, bacon jam, Caramelized onions, secret sauce.....	17
Nashville Hot Chicken- Tender fried crispy breast, Rustic Hot sauce, House made creamy Cole slaw, mayo, and bread an butter pickle chips Served on a brioche bun.....	16
Brisket Burger- Prime Brisket steak burger, habanero cheese, BBQ sauce Beef steak tomatoes, sweet onion, butter lettuce.....	18
Angus Beef Sliders- (3) 3oz Angus beef sliders with/without cheddar Cheese on mini pretzel bun.....	15
BBQ Cheddar Steak- Shaved Ribeye, Grilled Onions, Crispy Onions Cheddar cheese & BBQ sauce.....	17
Reuben- Smoked Pastrami, sauerkraut, caramelized onions, Rustic special sauce on marble rye toast.....	17

SALADS

ADD/ Chicken 7/Shrimp7/Tenderloin 8/salmon 8	
Kale & Quinoa Salad- Tuscan kale, hierloom tomato, avocado, Lemon Vinaigrette GF.....	12
Very Berry Salad- Arugula, Strawberry, Blackberry, Blueberry, Kiwi, Candied pecans, and Goat cheese with Balsamic glaze dressing.....	13
Roasted Beet Salad- Golden Beet, Thinly shaved red Beet, Arugula, Pickled onion, Feta cheese, crumbled candied walnuts.....	13
Kale Caesar- Tuscan Kale, Shaved Brussel sprouts, Bacon Lardons, Julienne carrots with creamy Caesar dressing.....	13
Classic Caesar- Romaine, buttery croissant croutons, creamy caesar...	10

THE NATIVE EXPERIENCE SEVERED AFTER 11am.

Navajo Taco- Fried Bread, Chili, Tomatoes, red onions, shredded lettuce Shredded cheddar cheese.....	12.5
Mutton hominy stew- Seared and then Stewed Mutton. Then slow Cooked in onion, peppers, hominy and native herbs until tender served Fried or grilled Navajo bread.....	12
Navajo Burger- Angus Beef burger, butter lettuce, onion, tomato, And fried bread.....	12.5
Navajo Beef Stew- Carrots, onions, celery, potatoes slow cook served With Navajo fried bread.....	13
3 Sisters Airline Chicken- Squash, Beans, Corn, airline chicken.....	22

APPETIZERS

Soul Rolls- Rice, seasoned collards, mac n cheese, oxtails, served With rustic special dipping sauce.....	15
Steak bites- chunks of filet mignon seasoned in a Cajun butter Sauce.....	18
Low Country Wings- Whole chicken wing smoked with herbs And Low Country dry season rub.....	16
Fried Quail- Bobwhite Quail marinated in seasoned buttermilk Dusted with 50/50 corn flour rice flour mixture fried to golden Brown served with fried cabbage.....	20
Magarita Flatbread- Fresh mozzarella, Tomatoes, fresh basil and Basil pesto drizzle.....	14

SIDES/LIGHT FARE

Chicken Cracklin- Fried chicken skin w/rustic dipping sauce.....	10
Charlestonian Brussel Sprouts- Charred Pork belly Lardons saute In Lemon pepper butter.....	10
Garlic Rice.....	7
Three Sister Succotash- Corn, Squash, Beans saute in a cajun butter Sauce.....	5
Southern Green Beans.....	5
Street Corn Cobbs.....	7
Roasted Jerk Cauliflower.....	7

CAFÉ DRINK

AMERICANO	2.5
CAPPUCCINO.....	3.5
CHAI LATTE.....	4.25
VANILLA ICE ICE CHARCOAL MATCHA.....	5.5
TOASTED COCONUT LATTE.....	5.5
ESPRESSO.....	3
COLD BREW AFFOGATO.....	4
HORCHATA COLD BREW.....	5.5
CHOCOLATE COLD BREW.....	5.5
VANILLA COLD BREW.....	5.5

JUICES

FRESHLY SQUEEZED OJ.....	6
FRESHLY SQUEEZED LEMONADE.....	5
KOOLAI (GRAPE, WATERMELON, ORANGE).....	4

SODA

PEPSI PRODUCTS.....	2.75
---------------------	------

BREAKFAST/BRUNCH SPECIALITIES

Spinach & Roasted Tofu Benny (v).....	15
Low Country Shrimp & Grits.....	20
BLT Fried Eggs Benedict.....	15
Fried Chicken Benedict.....	17
Crab Cake Benny.....	20
Banana Bread French Toast.....	16
Bang Bang Shrimp Tacos(3).....	17
Sweet & Spicy Pork belly Tacos(3).....	17
Teriyaki Grilled Chicken Tacos.....	15
FOTD Tacos(3).....	17

DRINKS

BUBBLES

Classic Mimosa 7
 Bellini 7
 Blueberry Mimosa 7.5
 Mango Mimosa 7.5
 Strawberry Lime Mimosa 7.5

COCKTAILS

Bloody Mary 10
 Bloody Maria 10
 Tequila Sunrise 8
 Irish Coffee 10
 Screwdriver 8
 Mai Tai 10

BEER

IMPORT

Stella Artois 6
 Heineken 6
 Corona 6
 Negra Modelo 6

DRAFT

Bud Lite 6
 Blue Moon 6
 Modelo 6
 Becks 6

DOMESTIC

Budweiser 5
 Coors 5
 Michelob Ultra 5
 Landshark 5

FOR THE KIDS

One egg cooked to order, your choice of Bacon, Sausage, or Chicken sausage
 Choice of Grits or Breakfast potatoes, and toast or biscuit.....7
 Kid Pancake- Kids buttermilk pancake served maple syrup and choice of
 Meat.....6
 Kids Grilled Cheese- American cheese, on Wheat or white bread with one
 Choice of side.....6
 Kids Chicken Fingers- Strips or nuggets served with side.....8
 Kids Beef sliders- 2 Angus beef mini burgers served with side.....8

REPORTS & ANNOUNCEMENTS 10.1. a.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Legislative Update

Presented by:

Subject:

Legislative Update and discussion

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Recognition Of Page All Star Teams

Presented by:

Subject:

Recognition Of Page All Star Teams **ADDED**

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Board Liaisons Report

Presented by:

Subject:

Discussion by the City Council pertaining to reports on board meetings by Board Liaisons

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Redundant Water Supply to the City of Page

Presented by: Vice Mayor Kocjan

Subject:

Discussion and Possible Action by the Page City Council pertaining to re-prioritizing redundant water supply to the City of Page

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Presentation - Balloon Regatta Artwork

Presented by:

Subject:

Presentation to honor high school student, Keizlyn Guanco, for designing this year's Balloon Regatta artwork

Attachments

Winning Artwork





**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.2.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Brief Title: Liquor License / C&J Enterprise LLC. DBA Rustic Thistle

Presented by: Bill Diak, Mayor

Prepared by: Jennifer Lange

Action: Motion

RECOMMENDED ACTION:

I move to approve the Arizona Department of Liquor Licenses and Control Application for a Series #12 (Restaurant) Liquor License for C&J Enterprise LLC. DBA Rustic Thistle.

BACKGROUND:

Background materials for this item are included in the Public Hearing portion for this Liquor License Application.

The City Clerk's Office Received an Arizona Department of Liquor Licenses and Control Application for a Series #12 (Restaurant) Liquor License for C&J Enterprise LLC. DBA Rustic Thistle.

As required by Arizona Revised Statutes the public hearing was held during an earlier portion of this meeting.

The Arizona Department of Liquor Licenses and Control will be notified of the action taken and will make the final determination.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.3.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024
Brief Title: Ordinance 731-24: Hotel and Local Transient Lodging Tax Increase
Presented by: Josh Smith, City Attorney
Department: City Attorney
Action: Ordinance

RECOMMENDED ACTION:

Clerk to introduce Ordinance No. 731-24.
Move to adopt Ordinance No. 731-24.

BACKGROUND:

This ordinance implements the tax increase in both the hotel and local transient lodging categories to 5%. Although the revenues from the increase would go directly to the general fund and may be used for any municipal purpose, the stated primary intent of the tax increase at this time is to fund the construction and operation of a pool. The estimated cost to construct the pool facility is twelve to fifteen million dollars and the estimated annual operation cost is approximately \$400,000. The projected debt service cost for the pool construction and the anticipated revenue from the proposed increase in the tax categories is set forth in the attached Notice of Intent to Increase Taxes.

Staff has met all of the publication requirements for the Council to approve the tax increase. The increase would go into effect on Sept. 1, 2024.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 24-25
Budget Impact:
Approx. \$1.7MM in additional revenue.

Attachments

Notice of Intent
Ordinance

NOTICE OF INTENT TO IMPOSE FEES

In accordance with A.R.S. §9-499.15, notice is hereby given that the Page City Council will consider the imposition of increased taxes in the Hotels classification and the Additional Tax on Transients classification as set forth below. The new tax rate in both categories would be five percent (5%). The proposed increase and report will be published for a minimum of sixty (60) days prior to final approval, modification or disapproval by the City Council.

BASIS FOR INCREASE:

Although the revenues from the proposed increase would go directly to the general fund and may be used for any municipal purpose, the primary intent of the tax increase at this time is to fund the construction and operation of a pool to be built in the City of Page. The estimated cost to construct the pool facility is twelve to fifteen million dollars and the estimated annual operation cost is approximately \$400,000. The projected debt service cost for the pool construction and the anticipated revenue from the proposed increase in the tax categories is set forth below.

City of Page, Arizona

Summary of Hotel Tax Options (Source: Estimates provided by League of Az Cities and Towns)

Public Policy Challenge:	Could revenues from additional hotel taxes (Sec. 444) and transient lodging taxes (Sec. 447) be used to help pay for a Recreational Type Project for the City of Page?
--------------------------	--

City of Page Current TPT, Bed Tax, Transient Lodging and Maximum Allowable

Local Retail TPT Rate	Hotels Classification (Sec. 444) (Applies to Hotels and Short-term Rentals, any booking length)	Maximum Allowable Hotels Tax <i>Up to 2% above Retail TPT = General Fund revenues. 2% = Dedicated to Tourism</i>	Transient Lodging classification (Sec. 447) (Applies to Hotels and Short-term Rentals, Less Than 30 days)	Maximum Allowable Transient Lodging Tax <i>Up to 2% above Retail TPT = General Fund revenues. 2% = Dedicated to Tourism</i>
3.0%	3.0% ~ \$1.9 m (FY2023)	5.0% ~ \$3.2 m (est.)	4.263% ~ \$2.7 m (FY2023)	5.0% ~ \$3.1 m (est.)

Page collected ~\$1.9 million from Sec. 444, Hotels classification based on a tax rate of 3.0% during FY2023. A 2% rate increase of the Sec. 444 Hotels tax to the maximum unrestricted tax rate of 5% would result in approximately **\$1,285,000** additional annual General Fund revenue, based on FY2023 collections.

Page collected ~\$2.7 million from Sec. 447, Add'l Tax on Transient Lodging classification based on a tax rate of 4.263% during FY2023. A 0.737% rate increase of the Sec. 447 Transient Lodging tax to the maximum unrestricted tax rate of 5% would result in approximately **\$460,000** additional annual General Fund revenue.

1. Bed Taxes (Hotels and Transient Lodging) are generally the least sensitive tax for citizens. Typically, they're only paid by tourists; rarely considered when booking a room; and a straight passthrough for the hotel/STR operator.
2. Can such funds be used to help pay for a Swimming Pool/splash pad project? Can such funds be used to pay debt service on the bonds issued to finance the Recreational Project? **Yes. Increases up to 2% above the Retail rate are General Fund revenues and can be spent for any municipal purpose.**
3. Can we use 444 revenues to help pay for the Recreational Project? **Yes. Tourism spending requirements are NOT an issue provided the 444 rate does not exceed Retail rate by more than 2%.**

ORDINANCE NO. 731-24

AN ORDINANCE OF THE CITY OF PAGE, ARIZONA, AMENDING THE CITY TAX CODE BY INCREASING THE HOTEL TAX RATE TO FIVE PERCENT (5%) AND INCREASING THE LOCAL TRANSIENT LODGING TAX RATE TO FIVE PERCENT (5%); PROVIDING FOR SEVERABILITY; AND DESIGNATING AN EFFECTIVE DATE.

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

Section 1: Section 8A-444, Hotels, of the Tax Code of the City of Page is amended to a rate of five and percent (5%).

Section 2: Section 8A-447, Additional tax on transient lodging, of the Tax Code of the City of Page is amended to a rate of five percent (5%).

Section 3: That certain document known as "The 2024 Transient Lodging Tax Amendment to the Tax Code of the City of Page," attached hereto as Exhibit A, is hereby adopted and made a part hereof as if fully set out in this ordinance.

Section 4: If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of these amendments to the tax code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, effective September 1, 2024.

Section 6: The provisions of this ordinance shall become effective on and after September 1, 2024.

PASSED AND ADOPTED by the Mayor and Council of the City of Page, Arizona, this 12th day of June, 2024.

Mayor, William R. Diak

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

EXHIBITS ON FILE AT THE PAGE CITY CLERK'S OFFICE: 697 Vista Ave., Page, AZ

EXHIBIT A

Section I. The Tax Code of the City of Page Section 8A-444 is amended as follows, with an effective date of September 1, 2024.

Sec. 8A-444. Hotels.

The tax rate shall be at an amount equal to ~~three percent (3%)~~ FIVE PERCENT (5%) of the gross income from the business activity upon every person engaging or continuing in the business of operating a hotel charging for lodging and/or lodging space furnished to any:

(a) ~~Transient~~ PERSON.

(b) Exclusions. The tax imposed by this Section shall not include:

- (1) Income derived from incarcerating or detaining prisoners who are under the jurisdiction of the United States, this State or any other state or a political subdivision of this State or of any other state in a privately operated prison, jail or detention facility.
- (2) Gross proceeds of sales or gross income that is properly included in another business activity under this Article and that is taxable to the person engaged in that business activity, but the gross proceeds of sales or gross income to be deducted shall not exceed the consideration paid to the person conducting the activity.
- (3) Gross proceeds of sales or gross income from transactions or activities that are not limited to transients and that would not be taxable if engaged in by a person not subject to tax under this Article.
- (4) Gross proceeds of sales or gross income from transactions or activities that are not limited to transients and that would not be taxable if engaged in by a person subject to taxation under Section 8A-410 or Section 8A-475 due to an exclusion, exemption or deduction.
- (5) Gross proceeds of sales or gross income from commissions received from a person providing services or property to the customers of the hotel. However, such commissions may be subject to tax under Section 8A-445 or Section 8A-450 as rental, leasing or licensing for use of real or tangible personal property.
- (6) Income from providing telephone, fax or internet services to customers at an additional charge, that is separately stated to the customer and is separately maintained in the hotel's books and records. However, such gross proceeds of sales or gross income may be subject to tax under Section 8A-470 as telecommunication services.

The 2024 Transient Tax Amendment of the City of Page

Section II. The Tax Code of the City of Page Section 8A-447 is amended as follows, with an effective date of September 1, 2024.

Sec. 8A-447. Rental, leasing, and licensing for use of real property: additional tax upon transient lodging.

In addition to the taxes levied as provided in Section 8A-444, there is hereby levied and shall be collected an additional tax in an amount equal to ~~four and two hundred sixty-three thousandth percent (4.263%)~~ FIVE PERCENT (5%) of the gross income from the business activity of any hotel engaging or continuing within the City in the business of charging for lodging and/or lodging space furnished to any transient.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Habitat for Humanity

Presented by: Councilor Carey

Subject:

Discussion and possible action by the Page City Council pertaining to a proposed partnership with Habitat for Humanity of Northern Arizona for workforce housing

Attachments

Habitat for Humanity Overview



Organization Overview



BACKGROUND

Mission:

We create affordable homeownership opportunities for those in need, building strength, stability, and self-reliance through shelter.



- Building homes in the Flagstaff community for **27 years**
- For the past 8 years, all our homes have been certified by the Coconino County Sustainability Program
- Provide 0% interest home loans to Habitat homeowners
- Breaking the cycle of poverty through homeownership

THE PROBLEM...

Home costs in Flagstaff are
86% HIGHER than the
national average

\$775,000

median price of a
home in Flagstaff

22,073

residents are housing
cost burdened*

With low incomes and high
rent, most residents can't
afford to buy a home

65%

of households are
low to moderate income

\$2,152

average rent for a
2-bedroom apartment

**Cost-burdened households pay more than 30% of their monthly income for housing.*

THE SOLUTION...

The Starter Home Program

- Creating long-term, **permanently affordable** housing inventory
- Helping low-income families build wealth and **break the cycle of poverty**
- Homeownership for \$1,000 down, a 0% loan, and monthly payments < \$1,000
- **Current project:** Habitat at Timber Sky master planned community



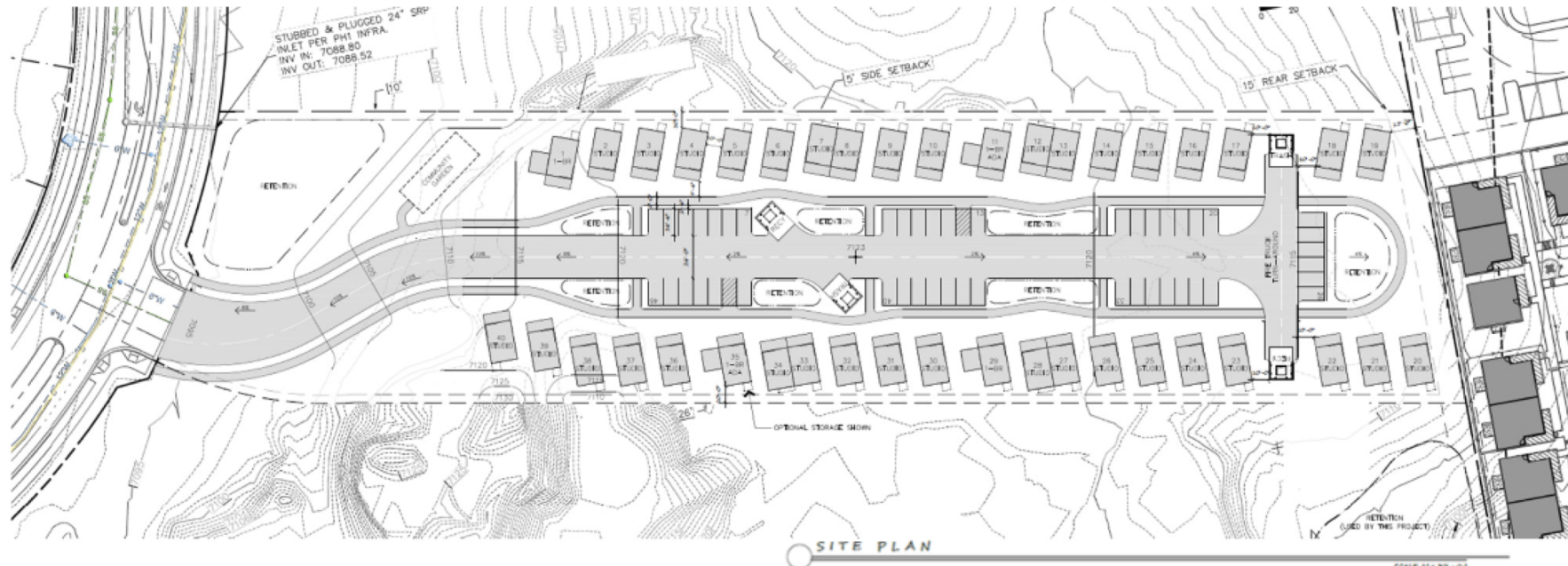
HABITAT AT TIMBER SKY

Sustainable Design

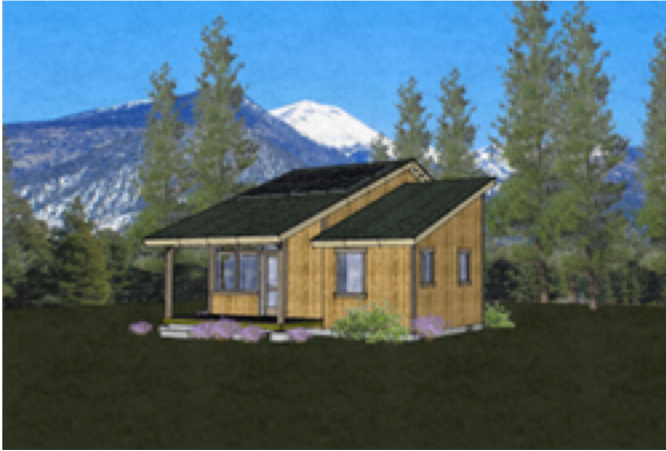
- 40 new 500 sq. ft. homes
- Designed and engineered in Flagstaff by a cohort of **community partners**
- **Solar panels** on each home expected to generate about 150% of the power needs of an average Starter Home

Permanently Affordable

- Homes to be built on **land donated** by Vintage Partners
- Sold to low-to-moderate income residents in perpetuity
- City of Flagstaff will take on management of the land through a **land trust agreement**



TIMBER SKY STARTER HOME DESIGNS



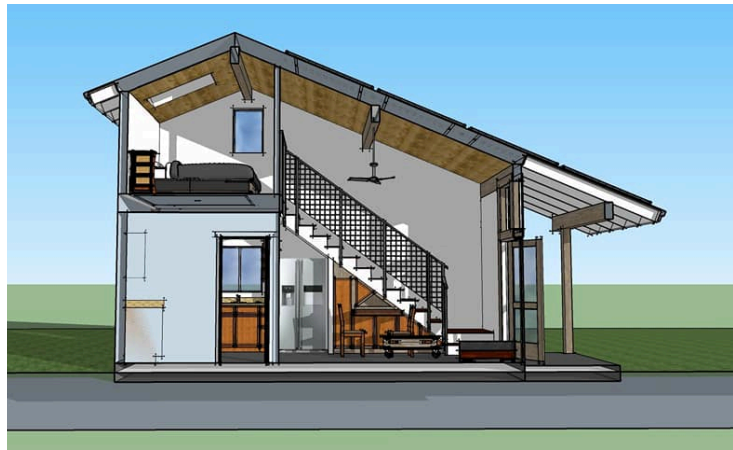
Starter Home 1 Bedroom
(Single Story)



Starter Home Duplex



Starter Home Loft
(Two Story)



Starter Home Interior



First Starter Home under construction

IMPACT OF STARTER HOMES

- Increases inventory of affordable homes in Flagstaff
- Homeowners will receive \$10,000 per year in equity savings
- When the homeowner moves, the home will be purchased back by Habitat, refurbished, and re-sold to continue the cycle of equity savings and affordable homeownership
- Habitat at Timber Sky will serve about 100 individuals at a time, and up to 49 individuals over the life of each unit
- Allows lower income residents to remain in Flagstaff
- Model of affordable housing homeownership that can be replicated across the country



CONTACT

There are many ways to support Habitat!

How can you
help us build?

For more information, contact:

Eric Wolverton, Executive Director



928-814-9368



eric@h4hnaz.org



www.habitatflagstaff.org



City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Formal process for a Street Light Modification Request

Presented by: Councilor Carey

Subject:

Discussion and possible action by the City Council pertaining to the implementation of a formal process to consider a Streetlight Modification Request

Attachments

3/27/24 meeting item background

Talking Points

PUE memo

PUE authority

Flagstaff example

CUP process

City Manager recommendation



CITY OF PAGE REQUEST FOR COUNCIL ACTION

NEW BUSINESS 13.3.

City Council Regular Agenda Summary

Meeting Date: 03/27/2024

Brief Title: Street Light (Public Lighting) Change Methodology Request

Presented by: Bryan Hill, General Manager

Department: Page Utility Enterprises

Action: Motion

RECOMMENDED ACTION:

To be determined.

BACKGROUND:

Public lighting (Street Lights) is a topic that Page (and other communities) historically garners strong debate with opposing opinions. While many Page residents value the light for its convenience and enhanced safety, others are adamantly opposed declaring the light an unwelcome intrusion, nuisance, and dark sky impediment.

On occasion, a resident approaches the Utility and requests to have a street light's location moved for assorted reasons of convenience. While initially the act of moving a street light (to even a slightly different location) may seem simple, the modification risks a severe undesired impact for surrounding neighbors. Because existing street lights are site located at the time of a development's initial construction, residents can select, choose, and "live with" the street lighting characteristics as a choice. To avoid imposing surprise, unchosen, & unwanted impacts onto nearby residents, the Utility declines to move, add, or delete any street lights without the express direction of Page City Council.

During the last couple of years, the Utility has had several requests to move street lights on residential streets. It is within the Utility's function to develop designs, cost estimates, construction schedules, and construct the street light change. The Utility, by default, declines these requests to protect the interests of surrounding neighbors, and potential impacts to traffic standards.

The Utility is requesting Page City to adopt a formal public process involving appropriate Departments (i.e., Planning & Zoning - Building Code - Code Enforcement - Public Works – Public Safety) resources congruent with other communities. This process would then act to authorize the Utility to make requested specific changes to existing street light configurations.

An example of a public process other communities employ requires the requesting party to obtain written permission from a list of potentially impacted neighbors (list generated by qualified City Staff). A review and approval from public works or traffic engineer, a public hearing is conducted, followed by a Commission or Council vote. Once authorized, the Utility is then able to construct the street light modification. Naturally, the cost of this change is the sole responsibility of the requestor.

As a suggested starting point, Flagstaff City Code 13-12-007 specifically spells out Flagstaff's formal process to make any changes to street lighting. The Utility Staff and Board requests the City of Page consider a similar process (modified as necessary to meet Page's needs) allowing Page residents to have their street light modification request considered.

Additionally, the Utility Staff notes that the new development standards for street lights were removed from Page City Code at some point, and requests these standards, (attached), be reinstalled.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

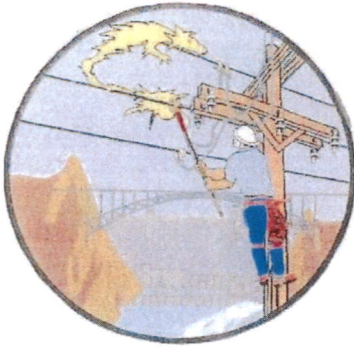
During the regularly scheduled PUE Board meeting conducted on February 13, 2024, the Page Utility Board reviewed Staff's request and voted unanimously to request the City of Page implement a street light modification request process and reinstall the Street Light Development Standards back into City Code.

Fiscal Impact	
Fiscal Year:	N/A
Amount Requested:	N/A
Line Item(s):	N/A
Budget Impact:	
N/A	
Attachments	
Attachment 2	

POLICY FOR RELOCATION OF STREETLIGHTS

Discussion points

- Physical streetlight infrastructure vs. light resource
- Flagstaff policy comparison
- Similar City of Page policies
 1. Conditional use permits (CUP)
- PUE board recommendation
- City manager recommendation
- Process should involve development of criteria, submission of a request, expert review of request, public meeting and public hearing, recommendation for approval/denial and final decision.
- PUE Board involvement vs. Planning and Zoning Commission involvement
 1. Recommending PUE and PUE Board involvement
- Pros and cons of Council involvement
 1. Recommending vesting final decision with PUE Board
- Two routes available to formalize a process:
 1. Model after CUP process and implement via ordinance, using PUE-provided criteria (including querying neighbors), PUE Board public hearing and recommendation, and Council final decision
 2. PUE Board establishes a rule based on existing authority in ordinance, using PUE provided criteria, PUE Board public hearing, and PUE Board final decision.
- Since there is no urgency at this time, recommend that Council communicates a recommendation to the PUE Board for their further input



Page Utility Enterprises

electric and water services for the people . . . by the people



640 Haul Rd., * P.O. Box 1955 * Page, Arizona 86040
Fax: (928) 645-5322 Phone: (928) 6452419



DATE: April 29, 2024

TO: City Manager Darren Coldwell

CC: Mayor Bill Diak; Members Page City Council; Members PUE Board

FROM: Bryan Hill, General Manager

SUBJECT: Street Light (Public Lighting) Change Methodology Request

BACKGROUND:

On February 14, 2024, Page Utility Staff and Board transmitted a Communication to the City Manager and Council requesting assistance with 1) Street Light Development Code & 2) Assistance with requests to change existing public lighting (street lights).

We understand that 1) Street Light Development Standards are in the process of being placed back into the City Code for which we are grateful.

The Utility's Request for 2) Assistance from the City of Page for modifications to existing public lighting (street lights) is not yet addressed. Specifically, the status of our request for a process involving City Departments remains outstanding.

To initiate discussion, the Utility sent a communication to the City Manager and the Council. The topic was then placed onto the March 27, 2024, Council agenda whereas the Council made the motion and voted unanimously; "PAGE UTILITY ENTERPRISES (PUE) MANAGER AND THE PUE BOARD DIRECTED TO DRAFT POLICY AND WORK WITH THE CITY MANAGER." It became clear during the course of this public discussion that there is a level of confusion between the physical street light pole (and associated infrastructure), <of which PUE seeks NO assistance>, in contrast to the light resource <photons, illumination characteristics,> impacts to traffic, public safety, and moreover impacts to neighbors, (of which is the PUE seeks assistance from the City congruent with other communities). To be clear, PUE does NOT seek help with moving street light poles and wire, PUE seeks help with the process of authorizing changes to public lighting, a consequence of moving street light poles.

Page City Council's directive March 27, 2024, was formally brought to the PUE Board during their regularly scheduled Board meeting conducted on April 9, 2024. The Board reviewed the Council Directive and Voted unanimously, "REQUEST THE PAGE CITY COUNCIL ADOPT A FORMAL PUBLIC PROCESS INVOLVING APPROPRIATE DEPARTMENTS (I.E PLANNING AND ZONING - BUILDING CODE - CODE ENFORCEMENT – PUBLIC WORKS – PUBLIC SAFETY RESOURCES) CONGRUENT WITH OTHER COMMUNITIES. THIS PROCESS WOULD THEN ACT TO AUTHORIZE THE UTILITY TO MAKE REQUESTED SPECIFIC CHANGES TO EXISTING STREET LIGHT CONFIGURATION".

As directed by the March 27, 2024, Council motion, provided is a draft proposed process using the City of Flagstaff's process as a guide.

Going forward, if it is believed that the Utility is incorrect with asking for this assistance from City Departments, please advise conclusively rejecting our request. Subsequently the Utility Staff, with the permission of the Board, may attempt to draft something internal. The Utility's long-standing practice is: An existing street light shall remain in place to eliminate unintended impacts and regretful consequences of public lighting. Accordingly, the Mayor and/or Council must direct such a change.

If, however, it is agreed to work out a cooperative process for the benefit of Page please advise and we would be delighted to schedule a meeting (or series of meetings as needed) to craft the details of this process. The Utility suggests it would be good practice for Page (like other municipalities) to provide a formal process that objectively approves or denies requests by first adequately and professionally taking all impact changes to public lighting into consideration.

SUGGESTED PROCESS - REQUEST CHANGE TO EXISTING PUBLIC LIGHTING

DRAFT

A requestor shall provide a formal written request to the Planning Director with a site sketch and dimensions.

- 1) The Site Plan Review Committee shall meet and evaluate the request to ensure that the proposed luminaire spacing, and output meet the current engineering standard requirements, traffic requirements, and public safety requirements.**
- 2) The Utility shall provide the requestor with a written cost estimate for the time and materials required for the proposed infrastructure change.**
- 3) If the change to the lamina is for the convenience of the landowner and is 10' or less the Planning and Zoning Director may approve. For greater changes, the Planning and Zoning Director shall provide the requestor with a list of impacted property owners with**

communication points required to be presented. The list will be comprised of all properties that are within 150' of the lighting changes (added, moved, and deleted locations). It shall be the responsibility of the requestor to present the details of the change and obtain approval signatures from each impacted property owner.

- 4) The Planning and Zoning director shall schedule a public hearing during the next available Planning and Zoning Board meeting. The Planning and Zoning Board will review the submittal and receive public comment and then act on the request for modification to the public lighting resource.
- 5) Upon Planning and Zoning approval of the public lighting changes, and after the requestor has paid for the infrastructure modification costs, The Utility shall implement the changes pursuant to prudent utility practice.

Very Kind Regards,



**Bryan Hill, PE
PUE - General Manager**

If PUE determined that it wanted to regulate this through rule, it does have the authority to implement rules without council approval. PUE's authority to adopt its own rules without the need for council approval is found in City Code section 31.58(A).

§ 31.58 OVERSIGHT, AUTHORITY, DUTIES.

- A. Board oversight. The Board, subject to provisions of this subchapter, shall cause to be performed any and all acts that, in the considered judgment of the Board, are reasonable and necessary for the prudent, safe, efficient and economical management and protection of the utility systems. The Board may adopt and amend bylaws, adopt and amend rules and regulations applicable to the ratepayers and customers of PUE, and make compliance therewith a condition of service.

Pursuant to the authority granted in this code section, PUE has already adopted rules for both the wet and electric utilities. These rules may allay some of your concerns about the need to update the code about departmental control of infrastructure or they may not. These rules do contain some provisions for relocating facilities and the processes for doing so. The rules are pretty general on the electric side. Rule 14 covers relocations:

14. Relocation or Alteration of Utility's Service Lines or Other Facilities:

- A. Alterations or relocation of the Utility's facilities shall be solely at the discretion of the Utility and no such alterations or relocation will be performed if to do so would, in the judgment of the Utility, adversely affect the Utility's system.

- B. The cost of altering or relocating the facilities of the Utility in those instances where to do so would not adversely affect the Utility's system and where the Utility is amenable to such alteration or relocation, shall be paid for in its entirety by the requesting party.

- C. Facilities which have been in service for more than seven (7) years for which there is no recorded easement and/or facilities which exist on property purchased by customer subsequent to the installation of such facilities wherein the customer had constructive notice of the existence of such facilities prior to the purchase of said property, shall not be relocated or altered except at the expense of the requesting party and as otherwise provided in A and B of this rule.

- D. The Utility's overhead facilities, in most cases, are bound by a joint pole use agreement between multiple users including but not limited to phone and cable. Property owners requesting the relocation of such existing facilities must contact the Utility to determine in what cases there exist joint pole use agreements. In the event that joint pole use agreements exist, it is the responsibility of the customer to contact those joint utilities to coordinate their relocation. The property owner must perform all job coordination to completion of the relocation of each utility. The property owner will be responsible for all cost associated with the relocation of all facilities. Under no circumstances will the Utility be financially responsible for the relocation of existing serviceable facilities located within rights-of-ways and public utility easements.

ATTACHMENT 2
Division 13-12-007
Requested Modifications to the Existing System

FLAGSTAFF

Sections:

13-12-007-0001 Requested Modifications to the Existing System

13-12-007-0001 Requested Modifications to the Existing System

A. Requests for modification to the existing system where the proposed luminaire spacing and output meet the current engineering standard requirements will be reviewed through the following process:

1. An individual may request removal or addition to the existing system through a written request to the City Traffic Engineer.
2. The City Traffic Engineer will review the request to determine if it is acceptable based on a review of current engineering standard requirements and actual crash history.
3. An impacted property owners list will be developed by the City. It shall be the requesting party's responsibility to gain written approval from each impacted property owner.
4. After written approval has been acquired and combined with the engineering standard concurrence and crash history verification documents, the City Traffic Engineer will schedule a public hearing to be held during the next available Transportation Commission meeting.
5. The Transportation Commission will review the submittal and receive public comment and then act on the request for modification.
6. All costs and coordination with the local utility associated with removals/additions to the system under this section shall be the responsibility of the requesting party. The City may choose to enter into a cost-sharing agreement with the requesting party, and any such agreement will be contingent on funding being available.

B. Request for relocation of a street light for the purpose of property owner convenience will be the financial responsibility of the requesting party. Relocation requests for convenience will be reviewed for approval by the City Traffic Engineer.

C. Requests for modification to the existing system where the proposed luminaire spacing and/or output do not meet the current engineering standard requirements will not be considered by the City Traffic Engineer or the Transportation Commission. (Ord. 2017-22, Rep&ReEn, 07/05/2017; Ord. 2020-10, Amended, 09/15/2020 (Res. 2020-13)).

The Flagstaff City Charter and City Code are current through Ordinance 2023-25, passed November 21, 2023.

Disclaimer: The City Clerk's Office has the official version of the Flagstaff City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Sample wording for- Requested Modifications to the Existing System-

- A. Requests for modification to the existing system where the proposed luminaire spacing and output meet the current engineering standard requirements will be reviewed through the following process:
1. An individual may request removal or addition to the existing system through a written request to the City Planning Director.
 2. The Planning Director and Public Works Director will review the request to determine if it is acceptable based on a review of current engineering standard requirements and actual crash history.
 3. An impacted property owners list will be developed by the City Planning and Zoning staff. It shall be the requesting party's responsibility to gain written approval from each impacted property owner.
 4. After written approval has been acquired and combined with the engineering standard concurrence and crash history verification documents if applicable, the City Planning Director will schedule a public hearing to be held during the next available Planning and Zoning Commission meeting.
 5. The Planning and Zoning Commission will review the submittal and receive public comment and then act on the request for modification.
 6. All costs and coordination with the utility associated with removals/additions to the system under this section shall be the responsibility of the requesting party. The City may choose to enter into a cost-sharing agreement with the requesting party, and any such agreement will be contingent on funding being available.
- B. Request for relocation of a streetlight for the purpose of property owner convenience will be the financial responsibility of the requesting party. Relocation requests for convenience will be reviewed for approval by the City Planning Director.
- C. Requests for modification to the existing system where the proposed luminaire spacing and/or output do not meet the current engineering standard requirements will not be considered by the City Planning Director or the Planning and Zoning Commission.

§ 152.091 CONDITIONAL USE PERMIT (CUP).

(A) *Purpose and applicability.* The purpose of this section is to permit conditional uses in appropriate zoning districts. This may only occur in specific locations and only when designed and developed in a manner which assures maximum compatibility with adjoining uses. This section establishes principles and procedures essential for proper guidance and control of these uses. Conditional may require the imposition of additional conditions to accomplish the following:

(1) To protect the public health, safety, convenience, and general welfare;

(2) To assure that the purposes of the zoning ordinance shall be maintained with respect to the particular conditional use on the particular requested site;

(3) To consider the location, use, building, traffic characteristics, and environmental impact of the proposed use; and

(4) To consider existing and potential uses with the general area in which the requested conditional use is proposed.

(B) *Types of conditional uses.* The Council may grant a conditional use permit (CUP) in accordance with the procedures stated in this section for the following uses:

(1) Only those uses that are enumerated as conditional uses in a zoning district, as set forth in §§ 152.025 through 152.033; or

(2) Non-specified uses as determined by the Director, per §§ 152.026(C)(7), 152.027(C)(7), or 152.028(C)(7), upon a finding that said use is materially similar to other conditional uses within the same zoning district, in accordance with the procedures and standards set forth in this section.

(C) *Conditional use permit (CUP) application process.*

CONDITIONAL USE PERMITS (CUP) (See § 152.086 above for details)			
Review and Approval Authority			
Review and Approval Authority	Director	RVW	Note: RVW = Review REC = Recommend DEC = Decide
	Board of Adjustment		
	P & Z Commission	REC	
	City Council	DEC	
Required Notifications and Citizen Review Process			
Required notifications and citizen review process	Published	Yes	Note: Publications shall be provided in accordance with § 152.086(E), where notice of the neighborhood meeting, if required, and both public hearings shall be published in one public notice. The applicant shall not be required to conduct a neighborhood meeting, however for certain conditional use requests staff shall have the option to require the applicant to schedule and conduct a neighborhood meeting to avoid any unnecessary delays during the public hearing process. If the applicant chooses to hold or is required
	Mailed	Yes	
	Posted	Yes	
	Neighborhood meeting	Optional	

			to hold a neighborhood meeting it shall be conducted in accordance with the procedures set forth in § 152.086(C).
Conditional Use Permit (CUP) Approval Process			
Pre-application conference	Required - Yes/No	Yes	A complete application for a CUP shall be submitted to the Director as required by § 152.086(B). In addition, no conditional use shall be established until a site plan has been approved in accordance with § 152.095. Applications for a conditional use and site plan review shall be submitted and reviewed concurrently. At a minimum, a CUP application shall include: 1. Proof of ownership; 2. A written narrative that responds to § 152.091(D); 3. A site plan consistent with § 152.095(C); 4. A map showing adjoining zoning districts within 300 feet; 5. A list of all property owners within 300 feet; and 6. The applicant shall submit any other information identified in the pre-application meeting and all required information stated elsewhere in this code for a CUP.
Application review and staff report required	Required - Yes/No	Yes	Note: Upon receipt of a complete CUP application, the Director shall review the proposed CUP application and prepare a staff report for transmittal to the P&Z Commission in accordance with § 152.086(D).
Notification of two public hearings	Required - Yes/No	Yes	Note: Publications shall be provided in accordance with § 152.086(E), where notice of the neighborhood meeting, if required, and both public hearings shall be published in one public notice.
P&Z Commission review and recommendation	Required - Yes/No	Yes	Note: The P&Z Commission shall review the application in a public hearing, and recommend approval, approval with conditions, or denial of the application, subject to the review conditions set forth in § 152.091 (C) and (D).
City Council review and action	Required - Yes/No	Yes	Note: The City Council shall review the application in a public meeting; or a public hearing if any member of the

			public provides written objection to the recommendation of the P&Z Commission; and approve, approve with modifications, or deny the application. If a public hearing is held, public notification shall be provided in compliance with § 152.086(C). See issues for consideration below.
Written notification to applicant	Required - Yes/No	Yes	Note: An approved conditional use shall not be established until a CUP has been issued by the Planning and Zoning Department. The permit shall cite the plans and documents on which the Council based its approval, as well as the specific modifications and/or conditions of the approval, if any.
Issues for consideration	Required - Yes/No	Yes	Note: Conditions of approval. In permitting a conditional use or the alteration of an existing conditional use, the Council can impose, in addition to those standards and requirements expressly specified by this chapter additional conditions which it finds necessary to avoid detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community as a whole. These conditions can include, but are not limited to the following: 1. Limiting the manner in which the use is conducted, including restricting the time a certain activity can take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor; 2. Establishing special yard, open space, lot area or dimensional requirements; 3. Limiting the height, size or location of a building or other structure or use; 4. Designating the size, number, location and nature of vehicle access points. For example, but not limited to: secondary driveway access on corner lots in residential subdivisions; 5. Designating the size, location, screening, drainage, surfacing or other improvements of a parking area or loading area; 6. Limiting or otherwise designating the number, size, location, height and lighting of signs;

		7. Limiting the intensity of outdoor lighting and requiring light shielding; 8. Requiring screening, landscaping or another facility to protect adjacent or nearby property and designate standards for its installation and maintenance; 9. Designating the size, height, location of screening and materials of fencing, including anti-graffiti type materials; and 10. Limiting hours of operation, revocation dates and time limits for commencing construction or use authorization. Required findings. The Council may approve a CUP as submitted or modified only upon making the following findings: 1. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general; 2. The proposed use conforms with the purposes, intent, and policies of the general plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council; 3. The proposed use conforms with the conditions, requirements, or standards prescribed by the zoning code and any other applicable local, state, or federal requirements; 4. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site; 5. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided;
Issues for consideration Cont.		6. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads; 7. The proposed use shall not be noxious or offensive by reason of

vibration, noise, odor, dust, smoke, or gas;

8. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood; and

9. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Expiration and time extensions.

Expiration. In any case where a CUP has not been used within six months after the granting, it shall become null and void. CUPs shall run with the land unless the Council elects to specify a period of abandonment after which the CUP shall be voided.

Time extensions. The Council shall hold a public hearing to consider the granting of a time extension as follows:

1. Upon request by the applicant.
2. When the request is filed in writing with the Planning & Zoning Department not less than 30 days prior to the expiration date of the original CUP approval.
3. When accompanied by a time CUP application fee in accordance with the fee schedule of the city.
4. Upon determination by the Council that there have been no changes in the circumstances or in the vicinity of the property or use which would render the previously approved CUP inappropriate.

Revocation or modification.

Revocation. The Director shall notify the applicant by mail if in violation of the CUP. If no attempt to change the violation is made within ten working days of notification, the Council shall be authorized to hold a public hearing to consider the revocation or modification of a CUP previously granted in accordance with the provisions of the zoning ordinance. A written notice of the date, time, place and purpose of the hearing shall be served on the owner of the property for which the CUP was granted by registered mail, return receipt

		requested, not less than 30 days prior to the date of such hearing. Findings. A CUP may be revoked or modified if, from the facts presented at the public hearing or by investigation, the City Council makes an affirmative determination on any one of the following findings: 1. That the CUP was obtained by fraud. 2. That the CUP granted is being exercised contrary to the conditions of approval of such CUP or in violation of any applicable law, license, ordinance, permit or regulation. 3. That the use for which the CUP was granted is being or has been exercised as to be detrimental to the public health or safety. 4. The use ceases for a period of 90 consecutive days, or because of failure to comply with the conditions of the use permit.
Appeals Process		
Appeals	Appeals to the action of City Council for a CUP shall be filed in accordance with § 152.086(K).	Note: An appeal from any final decision regarding a City Council action shall be filed with the Superior Court within 30 days of the decision. If no appeal is filed in writing within 30 days, the decision shall be considered final.

(Ord. 648-18, passed 11-28-2018; Ord. 703-23, passed 3-22-2023)

City Manager Proposal for Streetlight recommendation

“Requests to move existing streetlights or modify the lumen output of a streetlight will be reviewed by a committee comprised of the PUE Engineer/Project Manager, Planning Director, and Public Works Director. Requests will only be reviewed if adjoining property owners within the affected lighting area of the subject light provide written consent to the relocation or lumen adjustment. The committee may request additional information from the applicant at the discretion of the committee. The committee may deny the request for engineering or other technical reasons, due to non-consenting adjoining property owners, safety, or any other reason at the discretion of the committee. Requests will be submitted on an application form to PUE. Anyone requesting to move or modify a streetlight will be responsible for all costs associated with the request.”

City staff still has the opinion that this is an administrative decision that can be handled in house. There is no reason that the P&Z Board, the City Council, or the PUE board needs to be involved. I feel confident that with city staff working with PUE staff that the goal of moving or leaving the pole can be accomplished.

City Council Regular Agenda Addendum

Meeting Date: 06/12/2024

Title: Potential Land Sale 80010007D

Presented by:

Subject:

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Potential Land Sale Parcel #80010007D

Discussion and possible action by the City Council pertaining to a potential land sale of Parcel #80010007D

Attachments



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

City Council Regular Agenda Addendum

16. 2.

Meeting Date: 06/12/2024
Brief Title: Council Vacancy
Presented by: Bill Diak, Mayor
Department: City Clerk
Action: Motion

RECOMMENDED ACTION:

Motion to appoint _____ to the Page City Council for a term ending November 2026.

BACKGROUND:

Councilor Theresa Lee resigned from Page City Council effective May 22, 2024. At the May 22, 2024, Regular City Council Meeting, Council requested staff to advertise the vacancy, requesting letters of interest with a cutoff date of June 10, 2024 at 5:00 p.m.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments
