



**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
June 12, 2024**

A Regular Meeting of the Page City Council was held at 5 30 p m on the 12th day of June 2024, in the Council Chambers at City Hall in Page, Arizona Vice Mayor John Kocjan presided Councilors David Auge, Richard Leightner, Mike Farrow and Brian Carey were present Mayor Bill Diak was excused There was a moment of meditation Councilor Auge led the Pledge of Allegiance

Vice Mayor Kocjan called the meeting to order

Staff members present City Manager, Darren Coldwell, City Attorney, Joshua Smith, IT Director, Kane Scott, Police Chief, Tim Lange, Economic Development Director, Gregg Martinez, Page Utility Enterprises General Manager, Bryan Hill, Events Manager, DeJay Lister, Executive Administrative Assistant, Robin Crowther, Deputy City Clerk, Jennifer Lange and Acting Deputy City Clerk, Sue Kennedy

PRIORITY LIST

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

Objective 1 2 Establish a revitalization plan for the central business district (Block 17)

Councilor Carey gave an overview of the intent of the central business district revitalization, it was not to be just the three (3) blocks of Lake Powell Blvd He relayed a brief timeline and shared what extra communication efforts have been made He also stated that focusing on the same goal instead of divisiveness will be important to make progress, the citizens and the city need to work toward a consensus

Councilor Leightner suggested that it may be possible to keep all five (5) lanes but make them a little narrower to accommodate sidewalks There can be solutions for everyone

Councilor Auge stated the city needs beautification in the uptown area, because the tourists need to be impressed The current uptown desperately needs something, and opportunities need to be taken advantage of

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Councilor Farrow said he wanted to see a concrete plan, not just concept drawings. The plan must include everyone, the business owners need to have their voice. The people who are against the concept drawings should put their constructive ideas forward also.

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

There was no discussion by the City Council.

MINUTES

City Council Regular Meeting – May 22, 2024

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

CONSENT AGENDA

INFORMATION

Monthly Cash Allocation Comparison – March 2024

MISCELLANEOUS ACTIONS

Resignation – Wagner Kelley – Economic Development Advisory Board

Resignation – Cindy Scott - Economic Development Advisory Board

Proclamation – United States Army 249th Anniversary

Vice Mayor Kocjan removed the Proclamation – United States Army 249th Anniversary from the Consent Agenda.

Councilor Leightner requested to have the two (2) resignations removed from the Consent Agenda.

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

PUBLIC HEARINGS

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

Vice Mayor Kocjan opened the Public Hearing.

Opponents

None

Proponents

None

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Vice Mayor Kocjan closed the Public Hearing

HEAR FROM THE CITIZENS

Chuck Straub, Page resident, talked about how the city hires expensive consultants, and he was concerned that their advice was then being ignored

Vernon Joe, Page resident, gave a history and list of wrong and unsuccessful City decisions, according to him, that have happened in Page

Debi Roundtree, Page Resident, wanted to thank citizen Sandra Kidman for bringing forth a housing idea at the School Board Meeting, and also presenting it to the City's Economic Development Advisory Board Mrs Kidman had endorsed Habitat for Humanity as a potential venue to create affordable housing Mrs Rountree stated that a Habitat for Humanity presentation was on tonight's Council Meeting, and that is how the system should work, that citizens are being listened to

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS

Legislative Update and discussion

There was no discussion

Recognition Of Page All Star Teams

City Manager, Darren Coldwell, introduced the three (3) coaches and their All Star Teams

- Coach Jeffrey Jordan and the boys 10–12-year-old Allstar Baseball Team, who play West Flagstaff on June 27, 2024 in Payson,
- Coach Brando Joseph and the boys 8–10-year-old Allstar Baseball Team, who play Flagstaff Continental on June 27, 2024 in Flagstaff,
- Coach Val June and the girls 10–12-year-old Allstar Softball Team, who play Winslow on June 21, 2024 in Flagstaff

Page Little League President Kelly Pullins announced each team player and asked the teams and coaches to meet the City Council in front of the dais, for photo opportunities

CITY MANAGER'S CURRENT EVENTS SUMMARY

City Manager Darren Coldwell introduced DeJay Lister, the City's new Events Manager

Mr Coldwell then read some housing statistics of what had been created in the City since January 2023

- 10 single family homes in 2023 and three (3) in 2024,
- Eight (8) manufactured homes in Chapman's Mobile Home Park, and Lake Powell Mobile Home Village in 2023 and four (4) in 2024,
- Eight (8) new townhomes in 2023,
- 54 new apartments in Whispering Sands in 2024,

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- 21 new apartment units with Housing for Hope in 2024,
- One (1) manufactured home on a private lot in 2023 and one (1) in 2024

Mr. Coldwell relayed these numbers to show that there is progress in housing in Page with all of these new doors opening

BOARDS AND COMMISSIONS

Discussion by the City Council pertaining to reports on board meetings by Board Liaisons
Councilor Carey, Planning and Zoning Commission, announced that the next Youth Advisory Commission meeting will be June 19, 2024, and the next Planning and Zoning Commission meeting will be July 3, 2024

UNFINISHED BUSINESS

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

Vice Mayor Kocjan stated that this needs to be the number one priority for the entire City of Page and that the City needs to put money in the budget to move forward with a second straw. He stressed that this needs to be kept in the forefront and requested to have this item placed on every City Council agenda for an update.

Motion made by Vice Mayor Kocjan to make this a number one priority

The motion failed due to a lack of a second

Motion made by Councilor Carey that the matter of redundancy in the City's water supply be addressed by the Page Utility Enterprises (PUE) Board and the PUE Manager. The motion was duly seconded by Councilor Leightner.

Councilor Carey pointed out that this "second straw" water issue has been passed around for three (3) years, he didn't feel that there was a strategy, different consultants have been hired, and there was general confusion about what the path could or should be.

He stated that more clarification about costs and plans should be made before making it a priority at every meeting.

He went on to say that there is no danger of interruption to our water supply, there is no danger to our fire protection, the intake structure has been lowered to assure water is delivered to Page as long as there is water in the river. He proposed that the best plan to get a clear strategy for the Council to move on money and timing projects, is for the empowered PUE Board to take the reins and come forth with some clear options for solutions.

There was discussion

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The motion passed upon a vote

NEW BUSINESS

Resignation – Wagner Kelley – Economic Development Advisory Board

Resignation – Cindy Scott - Economic Development Advisory Board

These two (2) resignations were removed from the Consent Agenda by Councilor Leightner, City Council Liaison to the Economic Development Advisory Board, so he could say what a hole there will be in the Board without these two (2) members. He wanted to encourage the public to apply to be on this and other City Boards, since they are an important connection to the City Council.

Proclamation – United States Army 249th Anniversary

Councilor Leightner read the Proclamation in its entirety.

Motion made by Councilor Carey to adopt the proclamation and authorize the mayor to sign said Proclamation. The motion was duly seconded and passed upon a vote.

Motion made by Councilor Carey to accept the two (2) resignations. The motion was duly seconded and passed upon a vote.

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

Events Manager DeJay Lister displayed the winning artwork that was chosen to be on the 2024 Balloon Regatta t-shirts and other promotional items, but unfortunately the winner was unable to attend this Council meeting so the certificate will be presented in the future.

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

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.

Motion made by Councilor Carey 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. The motion was seconded and passed upon a vote.

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

The Acting Deputy City Clerk Sue Kennedy introduced Ordinance No. 731-24 by title only.

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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

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 swimming 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.

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.

Councilor Carey cautioned that this tax bill will be large for tourists when they stay in a hotel or a Vacation Home Rental, he wanted this increase to be the top, he did not want to overdo it and discourage visitors. The total tax burden will then be 18% for overnight visitors, which is the highest in the State.

There was discussion.

Motion made by Councilor Carey to adopt Ordinance No. 731-24. The motion was seconded and passed upon a vote.

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

Economic Development Director Gregg Martinez introduced the item. He stated that the opportunity to partner with Habitat for Humanity first crossed his desk two (2) years ago in conjunction with Page Unified School District. The schools, City staff, businesses hiring employees, all have a dire need for a supply of affordable and attainable housing.

Executive Director of Habitat for Humanity Eric Wolverton had given a presentation at an Economic Development Advisory Board (EDAB) meeting and was attending this City Council meeting via Zoom. Habitat for Humanity (Habitat) just broke ground in Flagstaff, Arizona, for a 40-unit housing development, and Phase 1 (20 units) will be completed in 2025.

Councilors Carey and Leightner both had attended the EDAB meeting and brought forth the highlights from the Habitat Starter Home business model:

- The starter homes are not over 500 sq. feet
- Homeownership happens with \$1,000 down, a 0% loan, and the monthly payments are less than \$1,000.

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- Homeowners receive \$10,000 per year in equity savings
- Sold to low to moderate income residents with the intent of breaking the cycle of poverty and allows lower income residents to remain in the community they are in
- The homeowner must stay at least three (3) years, and when they move, the home will be purchased back by Habitat, refurbished, and re-sold to continue the cycle
- The City does not sell the land but creates a land trust

Motion made by Councilor Leightner to direct the City to establish a relationship with Habitat for Humanity and look at developing homes

City Manager Darren Coldwell stated that Staff would have to get together with Habitat for Humanity to see how this would be paid for and how this would work, and then get back with City Council

The motion was duly seconded by Councilor Carey and passed upon a vote

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

Councilor Carey stated that Page Utility Enterprises (PUE) had received some requests to move streetlights and wanted the City Council to get involved in the process. The Utility was comfortable with the actual infrastructure part of the equation but wanted instruction on the ways to handle the neighborhood impact.

PUE General Manager Bryan Hill was present for questions and stated that it was an emotional decision among neighbors as to how much light there is.

Councilor Carey said that the PUE Board should be empowered to make the streetlight decisions and make the rules outlining a process for streetlight relocations.

There was discussion.

Motion made by Councilor Carey to direct the PUE Board to develop a process for handling streetlight relocation that involves an application, technical review, neighborhood consultation and final approval by the PUE Board. The motion was duly seconded and passed unanimously upon a vote.

BID AWARDS

None

DEPARTMENTS

None

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EXECUTIVE SESSIONS

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 purpose, sale or lease of real property

Potential Land Sale Parcel #80010007D

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

Motion made by Councilor Leightner to enter into Executive Session for both Executive Session items and remain in the room at 7 06 p m. The motion was duly seconded and passed unanimously by a vote.

Vice Mayor Kocjan reconvened the Regular City Council Meeting at 7 47 p m.

Discussion and possible action by the City Council pertaining to a potential land sale of Parcel #8001007D

There was no discussion by the City Council.

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

Motion made by Councilor Leightner to appoint Kenna Hettinger to the City Council to fill the vacancy created by the resignation of Theresa Lee. The motion was duly seconded and passed unanimously upon a vote.

ADJOURN

The meeting was adjourned at 7 50 p m.

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Sue Kennedy, CMC
Acting Deputy City Clerk

John Kocjan
Vice 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 12th day of June 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of September 2024



Sue Kennedy
Acting Deputy City Clerk