



**MEETING NOTICE
CITY OF PAGE
CITY COUNCIL**

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

**MARCH 26, 2025
5:30 P.M.**

NOTICE OF PUBLIC MEETING AND AGENDA

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

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Mayor Steven Kidman

Vice Mayor Mike Farrow

Councilor Amanda Hammond

Councilor Kenna Hettinger

Councilor David Auge

Councilor Tom Preller

Councilor Debi Roundtree

5. PRIORITIES

6. MINUTES

1. City Council Work Session Minutes - March 12, 2025

2. City Council Regular Minutes - March 12, 2025

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. Proclamation - Week of the Young Child 2025

8. PUBLIC HEARINGS

1. Liquor License - Quality Inn

9. HEAR FROM THE CITIZENS

The City of Page welcomes public engagement, and the public may comment and address the City Council. To request to speak, complete and submit the Request to Speak form PRIOR to the start of the meeting. When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name for the record. Hear From the Citizens provides a time for the public to speak about matters that are NOT listed on the posted Agenda. The City Council cannot discuss or take legal action on any matters during the Hear From the Citizens. At the conclusion of the Hear From the Citizens, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, and/or may ask that a matter be put on a future agenda. If the topic you are commenting about is listed on the current agenda, you will be called to speak during that agenda item. Comments are limited to three (3) minutes each speaker and thirty (30) minutes in total. If you are with a group, please designate a spokesperson.

10. REPORTS AND ANNOUNCEMENTS

1. MAYOR'S REPORTS AND ANNOUNCEMENTS

- a. Update on Parcel 80114003M
(located Northwest of Vista Avenue and North Navajo Drive behind the Quality Inn)

2. CITY MANAGER'S CURRENT EVENTS SUMMARY

11. BOARDS AND COMMISSIONS

1. Reports on the most recent Board meetings by Board Liaisons (The most recent Board Agendas can be found on the City of Page website <https://cityofpage.org/government/public-meetings/>):

Mayor Kidman – Page Utility Enterprises Board
Mayor Kidman – Page Public Safety Personnel Retirement Systems Board
Mayor Kidman – Volunteer Firefighter Pension Board
Vice Mayor Farrow – Youth Advisory Commission
Councilor Auge - Substance Abuse Task Force
Councilor Hettinger - Parks and Recreation Advisory Board
Councilor Preller – Planning and Zoning Commission
Councilor Hammond – Economic Development Advisory Board
Councilor Roundtree – Library Advisory Board

12. UNFINISHED BUSINESS

1. Updated Presentation for Glamping Resort

13. NEW BUSINESS

1. Recognition of the "2025 Page Attacks Trash" Art Contest Winners
2. Coconino County Attorney, Ammon Barker Introduction and Goals
3. Presentation for Potential Horseshoe Bend Transit Hub and Arts Culture Center
4. Monopole Batting Cage Request for Qualifications Award
5. Police Department Step Program Pay Scales
6. Liquor License - Quality Inn
7. Ordinance 738-25: § 33.21 - Clerk Records

14. EXECUTIVE SESSIONS

1. EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(4) The City Council may vote to go into Executive Session for discussion or consultation with the attorneys of the public body regarding contracts.

Coconino Community College Deed Restriction

ADJOURN

FOR YOUR INFORMATION

Next Regular Meeting Wednesday, April 9, 2025 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. Councilmembers of the City of Page City Council will attend either in person or by technological means. City Council may vote to go into Executive Session for the purpose of obtaining legal advice from the City Attorney on any item listed on the agenda, pursuant to A.R.S. 38-431.03 (A)(3). City Council may modify the agenda order, if necessary. This agenda may be subject to change up to 24 hours prior to the meeting.

Persons with disabilities should call the City Clerk's Office, at 928-645-4205 for program and services information and accessibility.

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

If you would like to receive City Council agendas via email, please send your email address to cityclerk@pageaz.gov or call 928-645-4205.

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 _____, 2025, at ____ a.m./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

Meeting Date: 03/26/2025

Title: City Council Work Session Minutes - March 12, 2025

Presented by:

Subject:

City Council Work Session Minutes - March 12, 2025

Attachments

Minutes 03 12 2025



**PAGE CITY COUNCIL
WORK SESSION MEETING MINUTES
March 12, 2025**

A Work Session Meeting of the Page City Council was held at 4:30 p.m. on the 12th day of March 2025, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow, and Councilors David Auge, Amanda Hammond, Kenna Hettinger, Tom Preller, and Debi Roundtree were present.

Mayor Kidman called the meeting to order at 4:32 p.m.

Staff members present: City Manager, Darren Coldwell; City Attorney, Joshua Smith; IT Director, Kane Scott; Planning and Zoning Director, Zachary Montgomery; Economic Development Director, Gregg Martinez; Deputy City Clerk, Jennifer Lange; and City Clerk Cindy Scott.

DISCUSSION ITEMS

Discussion and possible action by the City Council pertaining to Downtown Revitalization.

Councilor Hammond gave information.

There was discussion.

Council participated in putting their ideas on posters that Councilor Hammond brought in.

Discussion continued.

Discussion and possible action by the City Council pertaining to North Navajo Beautification Project.

City Manager Coldwell introduced the project.

There was discussion.

Staff directed to review the Lease from Safeway Plaza and see if there are any viable options. Continue focusing on 6th Street updates. Plan a special meeting for Council to discuss downtown revitalization further and incorporate a plan for public engagement.

ADJOURN

The meeting was adjourned at 5:31 p.m.

Cindy Scott
City Clerk

Steven Kidman
Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Work Session Meeting, held on the 12th day of March 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of March 2025

Cindy Scott, City Clerk

City Council Regular Agenda

Meeting Date: 03/26/2025

Title: City Council Regular Minutes - March 12, 2025

Presented by:

Subject:

City Council Regular Minutes - March 12, 2025

Attachments

Minutes 03 12 2025



**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
February 26, 2025**

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 12th day of March 2025, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow, and Councilors David Auge, Amanda Hammond, Kenna Hettinger, Tom Preller, and Debi Roundtree were present. Vice Mayor Farrow led the Pledge of Allegiance.

Mayor Kidman called the meeting to order at 5:37p.m.

Staff members present: City Manager, Darren Coldwell; City Attorney, Joshua Smith; IT Director, Kane Scott; Finance Director, Linda Watson, HR Director, Rachell French; Police Chief, Tim Lange; Police Lieutenant, Ted Barnard; Executive Administrative Assistant Alie Malnack; Deputy City Clerk, Jennifer Lange; and City Clerk Cindy Scott.

PRIORITIES

None.

MINUTES

City Council Work Session Minutes – February 26, 2025

City Council Regular Meeting Minutes – February 26, 2025

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

CONSENT AGENDA

Telecommunications Service Agreement for Choice Wireless

Contract Amendment for 3 Peaks Glass

Monthly Cash Allocation Comparison – January 2024

Youth Advisory Commission Resignations – Miriam Lassen and Emma Mallavia

Motion made by Councilor Auge to remove items 1, 2, and 4 from the consent agenda and approve the remaining item in the Consent Agenda. The motion was seconded by Councilor Roundtree and passed unanimously upon a vote.

The removed items are under New Business.

PUBLIC HEARINGS

None scheduled.

HEAR FROM THE CITIZENS

Residents Tom Jensen and Erik Stanfield addressed the City Council.

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS

None.

Page City Council Regular Meeting – March 12, 2025

CITY MANAGER'S CURRENT EVENTS SUMMARY

None.

BOARDS AND COMMISSIONS

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

UNFINISHED BUSINESS

Update on the Splash Pad

City Manager Coldwell provided information.
There was discussion.

Motion was made by Councilor Auge to approve the \$2,299,542.50 bid for phase 1 that was already submitted and to move forward with the splash pad. The motion was seconded by Vice Mayor Farrow.

There was discussion.

The motion failed with Mayor Kidman and Councilors Hammond, Preller, and Roundtree opposed. Vice Mayor Farrow and Councilors Auge and Hettinger were in favor.

Motion was made by Councilor Hammond to move forward with a Request for Proposal (RFP) for \$1.5 million. The motion was seconded by Councilor Hettinger.

There was discussion.

The motion passed unanimously upon a vote.

Update to the Code of Ethics

City Attorney Smith provided information.
There was discussion.

Motion was made by Councilor Roundtree to remove the Code of Ethics. The motion was seconded by Councilor Hammond.

There was discussion.

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

NEW BUSINESS

Transferred from the Consent portion of the agenda.

Telecommunications Service Agreement for Choice Wireless

Transferred from the Consent portion of the agenda. Councilor Auge clarified some information about the agreement and asked IT Director Scott to give background.

There was discussion.

Motion was made by Councilor Auge to approve the Choice Wireless agreement and authorize City Manager to sign. The motion was seconded by Councilor Preller and

Page City Council Regular Meeting – March 12, 2025

passed unanimously upon a vote.

Contract Amendment for 3 Peaks Glass

Transferred from the Consent portion of the agenda. Councilor Roundtree asked for clarification.

City Attorney Smith gave background information.

Motion was made by Councilor Hettinger to approve the 3 Peaks Glass Contract Amendment and authorize the Mayor to sign. The motion was seconded by Councilor Preller and passed unanimously upon a vote.

Youth Advisory Commission Resignations – Miriam Lassen and Emma Mallavia

Transferred from the Consent portion of the agenda. Councilor Auge expressed gratitude for their participation in the Youth Advisory Commission.

Presentation of a potential new development for a portion of Parcel 80210020S (located on the South side of Highway 98 between Coppermine Road and Industrial Drive)

City Manager Coldwell introduced the presentation.

Conan and Katharine John presented their idea for a boat storage facility.

There was discussion.

Update from the Dorn Policy Group – Arizona Lobbying Firm

City Manager Coldwell introduced the presentation.

Tom Dorn from Dorn Policy Group gave an update on how current Legislature is progressing at the State Capital.

There was discussion.

Presentation of the Compensation Study by Alliant Human Capital

City Manager Coldwell gave background.

HR Director French introduced Tom Malone and Ben Teichman from Alliant Human Capital who presented the Compensation Study.

There was discussion.

Citizen Light Change Request Process

Councilor Hammond gave information and thanked the staff of Page Utility Enterprises for their efforts.

There was discussion.

EXECUTIVE SESSIONS

The third executive item for Parcel 80106032A was removed.

City Attorney Smith gave an update that the project may be moved to another location and staff will bring it back to Council after the option has been explored and more information is available.

Motion was made by Councilor Hettinger to enter Executive Session consecutively for two (2) Executive Session items and remain in the room at 7:54 p.m. The motion was seconded by Vice Mayor Farrow and passed with Mayor Kidman, Vice Mayor Farrow,

Page City Council Regular Meeting – March 12, 2025

and Councilors Auge, Hettinger, and Preller in favor. Councilors Hammond and Roundtree were opposed.

Mayor Kidman reconvened the Regular City Council meeting at 8:28 p.m.

EXECUTIVE SESSION

Presentation of a potential new development for a portion of Parcel 80210020S

(located on the South side of Highway 98 between Coppermine Road and Industrial Drive)

Mayor Kidman directed staff to proceed as discussed in Executive Session.

Potential Land Sale of Parcel 80114003M

(located Northwest of Vista Avenue and North Navajo Drive behind Quality Inn)

Mayor Kidman directed staff to proceed as discussed in Executive Session, looking at other locations.

REMOVED - Potential Sale of Parcel No 80106032A

(located on the Northeast portion of Newburn Road)

ADJOURN

The meeting was adjourned at 8:29 p.m.

Cindy Scott, City Clerk

Steven Kidman, Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Regular Meeting, held on the 12th day of March 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of March 2025

Cindy Scott, City Clerk

CONSENT AGENDA 7.1.

City Council Regular Agenda

Meeting Date: 03/26/2025

Title: Proclamation - Week of the Young Child 2025

Presented by:

Subject:

Proclamation - Week of the Young Child 2025

Attachments

Proclamation

PROCLAMATION

“Week of the Young Child 2025”

WHEREAS, All of Arizona’s children deserve access to quality early care and education (ECE) environments; and

WHEREAS, Quality child care programs build children’s lifelong learning skills during the critical years from birth to age five; and

WHEREAS, ECE teachers and child care providers are the essential workforce that helps Arizona parents get to work or school; and

WHEREAS, Funding quality child care is a smart investment that improves family well-being, strengthens communities, and grows our state’s prosperity; and

WHEREAS, First Things First, Arizona Association for the Education of Young Children, Arizona Association for the Education of Young Children, and other community organizations, in conjunction with the National Association for the Education of Young Children, are celebrating the 54th anniversary of the Week of the Young Child; and

WHEREAS, These organizations are working to improve equitable early childhood opportunities that provide a strong start for children in Page, Arizona; and

WHEREAS, Public policies that support ECE for Arizona’s youngest learners help our families, communities, and the economy thrive.

NOW, THEREFORE, the Mayor and City Council, do hereby proclaim April 5-11, 2025 as the Week of the Young Child in Page, Arizona and encourage all citizens to support and invest in early care and education in our community.

Dated this 26th day of March 2025

ATTEST:

Steven R. Kidman, Mayor

Cindy Scott, City Clerk



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

PUBLIC HEARINGS 8.1.

City Council Regular Agenda

Meeting Date: 03/26/2025

Brief Title: Liquor License - Quality Inn

Presented by: Cindy Scott, City Clerk

Department: City Clerk

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 11 (Hotel/Motel) Liquor License from the Arizona Department of Liquor Licenses and Control for Quality Inn / Madison June Kavaia. 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 - Quality Inn

State of Arizona
Department of Liquor Licenses and Control

Created 02/27/2025 @ 02:57:52 PM

Local Governing Body Report

LICENSE

Number:		Type:	011 HOTEL / MOTEL
Name:	QUALITY INN		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	287 N LAKE POWELL BOULEVARD PAGE, AZ 86040 USA		
Mailing Address:	430 NICHOLS LANE MOAB, UT 84532 USA		
Phone:	(909)736-8968		
Alt. Phone:			
Email:	MMCFADDEN2020@GMAIL.COM		

AGENT

Name:	MADISON JUNE KAVAIYA
Gender:	Female
Correspondence Address:	430 NICHOLS LANE MOAB, UT 84532 USA
Phone:	(909)736-8968
Alt. Phone:	
Email:	MMCFADDEN2020@GMAIL.COM

OWNER

Name:	ANTELOPE HOSPITALITY LLC		
Contact Name:	MADISON JUNE KAVAIYA		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	1918386	State of Incorporation:	AZ
Incorporation Date:	11/09/2018		
Correspondence Address:	430 NICHOLS LANE MOAB, UT 84532 USA		
Phone:	(909)736-8968		
Alt. Phone:			
Email:	MMCFADDEN2020@GMAIL.COM		

Officers / Stockholders

60th day
04-28-2025
105th day
06-12-2025

Name:	Title:	% Interest:
RAJESH PRAHLADBHAI PATEL	Member	25.00
SURESH N PATEL	Member	25.00
RUCHIT PATEL	Member	25.00
PRAHLAD RAMDAS PATEL	Member	25.00

ANTELOPE HOSPITALITY LLC - Member

Name: SURESH N PATEL
 Gender: Male
 Correspondence Address: 430 NICHOLS LANE
 MOAB, UT 84532
 USA
 Phone: (909)721-9278
 Alt. Phone:
 Email: SURESH63@MSN.COM

ANTELOPE HOSPITALITY LLC - Member

Name: RUCHIT PATEL
 Gender: Male
 Correspondence Address: 430 NICHOLS LANE
 MOAB, UT 84532
 USA
 Phone: (909)721-9080
 Alt. Phone:
 Email: QUALITYINNPAGE@GMAIL.COM

ANTELOPE HOSPITALITY LLC - Member

Name: PRAHLAD RAMDAS PATEL
 Gender: Male
 Correspondence Address: 430 NICHOLS LANE
 MOAB, UT 84532
 USA
 Phone: (714)553-8543
 Alt. Phone:
 Email: RAJPATEL79@GMAIL.COM

ANTELOPE HOSPITALITY LLC - Member

Name: RAJESH PRAHLADBHAI PATEL
 Gender: Male
 Correspondence Address: 430 NICHOLS LANE
 MOAB, UT 84532
 USA
 Phone: (714)717-1066
 Alt. Phone:
 Email: RAJPATEL79@GMAIL.COM

APPLICATION INFORMATION

Application Number: 331233

Application Type: New Application
Created Date: 02/01/2025

QUESTIONS & ANSWERS

011 Hotel / Motel

- 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.
0
- 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?
No

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
QUESTIONNAIRE	Prahladbhai Patel - Questionnaire New.pdf	02/01/2025
QUESTIONNAIRE	Rajesh Patel - Questionnaire New.pdf	02/01/2025
RECORDS REQUIRED FOR AUDIT	aud_requiredrecords_notary - Rajesh New.pdf	02/01/2025
DIAGRAM/FLOOR PLAN	QUALITY INN HOTEL DIAGRAM.docx	02/01/2025
RESTAURANT OPERATION PLAN	lic_restaurantoperationplan_access.pdf	02/01/2025
ALIEN STATUS	Prahladbhai Patel Passport.pdf	02/01/2025
ALIEN STATUS	Rajesh Patel Naturalization.pdf	02/01/2025
ALIEN STATUS	Ruchit Patel Passport.jpg	02/01/2025
MISCELLANEOUS	Madison Kavaiya ID.jpg	02/01/2025
MISCELLANEOUS	Madison Kavaiya ID Back.jpg	02/01/2025
ALIEN STATUS	Madison Passport.jpg	02/01/2025
	Ruchit Patel Questionnaire.pdf	02/17/2025
	Suresh Patel Questionnaire.pdf	02/17/2025

Madison Kavaia Questionnaire.pdf	02/17/2025
Madison USA Passport - Alien Status.jpg	02/17/2025
Breakfast 1.jpg	02/17/2025
Breakfast 2.jpg	02/17/2025
Dinner 1.jpg	02/17/2025
Dinner 2.jpg	02/17/2025
License from Another Business (inculeds same owners in this application) - Restaurant.pdf	02/17/2025
License From Another Business (inculeds same owners in this application)- Bar.pdf	02/17/2025
lic_restaurantoperationplan_Updated New.pdf	02/17/2025
Suresh Patel - Letter.pdf	02/19/2025
Ruchit Patel - Letter.pdf	02/19/2025
Prahlad Patel - Letter.pdf	02/19/2025
Rajesh Patel - Letter.pdf	02/19/2025
QUALITY INN HOTEL DIAGRAM 1.docx	02/19/2025
Marriage Certificate - Madison Kavaia.pdf	02/19/2025
Prablabhai Patel - Questionnaire New 2.pdf	02/19/2025

Breakfast 6:00 – 9:00 am

Restaurant & Bar area only
where the liquor will be served

ICE MACHINES NEAR ROOMS

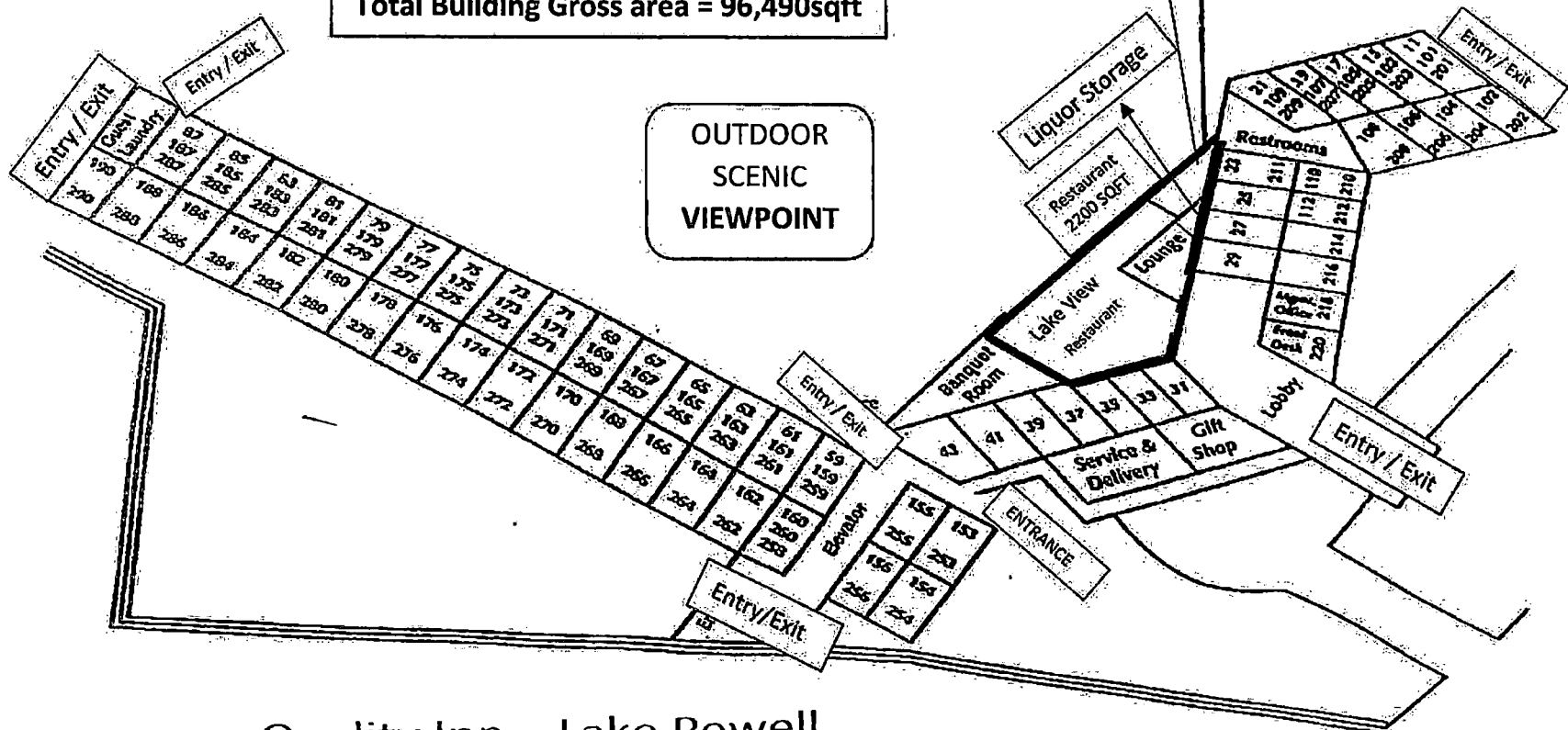
101: #155: # 255

GUEST LAUNDRY NEAR
FRONT DESK

LAKE AND CANYON VIEW

Total Building Gross area = 96,490sqft

OUTDOOR
SCENIC
VIEWPOINT



Quality Inn – Lake Powell

NOTE:

Restaurant & Bar is located on Ground floor of the property, the property has 2 floors and all the floors are identical as shown above, Only ground floor has Restaurant, Bar, Banquet and Gift shop Facilities.



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): Grand View Bar & Grill (Quality Inn - Page AZ)

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

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	Brand - Enhanced, Model # - 3518r48t36nl
Oven	Brand - Vulcan & Royal, Model # - 901vc55gdn & 541cg1l
Freezer	Brand - True, Model # - 9291726
Refrigerator	Brand - True, Model # - 200t72fhc
Sink	Custom Made
Dish Washing Facilities	Eco-Lab
Food Preparation Counter (Dimensions)	9.5" X 3ft
Other	

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.) 80 %

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?) 20 %

6. List the seating capacity for:

a) Restaurant dining area of your premises: 90

(DO NOT INCLUDE PATIO SEATING)

b) Bar area + 55

TOTAL = 145

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.)

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

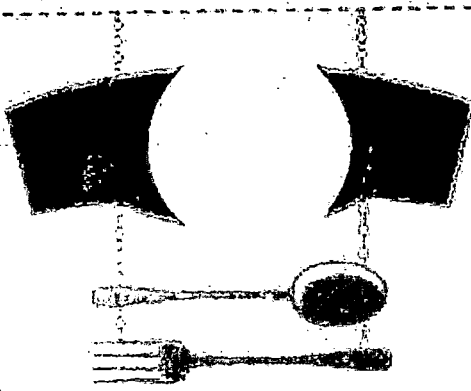
If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	3
Bartenders	2
Hostesses	2
Managers	1
Servers	5
Other ()	
Other ()	
Other ()	

I, (Print Full Name) Rajesh Patel C/o Antelope Hospitality LLC, 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: Rajesh Patel



Breakfast

Featured Breakfast

*MONTE CRISTO

Ham, Swiss Cheese, Eggs (any style), Mayo served on
Texas French Toast with Country Style Potatoes 16

*CHILAQUILES

2 Eggs (any style), choice of red or green sauce
served with Refried Beans and Cheese 18

*PORK CHOP & EGGS

5 oz Pork Chop, 2 Eggs (any style), with Country Style
Potatoes & Toast 19

*PORK STEW

Green chili with Pork, 2 Eggs (any style), served with
Country Style Potatoes 19

*COUNTRY FRIED STEAK & EGGS

Fried Beef Steak, 2 Eggs (any style), Country Sausage
Gravy with Country Style Potatoes & Toast 22

*STEAK & EGGS

USDA Choice Center-cut 6 oz Sirloin Steak, 2 Eggs
(any style), with Country Style Potatoes & Toast 23

*CHORIZO & EGGS

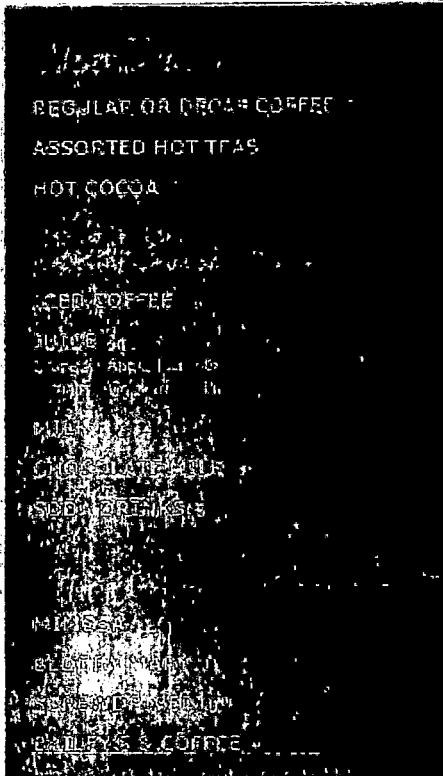
Scramble Eggs and Chorizo served with
Refried Beans and Cheese 19

*HAM & EGGS

2 Eggs (any style) Ham Steak with Country Style
Potatoes & Toast 17

*HUEVOS RANCHEROS

2 Eggs (any style) on a Corn Tortilla with 6 oz
USDA Choice Sirloin topped with green salsa and
cheese served with Country Style Potatoes and
Refried Beans 24



Mexican

FAJITA'S

Bell Peppers & Onions grilled to perfection, served with Refried Beans, Cheese, Mexican Rice, Salsa, Sour Cream, Guacamole and Flour Tortilla's
Veggie 21 | Chicken 25 | Steak 29 | Shrimp 27

RANCHERO CHICKEN

Oven-roasted Chicken Halves topped with Bell Peppers, Onions and Green Sauce served with Refried Beans, Cheese, Mexican Rice, Sour Cream, Salsa Guacamole and Flour Tortilla's 26

American

PORK CHOPS

2 Grilled Pork Chops served with a Baked Potato, Vegetables and a Dinner Roll 23

FRIED CHICKEN

Fried Chicken, Breaded and Deep Fried and served with Baked Potato, Vegetables and a Dinner Roll 23

COUNTRY FRIED STEAK

Breaded Fried Steak smothered in Country Style Gravy served with a Baked Potato, Vegetables and a Dinner Roll 23

OVEN ROASTED CHICKEN HALVES

Seasoned and slow roasted Chicken served with Super Crisp Fries 23

GRILLED CHICKEN BREAST

Two seasoned Breasts of Chicken served with Baked Potato, Vegetables and a Dinner Roll 23

SALMON

Atlantic Salmon Fillet served on a bed of Rice with Vegetables and a Dinner Roll 23

Steaks

All our steaks are USDA Upper 2/3rd Choice

Gold Canyon Angus Beef™

Served with Baked Potato, Veggies & a Dinner Roll

Have your Baked Potato Loaded +2

THE NEW YORKER

10 oz NY Strip Steak carefully seasoned and expertly prepared 32 | 8 oz NY Strip Steak 27

THE DELMONICO

12 oz Ribeye Steak heavily marbled and charbroiled to perfection 34 | 8 oz Ribeye Steak 29

Pasta

CHICKEN ALFREDO

CHICKEN PARMESAN

MUSHROOM BRIE PASTA

SHRIMP SCAMPI

Appetizers

CHICKEN WINGS

1/2 lb. Chicken Wings 18

1/2 lb. Chicken Wings 18

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CARNE ASADA FRIES

1/2 lb. Carne Asada 18

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Soups

SUP OF THE DAY - Ask Server

CUP OF SOUP 6

BOWL OF SOUP 8

Salads

CHEF

Spring Lettuce, Tomato, Onion, Peppers, Mushrooms, Ham, Turkey, Cheese and a Boiled Egg 20

CAESAR

Romaine Lettuce, Croutons, Shaved Parmesan Cheese &

Served with Caesar Dressing 18

Grilled Chicken Breast +4 | Fried Chicken Patty +4

HOUSE

Spring Lettuce, Grilled Chicken, Mushrooms,

Bell Peppers, Onions, Tomatoes and Cheese 20

Fried Chicken Patty +4

STEAK

Spring Lettuce, USDA Choice Center-cut 6 oz

Sirloin Steak, Mushrooms, Bell Peppers, Onions,

Tomatoes and Cheese 24

Burgers

All Burgers served on a Toasted Brioche Bun
garnished with Lettuce, Tomato, Onion & Pickles with
a side of Super Crisp French Fries.
Substitute Onion Rings +2

NAKED

1/2 lb Angus Beef Patty Seasoned and

Charbroiled to Perfection 19

Hickory Smoked Bacon +2 | Sliced Cheese +1

BLAZIN'

1/2 lb Angus Beef Patty Charbroiled and topped with

Jalapenos and Swiss Cheese 21

HOLA CHILE

1/2 lb Angus Beef Patty Charbroiled and topped with

Green Chiles and Swiss Cheese 21

MUSHROOM BOOM

1/2 lb Angus Beef Patty Charbroiled and topped with

Sautéed Mushrooms and Swiss Cheese 21

WESTERN

1/2 lb Angus Beef Patty Charbroiled & topped with Onion

Ring, Bacon, Cheddar Cheese drizzled with BBQ Sauce 21

BLACK BEAN

Hearty Vegan Black Bean Patty 17

GARDEN

Veggie Burger topped with your Choice of Cheese 19

Morning Classics

BISCUITS & GRAVY

2 Homemade Biscuits smothered in Country Sausage Gravy 14

Add Bacon or Sausage +2

NAKED PANCAKES

3 Buttermilk Pancakes served Hot and Fluffy 12

LOADED BUTTERMILK PANCAKES

3 Blueberry 14

3 Chocolate Chip 14

3 Walnut 14

TEXAS FRENCH TOAST

2 Texas Sized French Toast Grilled & Sprinkled with Powdered Sugar 12

MORNING SUNSHINE

2 Eggs (any style) with Country Style Potatoes & Toast 17

Add Bacon or Sausage +2

CANYON SCRAMBLER

Scramble Eggs, Biscuits, choice of Sausage or Bacon with Country Style Potatoes and smothered in our House Country Sausage Gravy 20

Omelettes

All Omelettes served with Country Style Potatoes and your choice of Toast

CHEESE OMELETTE

Colby Jack and Cheddar Cheese 16

SPINACH FETA OMELETTE

Spinach and Feta Cheese 18

GREEK OMELETTE

Tomatoes, Feta Cheese, Spinach and Black Olives 18

WESTERN OMELETTE

Bell Peppers, Onions, Colby Jack Cheese and Bacon or Sausage 18

SPANISH OMELETTE

Green Chiles, Colby Jack Cheese and Bacon or Sausage 18

MEAT OMELETTE

Choice of Ham, Sausage or Bacon and Colby Jack Cheese 18

ADDITIONAL SIDES

Two Hickory Smoked Bacon Strips +3

Two Sausage Patties +4

Country Sausage Gravy +5

Breakfast Burritos

All Burritos served with Country Style Potatoes

CANYON BREAKFAST BURRITO

Scrambled Eggs, Bacon, Sausage, Cheese, Bell Peppers and Onions wrapped up in a warm Flour Tortilla 20
Pork Green Chile +3 | Country Sausage Gravy +5

CLASSIC BURRITO

Scrambled Eggs, Ham and Cheese wrapped up in a warm Flour Tortilla 18

CHORIZO BURRITO

Scrambled Eggs, Chorizo, Colby Jack Cheese wrapped up in a warm Flour Tortilla 20

VEGGIE BURRITO

Scramble Eggs, Spinach, Tomato, Onion and Bell Peppers wrapped up in a warm Flour Tortilla 18

REPORTS & ANNOUNCEMENTS 10.1. a.

City Council Regular Agenda

Meeting Date: 03/26/2025

Title: Update on Parcel 80114003M

Presented by:

Subject:

Update on Parcel 80114003M

(located Northwest of Vista Avenue and North Navajo Drive behind the Quality Inn)

City Council Regular Agenda

Meeting Date: 03/26/2025

Title: Board Liaisons Report

Presented by:

Subject:

Reports on the most recent Board meetings by Board Liaisons (The most recent Board Agendas can be found on the City of Page website <https://cityofpage.org/government/public-meetings/>):

Mayor Kidman – Page Utility Enterprises Board
Mayor Kidman – Page Public Safety Personnel Retirement Systems Board
Mayor Kidman – Volunteer Firefighter Pension Board
Vice Mayor Farrow – Youth Advisory Commission
Councilor Auge - Substance Abuse Task Force
Councilor Hettinger - Parks and Recreation Advisory Board
Councilor Preller – Planning and Zoning Commission
Councilor Hammond – Economic Development Advisory Board
Councilor Roundtree – Library Advisory Board



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

UNFINISHED BUSINESS 12. 1.

City Council Regular Agenda

Meeting Date: 03/26/2025

Brief Title: Updated Presentation for Glamping Resort

Presented by: Darren Coldwell, City Manager

Department: City Manager

Action: Other

RECOMMENDED ACTION:

Presentation by Sancar Dumlupinar and Jonathan Keaton of Terra-Nova.

BACKGROUND:

Terra-Nova presented this idea to Council at the June 26, 2024 meeting. They will be giving an updated presentation on the potential business plan.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.1.

City Council Regular Agenda

Meeting Date: 03/26/2025

Brief Title: Recognition of the "2025 Page Attacks Trash" Art Contest Winners

Presented by: Steven Kidman

Department: Mayor and Council

Action: Other

RECOMMENDED ACTION:

N/A

BACKGROUND:

Recognition of the "2025 Page Attacks Trash" art contest winners:

Grand Prize - Leona Bighumb (Grade 5 PUSD) - Leona's artwork will be featured on this year's shirts and posters.

2nd Place - Isabella Romero (Grade 4 PUSD)

3rd Place - Carson Yazzie (Grade 3 PUSD)

*Honorable Mention: Grant Bergstrom, Desert View Intermediate art teacher.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

NEW BUSINESS 13. 2.

City Council Regular Agenda

Meeting Date: 03/26/2025

Title: Coconino County Attorney, Ammon Barker Introduction and Goals

Presented by:

Subject:

Coconino County Attorney, Ammon Barker Introduction and Goals



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.3.

City Council Regular Agenda

Meeting Date: 03/26/2025

Brief Title: Presentation for Potential Horseshoe Bend Transit Hub and Arts Culture Center

Presented by: Amanda Hammond, Councilmember

Department: Mayor and Council

Action: Other

RECOMMENDED ACTION:

Presentation for Potential Horseshoe Bend Transit Hub and Arts Culture Center

BACKGROUND:

N/A

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 4.

City Council Regular Agenda

Meeting Date: 03/26/2025

Brief Title: Monopole Batting Cage Request for Qualifications Award

Presented by: Kyle Christiansen, Director of Public Works

Department: Public Works

Action: Motion

RECOMMENDED ACTION:

Move to award the Batting Cage Design-Build to Low Mountain Construction, Inc not to exceed the amount of \$532,215.

BACKGROUND:

Two (2) responses to the Request for Qualifications were received. One of the responders was not qualified. Low Mountain Construction was the remaining responder.

ALTERNATIVES CONSIDERED:

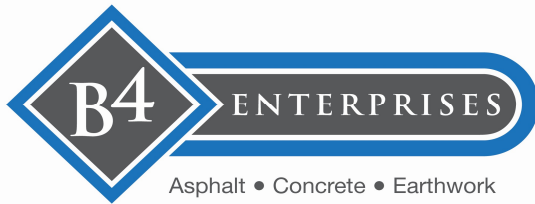
N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

Low Mountain Concept Pricing



Office: 435-656-9527 | Fax: 435-656-9528
PO Box 2619 | Cedar City, UT 84721

Proposal

UT License: 947886-5501 | AZ : ROC - KA 296609 - D
Email: fred@b4concrete.com | kedrick@b4concrete.com

CUSTOMER:
PROJECT NAME:
LOCATION, City (Address):
Contact Person and Number:
Project Information:

Low Mountain Construction	3/17/2025
Page Batting Cages	
477 Haul Road Page, AZ 86040	
Shane Hatch 602- 432-6164	

DESCRIPTION	
<u>MOBILIZATION / SWPPP</u>	
<u>EARTHWORK</u>	
CLEAR AND GRUB	
GRADING	
<u>STORM DRAIN</u>	
8" PVC STORM DRAIN TO GET OUT FROM UNDER SLAB	
<u>CONCRETE</u>	
4" CONCRETE SLAB	
WE THINK THIS SLAB NEEDS A TURN DOWN SO WE PROPOSE AN 8" TURN DOWN ALL THE WAY AROUND THE EDGE OF SLAB W/ 1 CONT #4 BAR	
6" STEP DOWN IN SLAB	
12" SLEEVE SET IN 2' DIA 6" DEEP CONCRETE FOOTING EXCLUDES SUPPLY OF 12" SLEEVE	
WALLS AND BASE SLAB FOR BALL RETRIEVAL SUMP	
EXPANSION JOINT W/ CAP AND SEAL	
THICKENED CONC SLAB @ EA POST	
TOTAL PRICE	\$ 266,834.44

EXCLUSIONS: ROCK EX, TESTING, SURVEY, STAKING, LAYOUT, FEES, PERMITS, BONDING, STRIPING, STAMP/PAINTING/STAIN/COLOR FOR CONCRETE, ANYTHING TO DO WITH POSTS, CONCRETE PLACED BY OTHERS FOR POSTS MUST BE 6" BELOW TOP OF SLAB



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.5.

City Council Regular Agenda

Meeting Date: 03/26/2025

Brief Title: Police Department Step Program Pay Scales

Presented by: Darren Coldwell, City Manager

Department: City Manager

Action: Motion

RECOMMENDED ACTION:

Staff recommends the approval of the suggested step longevity program as presented for the Page Police Department.

BACKGROUND:

Staff have been working on a salary longevity program for the PD for a while. City Council approved a similar program for the Fire Department in last year's budget, and it has made a dramatic change in recruiting and retention. The program that will be introduced for the PD mirrors that of the Fire Dept.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 2025

Amount Requested: N/A

Line Item(s): N/A

Budget Impact:

We were still working on the final numbers prior to this item needing to be submitted for the agenda.



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 6.

City Council Regular Agenda

Meeting Date: 03/26/2025

Brief Title: Liquor License - Quality Inn

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

Motion to approve the Arizona Department of Liquor Licenses and Control Application for a Series #11 (Hotel/Motel) Liquor License for the Quality Inn / Madison June Kavaia.

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 #11 (Hotel/Motel) Liquor License for the Quality Inn / Madison June Kavaia.

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

The Arizona Department of Liquor License 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 13.7.

City Council Regular Agenda

Meeting Date: 03/26/2025

Brief Title: Ordinance 738-25: § 33.21 - Clerk Records

Presented by: Josh Smith, City Attorney

Department: City Attorney

Action: Ordinance

RECOMMENDED ACTION:

Clerk to introduce Ordinance 738-25

Move to adopt Ordinance 738-25

BACKGROUND:

This is just a clean-up ordinance to update the Code to conform to more modern document practices such as electronic storage and electronic signatures on documents.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Budget Impact:

None

Attachments

Ordinance

ORDINANCE NO. 738-25

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING SECTION 33.21 CITY CLERK, OF THE CITY OF PAGE CODE OF ORDINANCES.

WHEREAS, the City Council has determined that it is in the interests of the City to amend § 33.21 CITY CLERK of the City Code of Ordinances to conform to modern document practices.

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

Section 1: That Section 33.21 (C) of the City of Page Code of Ordinances is hereby amended as follows:

§ 33.21 CITY CLERK.

...

(C) Records. The Clerk shall keep a true and correct record of all business transacted by the Council and any other records that either pertain to the business of the city or that the Council directs. The Clerk shall ~~number, plainly label and file separately in a suitable cabinet~~LOCATION all resolutions, notices, deeds, surveys, leases, ~~paid and unpaid vouchers, inventories, letters, orders and other documents~~ of whatever nature. The City Clerk shall seal and attest all deeds, ~~contracts,~~ ordinances and resolutions of the city, ~~and all licenses, permits and such other documents as shall require this formality.~~ The Clerk shall be custodian of the city seal and shall affix its impression on documents whenever this is required.

...

Section 2: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: That the effective date of this Ordinance shall be 30 days from the adoption of this Ordinance.

Section 4: If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the 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 the City Clerk is authorized to correct typographical and grammatical errors, as well as errors of wording and punctuation, as necessary;

and that the City Clerk is authorized to make formatting changes needed for purposes of clarity and form, if required, to be consistent with the Page City Code of Ordinances.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this ____ day of March, 2025, by the following vote:

Ayes	_____
Nays	_____
Abstentions	_____
Absent	_____

CITY OF PAGE

By _____
Mayor

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

EXECUTIVE SESSIONS 14.1.

City Council Regular Agenda

Meeting Date: 03/26/2025

Brief Title: Coconino Community College Deed Restriction Contract Negotiations

Presented by: Josh Smith, City Attorney

Department: City Attorney

Action: Motion

RECOMMENDED ACTION:

Council direction on contract negotiations.

BACKGROUND:

See attachments.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Budget Impact:

Unknown

Attachments
