



**MEETING NOTICE
CITY OF PAGE
CITY COUNCIL**

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

**DECEMBER 4, 2024
5:00 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 Bill Diak
Vice Mayor John Kocjan
Councilor Steven Kidman
Councilor Kenna Hettinger
Councilor David Auge
Councilor Mike Farrow
Councilor Richard Leightner
- 5. MINUTES**
 1. Regular City Council Minutes - November 13, 2024
 2. Special City Council Minutes - November 19, 2024
- 6. CONSENT AGENDA**
 - 1. INFORMATION**
 - a. Page Utility Enterprises Board Minutes - September 9, 2024
 - b. Page Utility Enterprises Board Minutes - October 8, 2024
 - c. Page Utility Enterprises Board Minutes - Joint October 2, 2024
 - d. Library Board Minutes - Special October 24, 2024
 - 2. MISCELLANEOUS ACTIONS**
 - a. Amendment to Westwind Airport Lease
 - b. Monthly Cash Allocation Comparison - September 2024
- 7. NEW BUSINESS**
 1. Presentation of Appreciation Awards to Outgoing City Councilmembers
 2. Oaths of Office for Newly Elected City Councilmembers
 - 3. ROLL CALL**
 4. Appointment of Vice Mayor

ADJOURN

FOR YOUR INFORMATION

Next Regular Meeting Wednesday, January 8, 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. Council Members of the City of Page City Council will attend either in person or by telephonic conference. 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 _____, 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 Special Agenda

Meeting Date: 12/04/2024

Title: Regular City Council Minutes - November 13, 2024

Presented by:

Subject:

Regular City Council Minutes - November 13, 2024

Attachments

Reg Min 11132024



**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
November 13, 2024**

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 13th day of November 2024, in the Council Chambers at City Hall in Page, Arizona. Mayor William Diak presided. Vice Mayor John Kocjan, and Councilors Richard Leightner, Mike Farrow, Kenna Hettinger, and Steven Kidman were present. Councilor David Auge joined by phone at 5:46 p.m. There was a moment of meditation. Councilor Hettinger 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; Police Captain, Larry Jones; and City Clerk Cindy Scott.

PRIORITY LIST

Discussion and possible action by the City Council pertaining to the City Council Strategic Priorities
None.

Discussion and possible action by the City Council pertaining to the City Councilors individual priorities
None.

MINUTES

City Council Regular Meeting on October 23, 2024

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

CONSENT AGENDA

INFORMATION

Youth Advisory Commission Minutes - 09162024

Economic Development Advisory Board Minutes - 09242024

Youth Advisory Commission Minutes - 10212024

MISCELLANEOUS ACTIONS

Motion made by Vice Mayor Kocjan to approve the Consent Agenda. The motion was seconded by Councilor Kidman and passed unanimously upon a vote.

Page City Council Regular Meeting – November 13, 2024

PUBLIC HEARINGS

None scheduled.

HEAR FROM THE CITIZENS

Page Resident Richard Buck addressed the Council.

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS

Update on General Election Turnout

Mayor Diak provided information about the Election turnout. He expressed his thanks to the voters, Police Department, Public Works Department, IT Department, and the County for their involvement.

CITY MANAGER'S CURRENT EVENTS SUMMARY

City Manager Coldwell provided information on the Ask your City Government page on the website. Questions posed on that site are being answered. He also gave an update on the Marketing efforts and feedback that is being received.

BOARDS AND COMMISSIONS

Discussion by the City Council pertaining to reports on board meetings by Board Liaisons
Councilor Hettinger, Councilor Farrow, and Vice Mayor Kocjan gave updates.

Presentation of Unite to Light by the Youth Advisory Commission

Youth Advisory Commission Chair Tristan Connelly and Member Dante Thompson presented about the Unite to Light event.

Mayor Diak stated that a box would be in the City Hall lobby for collection of the donated Christmas lights.

UNFINISHED BUSINESS

Ordinance 735-24 – Land Sale Trebol Hospitality

Clerk introduced Ordinance 735-24 by title only

City Attorney Smith gave information about the project and details of the contract.

Motion was made by Mayor Diak to adopt Ordinance 735-24. The motion was seconded by Councilor Kidman and passed unanimously upon a vote.

Colt Springs Subdivision City Improvements Bid Award Process

City Attorney Smith gave information about the project and the bid process.

Motion was made by Councilor Farrow to authorize the City Manager to award the bid and sign the contract for street, curb, gutter, and sidewalks in the Colt Springs subdivision not to exceed \$600,000. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

Page City Council Regular Meeting – November 13, 2024

NEW BUSINESS

Proclamation – US Marine Corps 249th Anniversary

Motion was made by Mayor Diak to approve the proclamation for the US Marine Corps 249th Anniversary. The motion was seconded by Councilor Farrow and passed unanimously upon a vote.

Proclamation – AZ Law Enforcement Records Managers

Motion was made by Mayor Diak to approve the proclamation for the AZ Law Enforcement Records Managers. The motion was seconded by Vice Mayor Kocjan and passed unanimously upon a vote.

Resolution 1326-24 – Approving Participation in Arizona Employer's Pension Prefunding Plan and PARS Trust

Clerk introduced Resolution # 1326-24 by title only.

City Manager Coldwell provided information about the program and how the fund works.

Mayor provided additional information.

Motion was made by Vice Mayor Kocjan to adopt Resolution 1326-24. The motion was seconded by Councilor Leightner and passed unanimously upon a vote.

Councilor Hettinger requested clarification, and the City Manager clarified.

Redundant City Water Supply

Kocjan provided updated information and provided a suggestion that City Council considers creating a fund in the future to be dedicated to the water supply.

Mayor Diak asked a question, and Vice Mayor Kocjan clarified.

There was discussion.

Lake Powell Blvd Asphalt Condition

Kocjan stated that it might be a good idea to have an engineering company core the asphalt before the City does any renovations to it.

PUE Benefit Credit Contracts for Power Capacity and Energy

Page Utility Enterprises General Manager, Bryan Hill, provided information about the contracts.

There was discussion.

Page City Council Regular Meeting – November 13, 2024

Motion was made by Councilor Hettinger to authorize Page Utility Enterprises to enter into Benefit Credit Agreements 23-SLC-1221 and 23-SLC-1196, between Western Area Power Administration, and the Ute and Hualapai Tribes respectively, and authorize the PUE Board to approve or reject any future modification to Exhibit A of the agreements. The motion was seconded by Councilor Farrow and passed unanimously upon a vote.

Mayor's Final Report

Mayor gave thanks to the Page Community, and to the current and past Councils. He stated the City of Page is in a great financial condition now. Mayor Diak spoke about the past and gave advice to the future Council and Mayor.

BID AWARDS

None.

DEPARTMENTS

None.

EXECUTIVE SESSIONS

Councilor Hettinger recused herself from Executive Session item 16.3.

Motion was made by Mayor Diak to enter Executive Session consecutively for three (3) Executive Session items and remain in the room at 6:21p.m. The motion was seconded by Vice Mayor Kocjan and passed unanimously upon a vote.

Mayor reconvened the Regular City Council meeting at 6:46p.m.

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions regarding negotiations for the purchase, sale, or lease of real property.

Potential Land Sale: Vacant land on the northeast corner of Coppermine and Osprey

Motion was made by Mayor Diak for staff to continue discussion of the vacant land on the corner of Coppermine and Osprey with the appraised value of \$78,500 for the property. The motion was seconded by Councilor Farrow and passed unanimously upon a vote.

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions regarding negotiations for the purchase, sale, or lease of real property.

Potential Land Sale: Vacant land west of the Public Works Facility

Staff directed to continue the conversation as discussed in Executive Session.

Page City Council Regular Meeting – November 13, 2024

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions regarding negotiations for the purchase, sale, or lease of real property.

Potential Land Sale: Parcel 80216009J

Staff directed to continue forward with the plan as discussed in Executive Session.

ADJOURN

The meeting was adjourned at 6:48p.m.

Cindy Scott
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 13th day of November 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 4th day of December 2024

Cindy Scott
City Clerk

City Council Special Agenda

Meeting Date: 12/04/2024

Title: Special City Council Minutes - November 19, 2024

Presented by:

Subject:

Special City Council Minutes - November 19, 2024

Attachments

Spec Min 11192024



**PAGE CITY COUNCIL
SPECIAL MEETING MINUTES
November 19, 2024**

A Special Meeting of the Page City Council was held at 5:30 p.m. on the 19th day of November 2024, in the Council Chambers at City Hall in Page, Arizona. Mayor Bill Diak presided. Vice Mayor John Kocjan, and Councilors Kenna Hettinger, Richard Leightner, and Mike Farrow were present. Councilor David Auge joined by Zoom. Councilor Steven Kidman was excused. There was a moment of meditation. Mayor Diak led the Pledge of Allegiance.

Mayor Diak called the meeting to order.

Staff members present: City Manager, Darren Coldwell; City Attorney, Joshua Smith; IT Technician, Patricia Wischmann; Public Works Director, Kyle Christiansen; Police Chief, Tim Lange; Deputy City Clerk, Jennifer Lange; and City Clerk Cindy Scott.

NEW BUSINESS

Authorization of Services with C&S Engineers, Inc.

Kyle gave background information.

Councilor Auge recused himself.

Motion was made by Mayor Diak to approve the Authorization of Services with C&S Engineers, Inc and authorize the Mayor to sign the agreement. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote by all voting members.

Resolution No. 1327-24 – Canvass of the 2024 General Election

Clerk introduced Resolution No. 1327-24 by title only.

Christina Estes-Werther from Pierce Coleman gave information about the recount process.

There was discussion.

Candidates Tom Preller and Debra Roundtree asked questions.

Discussion continued.

Motion was made by Councilor Hettinger to adopt Resolution 1327-24. The motion was seconded by Vice Mayor Kocjan and passed unanimously of all members present upon a vote.

Page City Council Special Meeting - November 19, 2024

ADJOURN

The meeting was adjourned at 5:54 p.m.

Cindy Scott
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 Special Meeting, held on the 19th day of November 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 4th day of December 2024

Cindy Scott
City Clerk

CONSENT AGENDA 6. 1. a.

City Council Special Agenda

Meeting Date: 12/04/2024

Title: Page Utility Enterprises Board Minutes - September 9, 2024

Presented by:

Subject:

Page Utility Enterprises Board Minutes - September 9, 2024

Attachments

PUE 09102024

**PAGE UTILITY ENTERPRISES
REGULAR BOARD MEETING
September 10, 2024**

CALL TO ORDER:

The regular meeting of the Page Utility Board was called to order at 5:30 p.m. by Chairman Tony Ferrando. The meeting was held in the Utility Conference Room, 640 Haul Road, Page, Arizona.

ROLL CALL:

Board members present: Chairman Ferrando, Jeff Jones, Alan Nelson, Tom Geiger, Chuck Straub, and Ex-Officio Board Member / Vice Mayor John Kocjan.

Staff present: General Manager, Bryan Hill; Finance Director, Catherine Foley; and Executive Secretary, Donna Roberts.

Also present: City Attorney Joshua Smith; City Councilors David Auge and Steven Kidman.

MOMENT OF SILENCE:

The Board observed a moment of silence.

MINUTES:

The minutes of the August 13, 2024, regular meeting were unanimously approved upon a motion by Jones and second by Geiger.

**HEAR FROM THE
CITIZENS:**

None.

UNFINISHED BUSINESS:

Discussion/Possible Action – Water Supply Action Plan: Bryan reported that, as everyone is aware, we have been attempting to obtain Federal funding assistance for what has been identified as the “second straw”. It was determined by the Board and Council that this needs to be a priority for the City of Page. We have only one source/one pipeline that brings water to Page. He referred to the engineering study done by Carollo Engineering in 2019 in which part of that study looked at the Raw Water System Master Plan. We are pursuing this because of the developing controversy as to what would be the smart thing to do. Bryan feels we need to revisit the decisions and make sure we are doing the right thing. He is suggesting that, even though everyone may or not agree, there needs to be a consensus. He added that the mayor has asked to have a Joint Special Board/Council meeting on October 2, 2024, and is requesting that the Board present their recommendations to Council at that time.

Bryan then reviewed the Carollo Engineering study. He said it boils down to four options with two goals, the first being to increase capacity and the second to add redundancy to provide dependability.

Bryan referred to Option 1 of the Phased Construction Program Study. Phases 1, 2, 3, & 4.

Phase 1

- Connect two hollow jet tubes to a new 18-inch raw water pipeline to the existing raw water pump station
- Add a new strainer on the pipe from the hollow jet tubes
- Increase the capacity of the pump station suction header

Phase 2

- Add two 910 gpm pumps to the raw water pump station
- Upgrade electric switchgear for all the pumps
- Increase the capacity of the raw water pump station discharge header

Phase 3

- Replace the 12-inch transmission main from the raw water pump station to the entrance of the tunnel with an 18-inch pipeline

Phase 4

- Connect a second raw water intake pipe to the hollow jet tubes
- Add a booster pump station with 4 pumps, 1,550 gpm each
- Construct an 18-inch transmission main to the WTP

Bryan then referred to Option 2 – Water Intake Upstream of the Glen Canyon Dam of the Phased Construction Program. Phases 1, 2, & 3 are identical to Option 1 except for Phase 4 as follows:

Phase 4 – Option 2

- New raw water intake structure, building and pump lines
- 18-inch transmission main to the WTP

Next, Bryan referred to Option 3 – Connect to the Lake Powell Pipeline of the Phased Construction Program. Phases 1, 2, & 3 are identical to Option 1 & 2 except for Phase 4 as follows:

Phase 4 – Option 3

- Make a connection to Lake Powell Pipeline (pump station, storage, or a PRV)
- Construct a new 18-inch transmission main to WTP

Finally, Bryan referred to Option 4 – Develop a Well Field along Highway 89 and Highway 98 of the Phased Construction Program. Again, Phases 1, 2, & 3 are also identical to Options 1, 2, & 3 except for Phase 4 as follows:

Phase 4 – Option 4

- Drill 10 wells
- Equip 10 wells
- New 8-inch raw water transmission main along Highway 89
- New 12-inch raw water main along Highway 98 to the WTP

Bryan then reviewed the cost estimates for all four options and explained how they have increased 33% since the report was published in 2019. Finally, Bryan covered the Conclusions and Recommendations.

1. The raw water system is basically with the United States Bureau of Reclamation (USBOR).
2. The 12-inch raw water intake that takes water from the face of the Dam is encased in concrete, making access difficult and expansion impossible. Therefore, Page should work to obtain a redundant raw water supply.
3. The 12-inch diameter portion of the raw water system is undersized and not capable of supplying water for additional growth that Page anticipates. Again, Page should proceed immediately to find a way to expand the capacity of the raw water supply system.
4. Based on the information that is available currently, Option 1 is recommended as the preferred way to expand the capacity of the Page raw water system, pending further investigations for feasibility.
5. Option 3 (which is tying into the Lake Powell Pipeline) should be pursued for a water supply for development on the west side of the Colorado River.

For each of the options, approval will be needed from the USBOR. The first step in obtaining this approval is preparing a proposal that is based on a preliminary design. Designs will then need to comply with the design standards of the USBOR, and then they would oversee the design. The USBOR may have perspectives on which option is most feasible and less disruptive to their activities. The USBOR has been briefed on each of these options, and follow-up is needed to get a buy-in on a selected option.

At this time, there was lengthy discussion by the Board regarding the four projects. In no particular order they are as follows: Project 1 would be to move forward with upgrading the WTP to be determined whether it could be done in one shot or in phases; Project 2 would be to continue the effort to try to get the upstream intake for the pipeline funding; Project 3 is attempting to get the Bureau to cooperate to increase the capacity of Phases 1, 2, & 3 as recommended in the Engineering Study; and Project 4 would be to continue to work with the Navajo Nation Tribe to become their raw water customer in exchange for them becoming our waste water customer.

Motion by Straub, seconded by Jones, to proceed with the upgrades to the Water Treatment Plant, whether it be in phases or all at one time depending on the costs.

The motion carried unanimously.

Motion by Straub, seconded by Jones to recommend that we pursue getting our raw water capacity increased from the Bureau per Option 1, Phases 1, 2, & 3 of the 2019 Carollo Engineering Page Integrated Water Plan Study.

The motion carried unanimously.

Motion by Jones, seconded by Geiger, to recommend pursuing an agreement with the Navajo Nation on the NGS water intake on the receiving raw water and handling the waste water from the Navajo Nation.

The motion carried unanimously.

The Board discussed the existing effort to obtain funding for Option 2 of the Carollo Report (*ref. 2019 Page Water Study 2.4.2 Option 2 – Water Intake Upstream of the Glen Canyon Dam*) the 2004 USBOR study, report and findings, which is currently understood as the USBOR's official recommendation. The Board then unanimously arrived at a consensus to recommend to Council the continuation of this effort as Page's long-term solution.

NEW BUSINESS:

Discussion/Possible Action – Duke's Root Control: Chairman Ferrando removed this item from the agenda as it falls within the General Manager's spending authority.

REPORTS:

General Manager's Reports – August 2024: Bryan briefly reviewed the General Manager's reports. He also reported on the results of the Powell Substation Transformer T3 test reports.

- Power Costs
- Update on Utilities Maintenance, Outages & Projects
- Line Crew Activities - Outages
- Water Utility Statistics, Projects & Activities
- Engineering Activities
- Waste Water Plant Updates & Activities
- Generator Operations Report

Financial Reports – July 2024: Catherine updated the Board on the financial reports.

- Status of Utilities
- Accounts, Budget
- Financial Information

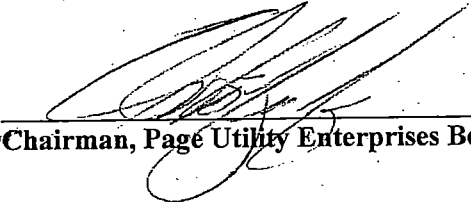
ANNOUNCEMENTS:

The next meeting will be October 8, 2024. There is tentatively scheduled a Joint Board/Council special meeting on October 2, 2024.

ADJOURN:

With no further business, Chairman Ferrando adjourned the meeting at 7:27 p.m.

APPROVED:


Chairman, Page Utility Enterprises Board

CONSENT AGENDA 6. 1. b.

City Council Special Agenda

Meeting Date: 12/04/2024

Title: Page Utility Enterprises Board Minutes - October 8, 2024

Presented by:

Subject:

Page Utility Enterprises Board Minutes - October 8, 2024

Attachments

PUE 10082024

**PAGE UTILITY ENTERPRISES
REGULAR BOARD MEETING
October 8, 2024**

CALL TO ORDER:

The regular meeting of the Page Utility Board was called to order at 5:30 p.m. by Chairman Tony Ferrando. The meeting was held in the Utility Conference Room, 640 Haul Road, Page, Arizona.

ROLL CALL:

Board members present: Chairman Ferrando, Jeff Jones, Alan Nelson, Chuck Straub, and Ex-Officio Board Member / Vice Mayor John Kocjan. Tom Geiger was excused.

Staff present: General Manager, Bryan Hill; Assistant General Manager, Matt Tenpenny; Finance Director, Catherine Foley; and Executive Secretary, Donna Roberts.

Also present: City Attorney Joshua Smith; and City Councilor Steven Kidman.

MOMENT OF SILENCE:

The Board observed a moment of silence.

MINUTES:

The minutes of the September 10, 2024, regular meeting were unanimously approved upon a motion by Jones and second by Nelson.

**HEAR FROM THE
CITIZENS:**

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Discussion/Possible Action – Line Crew Market Adjustments: Bryan explained the challenge we are facing to attract and retain linemen. He added that this has been ongoing over the last 17 to 18 years. The Utility has lost two linemen in the last year and has had no success in recruiting, despite local and nationwide advertising. We have tried to keep up with the market to be above other cities, but Page is different. It has been difficult to compete with entities such as WAPA, Rocky Mountain, APS or SRP. The line crew is the backbone of the Utility, and we cannot function without them. Since Covid, line crew wages have increased rapidly nationwide. There was discussion and Matt answered questions.

After discussion, Straub made a motion, seconded by Jones, to increase wages as recommended by management with immediate effect.

The motion passed unanimously. The Board asked Matt to pass on to the crew how much they are valued.

REPORTS:

General Manager's Reports – September 2024: Bryan briefly reviewed the General Manager's reports and answered questions.

- Power Costs
- Update on Utilities Maintenance, Outages & Projects
- Line Crew Activities - Outages
- Water Utility Statistics, Projects & Activities
- Engineering Activities

- Waste Water Plant Updates & Activities
- Generator Operations Report

Financial Reports – August 2024: Catherine updated the Board on the financial reports.

- Status of Utilities
- Accounts, Budget
- Financial Information

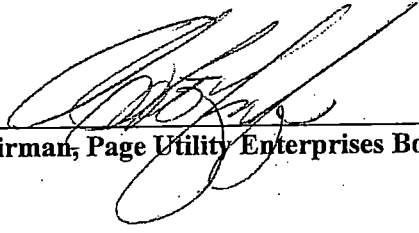
ANNOUNCEMENTS:

The next meeting will be November 12, 2024.

ADJOURN:

With no further business, Chairman Ferrando adjourned the meeting at 6:51 p.m.

APPROVED:



Chairman, Page Utility Enterprises Board

CONSENT AGENDA 6.1.c.

City Council Special Agenda

Meeting Date: 12/04/2024

Title: Page Utility Enterprises Board Minutes - Joint October 2, 2024

Presented by:

Subject:

Page Utility Enterprises Board Minutes - Joint October 2, 2024

Attachments

PUE Joint 10022024

**JOINT SPECIAL MEETING
PAGE UTILITY ENTERPRISES
AND
PAGE CITY COUNCIL
October 2, 2024**

CALL TO ORDER: The joint special meeting of the Page Utility Board and Page City Council was called to order at 5:30 p.m. by Chairman Tony Ferrando and Mayor Bill Diak. The meeting was held in the City Council Chambers, 697 Vista Avenue, Page, Arizona. After a moment of meditation, Mayor Diak led the Pledge of Allegiance.

ROLL CALL: Board members present: Chairman Ferrando, Jeff Jones, Alan Nelson, Tom Geiger, Chuck Straub, and Ex-Officio Board member / Vice Mayor Kocjan.

Staff present: General Manager, Bryan Hill; Finance Director, and Executive Secretary, Donna Roberts.

Also present: Richard Humphreys, P.E., Carollo Engineers.

Council members present: Mayor Bill Diak; Vice Mayor John Kocjan; and City Councilors Steven Kidman, Richard Leightner, David Auge, Mike Farrow and Kenna Hettinger.

City Staff members present: City Manager, Darren Coldwell; City Attorney, Joshua Smith; IT Director, Kane Scott; Police Chief, Tim Lange; City Clerk, Cindy Scott and Deputy City Clerk, Jennifer Lange.

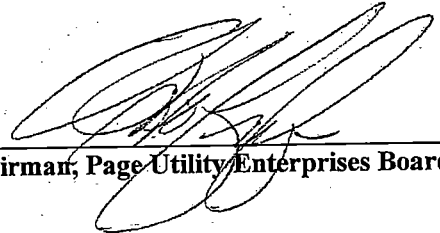
NEW BUSINESS: Discussion/Possible Action by the City Council pertaining to the Page Utility Enterprises Redundant Water Supply Coordination: Mayor Diak turned the meeting over to Vice Mayor Kocjan who then deferred to Bryan. Bryan then gave a brief history of the efforts made to date. He then introduced Richard Humphreys from Carollo Engineers. Richard provided the update to the Water Resource Recommendations of the Page Integrated Water Resources, Water, Water Wastewater, and Reclaimed Water Master Plan from April 2019. This study revealed the Page enjoys sufficient water allocation to nearly double in population. However, the study also indicates weaknesses within Page's raw water delivery system. Page Utility Board, staff and Page city Mayor began the effort to gain funding assistance from both Federal and State sources to accomplish the recommended Water Intake and Pipeline project as described in the 2004 United States Bureau of Reclamation Report titled, Page - LeChee Water Supply.

The information distributed for discussion is attached and that is by this reference made a part of herein.

There was a lengthy discussion. At the conclusion of the meeting, it was suggested that these joint meetings continue in the future. Chairman Ferrando recommended meeting on a quarterly basis and suggested that the Board's Executive Secretary and City Clerk coordinate these meetings.

ADJOURN: The meeting was adjourned at 6:54 p.m. by Chairman Ferrando and Mayor Diak.

APPROVED:



Chairman, Page Utility Enterprises Board



4700 West McDowell Road, Suite 200
Phoenix, Arizona 85031
Phone: 602-996-2200
carollo.com

September 19, 2024

Page Utility Enterprises Utility Board
640 Haul Road
PO Box 1955
Page, AZ 86040-1955

Subject: Update to the Water Resource Recommendations of the Page Integrated Water Resources, Water, Wastewater, and Reclaimed Water Master Plan, April 2019

Dear Page Utility Board Members:

The Page Utility Integrated Water Resources, Water, Wastewater, and Reclaimed Water Master Plan (Master Plan) was completed in April 2019. After the Master Plan was completed, Page Utilities and Carollo Engineers completed additional work, and additional information is available that affect the conclusions and recommendations of Chapter 2 – Raw Water System Master Plan. Section 2.7 of the report contains the conclusions and recommendations for the raw water portion of the master plan, and Table 2.5 contains the phased implementation for the recommended options. Revised Section 2.7 and Table 2.5 are presented below with revisions and explanations as to why the revision is being made. Comments in parentheses explain the justification for the change.

2.7 Conclusions and Recommendations

1. The raw water pump station and transmission main was designed and is maintained according to United States Bureau of Reclamation (USBR) standard practices and appears to be well maintained. The 4,160 V motor control center is the switchgear for the pumps and is outdated and in need of replacement. This electrical equipment is a single point of failure for the raw water pump station at the Glenn Canyon Dam. Due to the critical nature of this pump station in supplying water to the City of Page, this equipment is recommended for replacement as soon as practical. (Although the original conclusion about maintenance and asset condition remains correct, recent work on an emergency response plan if the City's water supply system failed has highlighted the need to prevent a failure to any part of the raw water supply system. Therefore, the out-of-date electrical system poses an undesirable risk to the water supply system and should be replaced.)
2. The 12-inch raw water intake that takes water from the face of the dam is undersized for current flows, very difficult to inspect, maintain, and impossible to expand. This raw water intake was constructed in the 1950's, and the remaining useful life of this intake is not known and possibly not knowable. Therefore, Page should work to obtain a redundant water supply that provides additional capacity and does not rely on the 12-inch pipe going through the dam.
3. The 12-inch diameter portion of the raw water supply system between the raw water pump station and the tunnel entrance is undersized and not capable of supplying water for additional growth that Page anticipates, so Page should proceed immediately to expand the capacity of the raw water supply system.

4. The City may continue to pursue an 18-inch connection to the hollow jet tubes [Option 1] with the USBR to determine if a feasible connection location can be identified, and to determine if it is practical to cut 18-inch diameter holes through the concrete all the way to the raw water pump station, expand the pump station, and then construct an 18-inch pipeline from the pump station to the entrance to the tunnel. Option 1 provides additional capacity but not redundancy. If progress cannot be made with Option 1, then the City should pursue an intake upstream from the Glen Canyon Dam [Option 2] consistent with the USBR recommendations in the Page – LeChee Water Supply – Part 1 report. (Carollo determined that an 18-inch pipeline cannot be connected to the hollow jet tubes at the location shown in Figure 2.10 to deliver an increased flowrate to the raw water pump station. The USBR constructed an emergency 12-inch connection to two hollow jet tubes at a different location to protect the Page water supply from the Lake Powell water level dropping below the current intake.)
5. There are several investigations that need to take place to prove the viability of raw water expansion options. A feasibility study is recommended in collaboration with the USBR to address unknowns that include:
 - a. Can an 18-inch pipeline be connected to two hollow jet tubes, and can borings for an 18-inch main be made through the concrete inside the dam?
 - b. Can approvals and funding be obtained to follow recommendations in the USBR report: Page-LeChee Water Supply – Part 1, June 2004, to locate the intake in the Chains area.
 - c. What issues need to be addressed in connecting a new 18-inch pipeline to the existing 18-inch raw water pipeline as it leaves the canyon?
 - d. What are the current technical, legal, and political issues that need to be addressed to construct a new intake at the Chains location adjacent to Lake Powell?
 - e. What are the updated planning level costs to construct the intake and pipeline once feasibility studies are completed?

Table 2.5 **Phased Construction Program**

Phase	Additional Infrastructure
Phase 1	Update the electrical switchgear for the raw water pump station. (Needed to protect the existing raw water pump station from failure.)
Phase 2	[Option 1] Connect an 18-inch pipeline to two hollow jet tubes, run a pipeline through the dam to the intake pump station, expand the intake pump station, construct an 18-inch pipeline to the existing 18-inch pipeline at the entrance to the tunnel. [Option 2] Construct a new raw water intake structure including the building and pump lines in the Chains area.
Phase 3	[Option 1] Construct an 18-inch pipeline from the intake pump station to the entrance to the tunnel. [Option 2] Construct an 18-inch transmission main from the intake structure to a tie in point on the existing 18-inch pipeline. (With the difficulties in obtaining funding, prioritizing the improvements to the water supply will help focus funding efforts on the improvements that provide the greatest benefit. A single 18-inch pipeline from the intake to the treatment plant delivers the full capacity. A second parallel pipeline provides redundancy.)
Phase 4	18-inch transmission main from the tie-in to the Page WTP. (Provides redundancy.)

Page Utility Enterprises Utility Board
September 19, 2024

Page 3

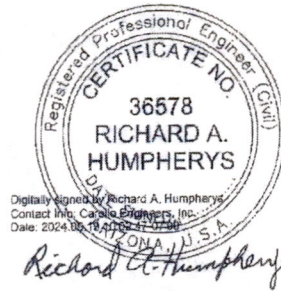
We are happy to discuss these recommendations further if you have questions.

Sincerely,
CAROLLO ENGINEERS, INC.

Richard A. Humpherys

Richard A. Humpherys, P.E.
Vice President

RAH:ch



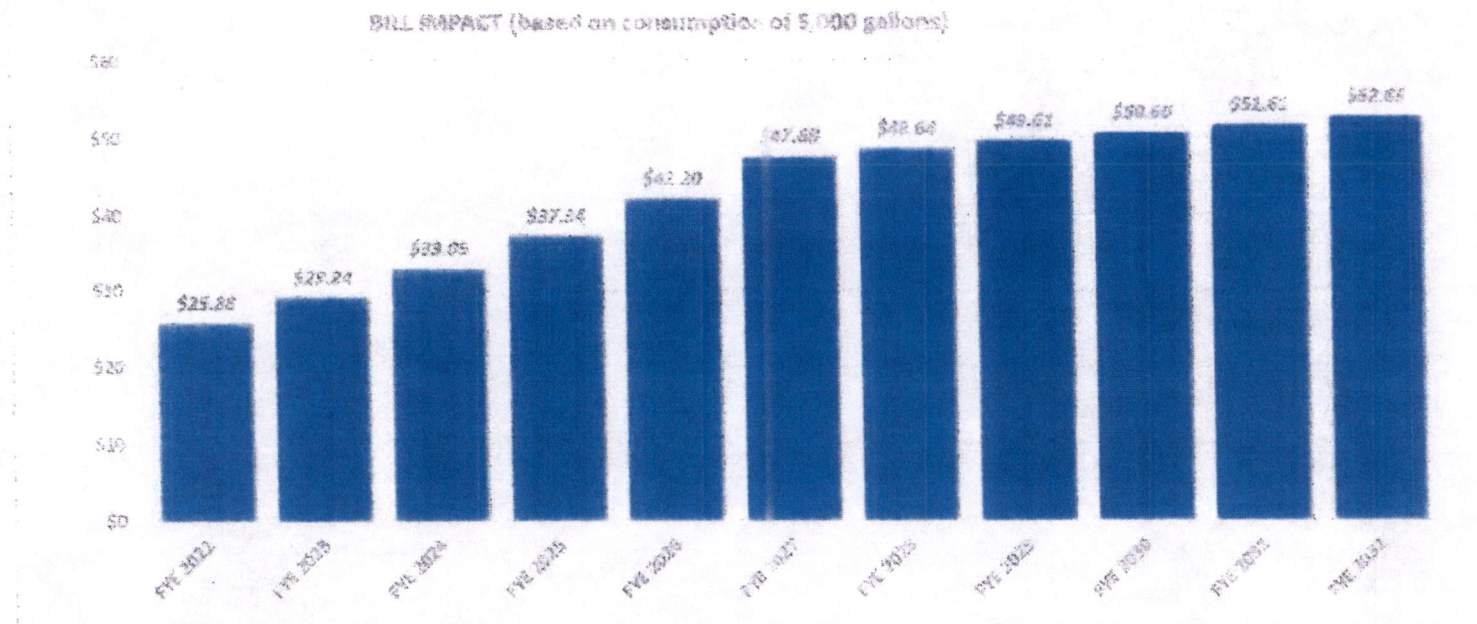


Figure 2 Water Utility Bill Impact for the Typical Water Customer under Scenario 2

1.4.2 Scenario 2: 100 Percent WIFA Financing

In Scenario 2, the entire raw water capital program is funded solely through WIFA loan issuances. This scenario requires that WIFA be able to finance the entire amount. This scenario requires a 13 percent rate increase annually for 5 years, followed by another 5 years with a 2 percent rate increase annually. As shown in Figure 2, water rates will more than double over the next 10 years to meet annual debt service payments on the WIFA loans.

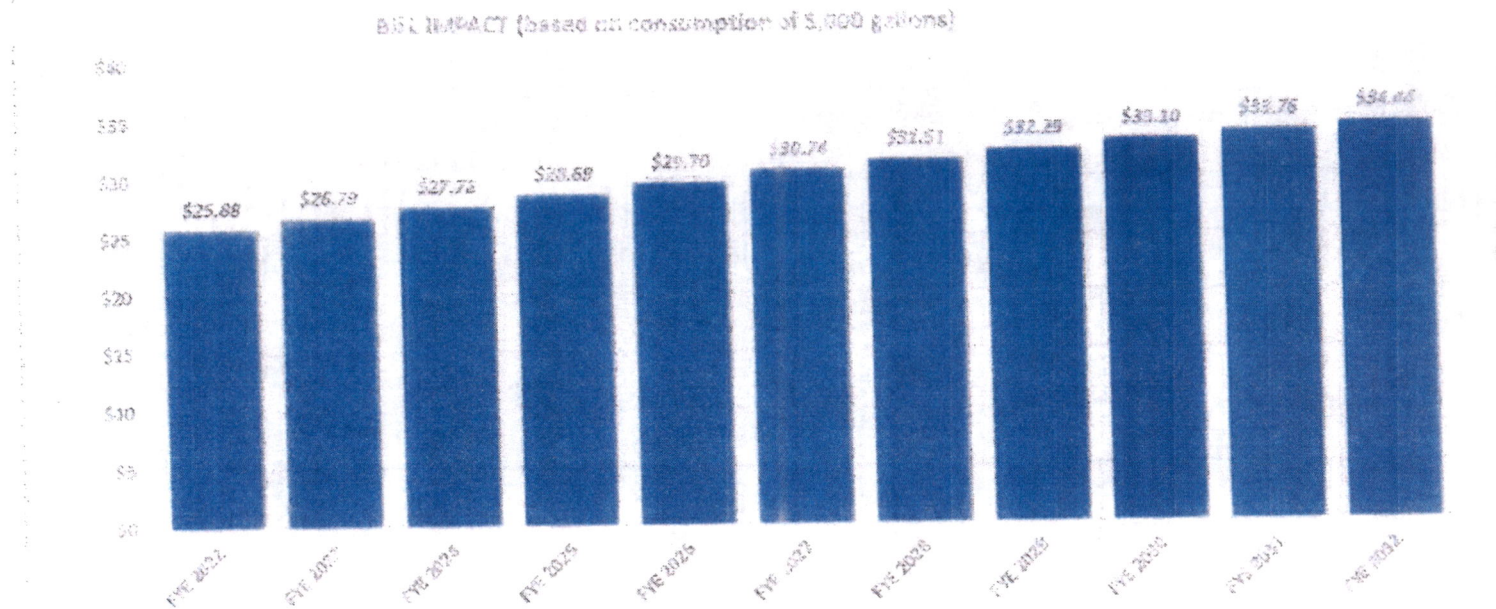
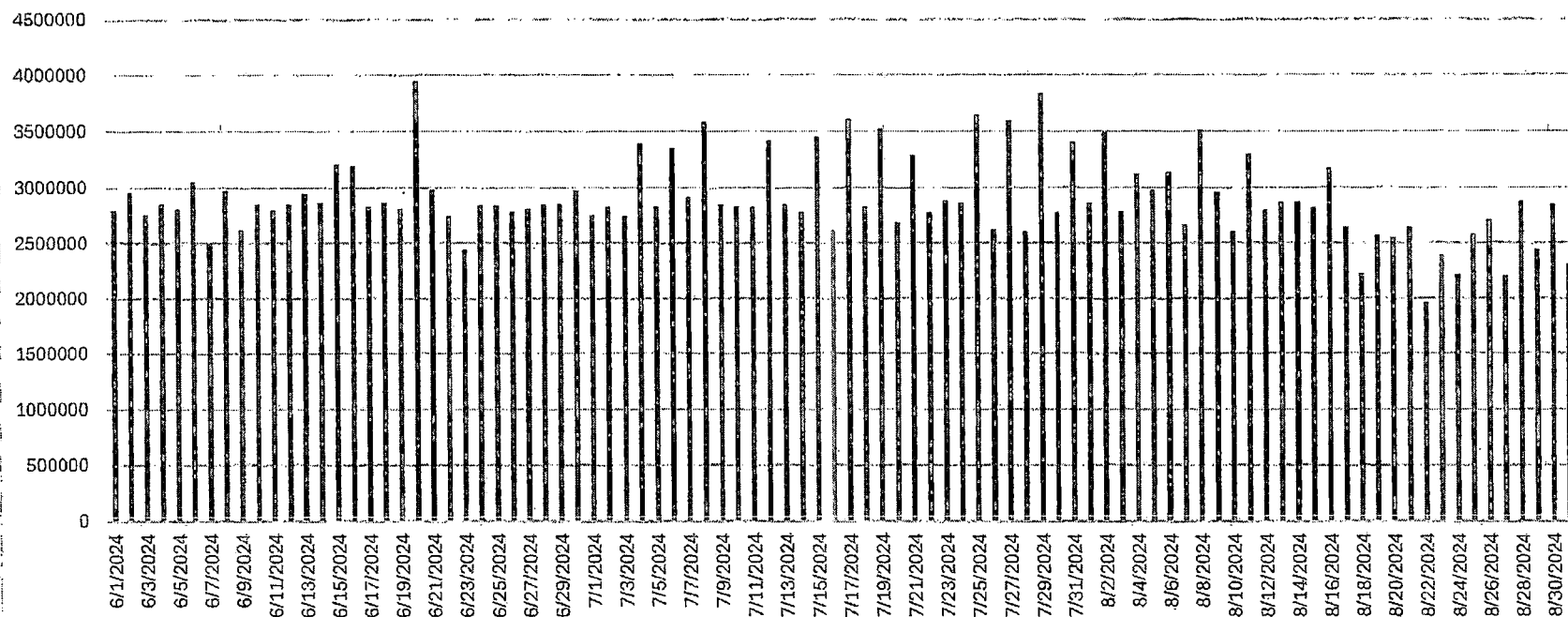


Figure 3 Water Utility Bill Impact for the Typical Water Customer under Scenario 3

1.4.3 Scenario 3: 50 Percent WIFA with 50 Percent Grant

More practically, funding the capital program is likely to come from more than a single source. The purpose of Scenario 3 is to show the magnitude of the water rates assuming 50 percent of the funding came from some sort of grant that PUE would not be required to repay. Under this scenario, rates would need to increase at a rate of 3.5 percent annually for 5 years, 2.5 percent annually for 3 years, and then 2 percent annual rate increase would be required into the future. As shown in Figure 3, the typical water rate would increase from \$25.88 per month to \$34.44 per month over the next 10 years.

June through August 2024
Daily Average = 2,898,391 Gal.
Daily Minimum = 1,954,000 Gal.
Daily Maximum = 3,949,000 Gal.



2024 GLEN CANYON DAM PUMP OPERATION HOURS

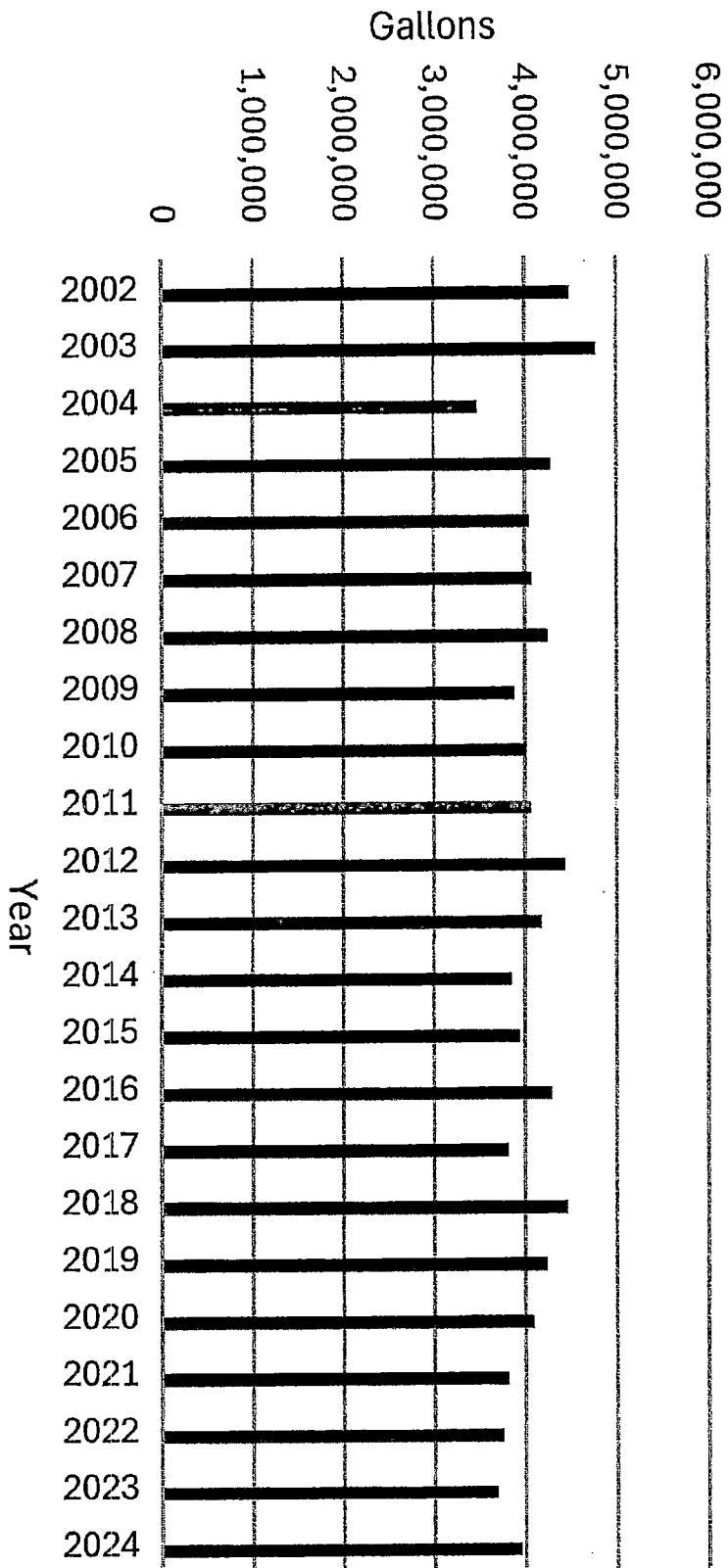
<u>MONTH</u>	<u>PUMP #1</u>	<u>PUMP #2</u>	<u>PUMP #3</u>
<u>APRIL</u>	693 tot / 23 aver	261 tot / 8.7 aver	0 tot / 0 aver
<u>MAY</u>	744 tot / 24 aver	521 tot / 16.8 aver	0 tot / 0 aver
<u>JUNE</u>	720 tot / 24 aver	705 tot / 24 aver	144 tot / 14.4 aver (10 days)
<u>JULY</u>	743 tot / 24 aver	734 tot / 23.6 aver	288 tot / 19.2 aver (15 days)
<u>AUG</u>	743 tot / 24 aver	713 tot / 23 aver	144 tot / 16 aver (9 days)
<u>SEPT*</u>	689 tot / 23.7 aver	615 tot / 21.2 aver	0 tot / 0 aver

* As of 9/29

tot - Total Monthly Hours

aver - Average Daily Hours

June-August Maximum 2002-2024



Chapter 2

RAW WATER SYSTEM MASTER PLAN

2.1 Introduction

The Page Utilities Enterprises (Page) has a raw water supply system that takes water from an intake on the face of the Glenn Canyon Dam. A pump station inside the dam then lifts the water and delivers it through a pipeline to the Page Water Treatment Plant (WTP). The Glen Canyon Dam is owned and operated by the United States Bureau of Reclamation (USBR), who also operates the dam and the electric power plant inside the dam. Since the pump station and pipeline is on USBR property, it is operated by the USBR, and any modifications to the water supply infrastructure must be completed to meet USBR standards.

As part of the Page Utility Integrated Water Resources, Water, Wastewater, and Reclaimed Water Master Plan, the raw water delivery system is being evaluated to determine any improvements that may be needed to supply water to the City of Page (City) for additional water demands that are anticipated from future growth. The original raw water system was constructed in the late 1950s, so the City also wants to make sure that the water supply is reliable for years to come.

This chapter presents results of the raw water system evaluation in the following sections:

- Section 2 documents the raw water system infrastructure and capacities.
- Section 3 contains a capacity evaluation of the raw water system.
- Section 4 presents four alternatives to increase the raw water system capacity and to provide redundancy.
- Section 5 presents costs for each expansion option.
- Section 6 provides recommendations for next steps.

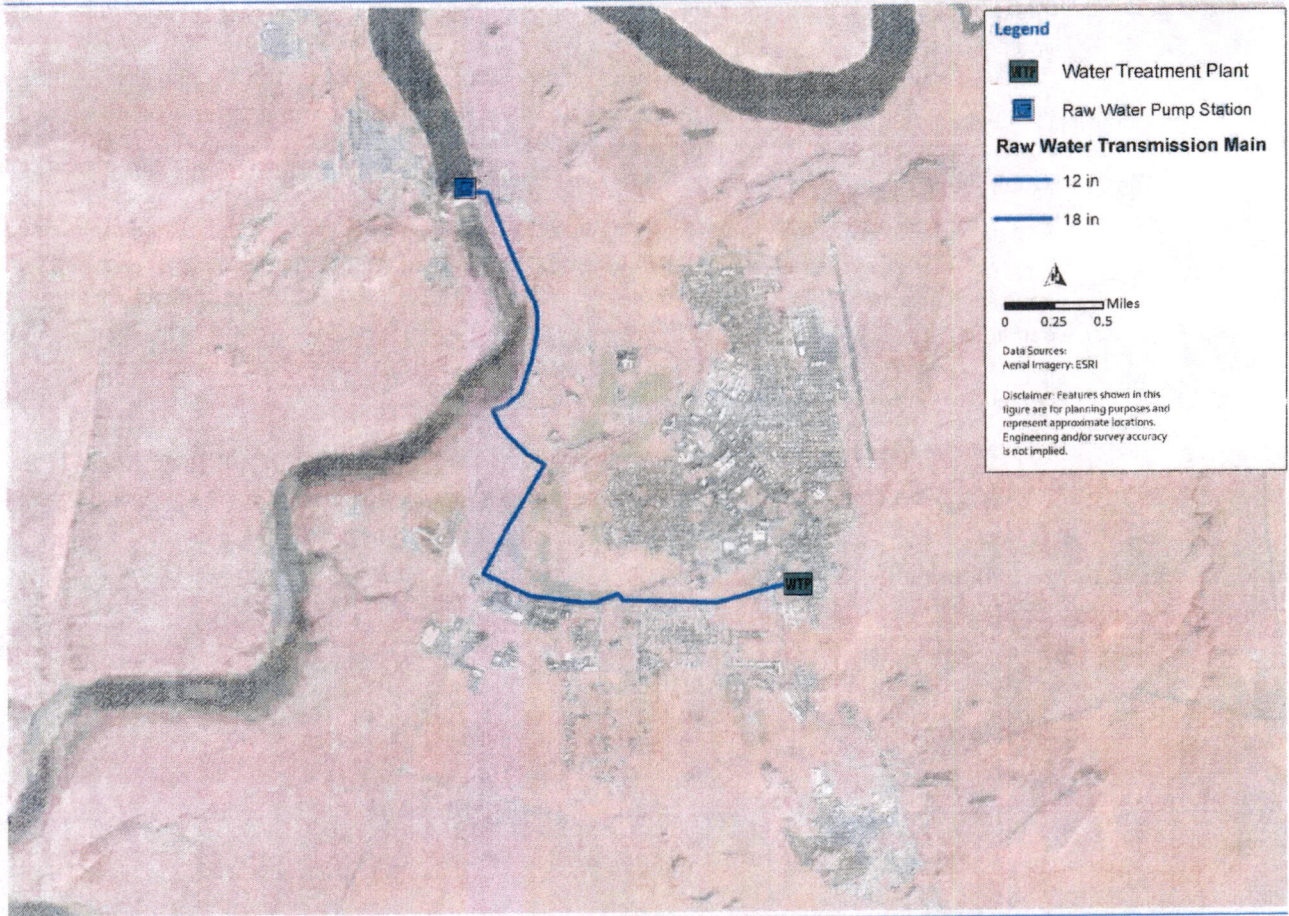
2.2 Raw Water System

The City's existing raw water system includes the intake pipe in the dam, the raw water pumps inside the dam building, and the transmission main to the WTP.

Figure 2.1 presents the existing raw water system.

2.2.1 Intake

Raw water is drawn through a 12-inch intake pipe at the face of the dam, near the bottom of the dam. The intake pipeline has a valve that is used to isolate the raw water pipe as shown in Figure 2.2. An alternative water supply is available so water can be delivered through a 12-inch pipe connected to two of the penstocks. Penstocks are not always in operation, so the connection to two penstocks provides additional water supply reliability. The intake ends at the raw water pump station. Figure 2.3 and Figure 2.4 present the raw water intake from the penstocks.



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Figure 2.1 Existing Raw Water System

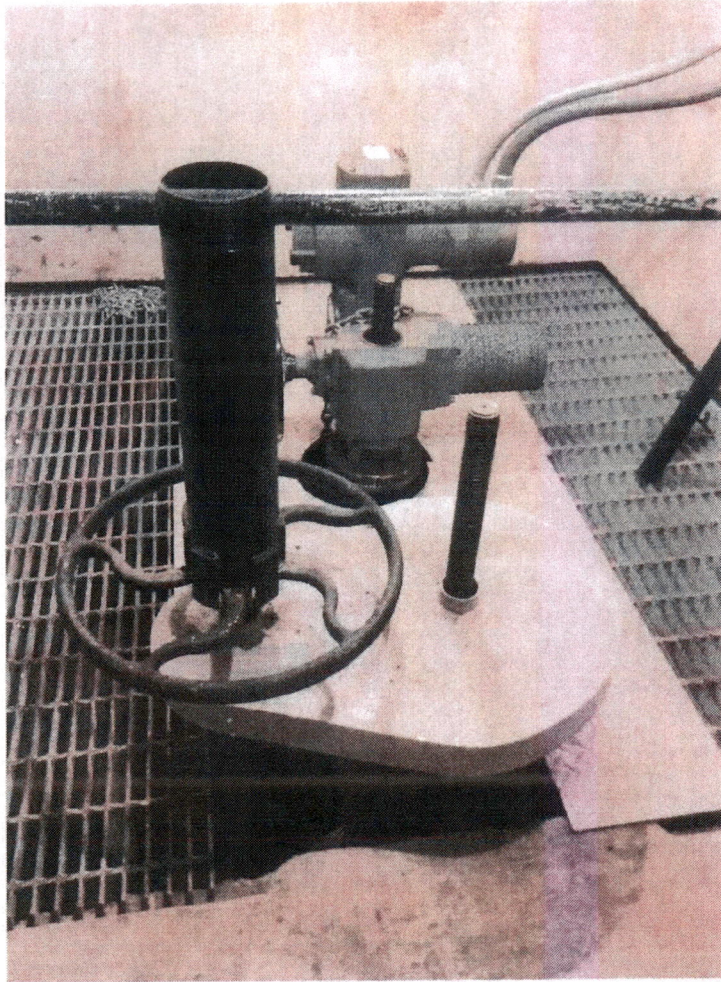


Figure 2.2 Raw Water Intake Isolation Valve

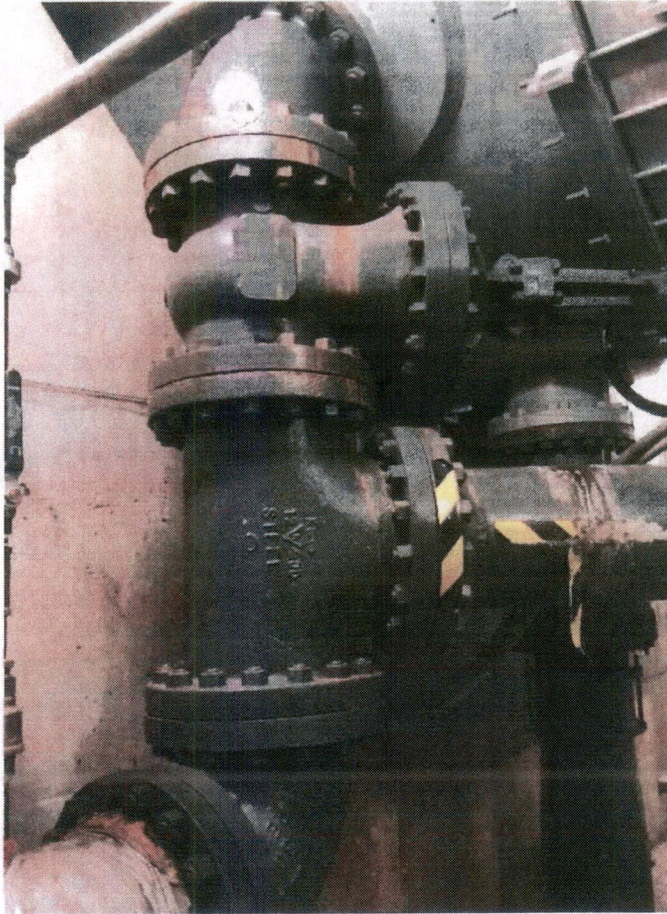


Figure 2.3 12-inch Raw Water Connection to Penstocks



Figure 2.4 12-inch Pipeline from Penstock to Raw Water Pump

2.2.2 Raw Water Pump Station

The raw water pump station consists of three pumps at elevation 3153.5 feet within the dam and a fourth pump that was added later at a lower level inside the dam at elevation 3124.75 feet. Each pump is designed to provide a flow of 910 gallons per minute (gpm). The pumps operate with a suction pressure of approximately 220 pounds per square inch (psi) at Lake Powell reservoir levels which are currently at 3582 feet above sea level. The discharge pressure is typically near 530 psi. The pumps are controlled automatically by the water level in the finished water reservoirs. Figure 2.5 through Figure 2.8 present the pumps at both levels, and a pressure gauge at the pump station.

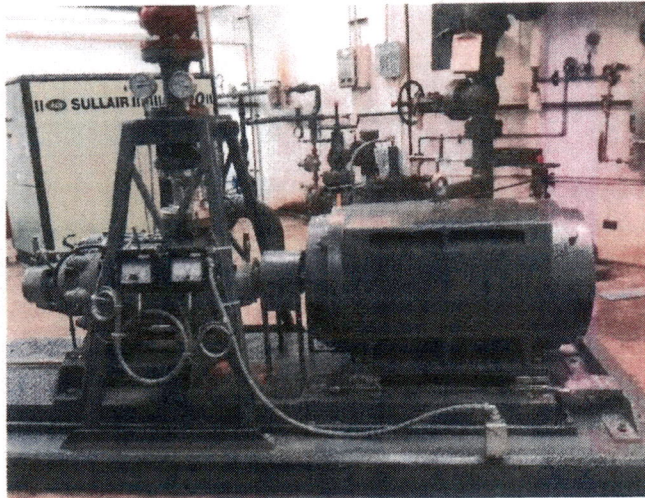


Figure 2.5 Raw Water Pump, Upper Level

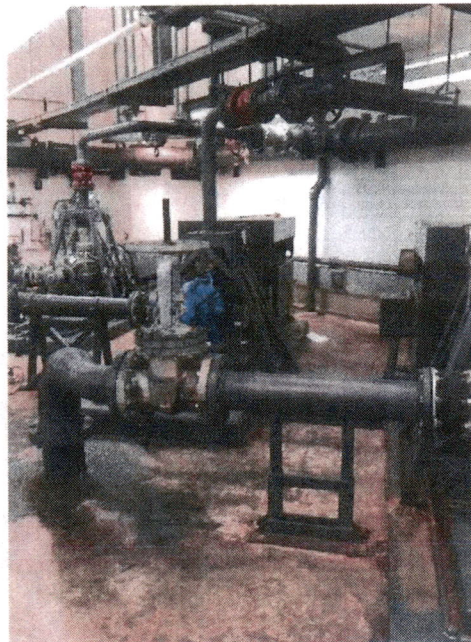


Figure 2.6 Raw Water Pump Station, Upper Level

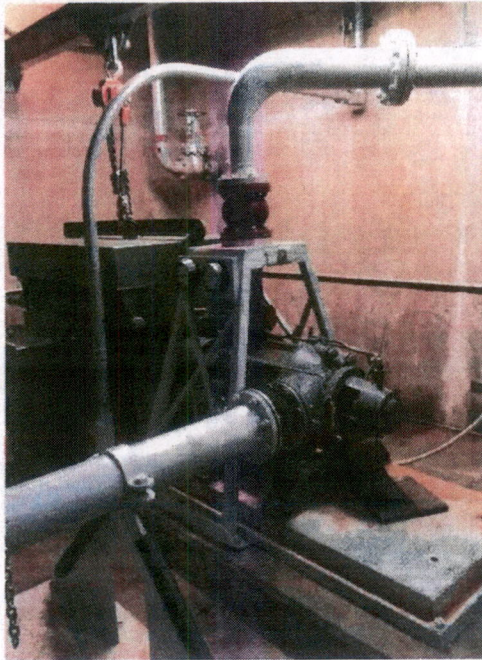


Figure 2.7 Raw Water Pump, Lower Level

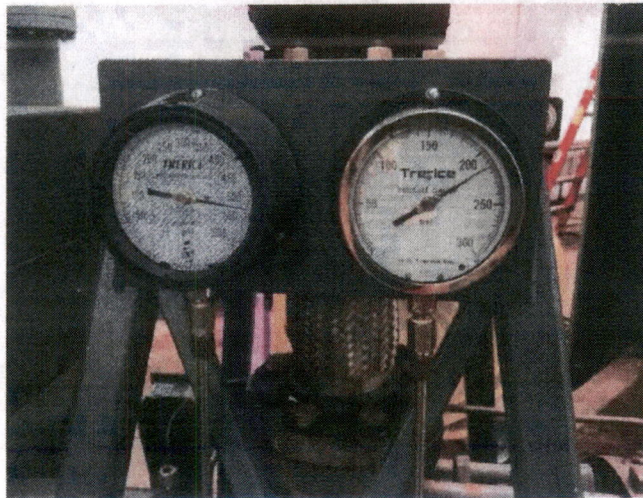


Figure 2.8 Suction and Discharge Pressures at the Raw Water Pump Station

2.2.3 Raw Water Pipeline

The raw water pipeline begins at the raw water pump station. The pipeline leaving the raw water pump station has a diameter of 12 inches and transitions to 18 inches near the entrance to the tunnel. The pipeline is located in the base of the access tunnel to the power plant that runs near the edge of the sandstone canyon wall. This transmission main is encased in concrete and runs through the tunnel approximately 6,550 feet to a point where the pipe rises vertically above the tunnel about 900 feet along the canyon wall to the surface. The transmission main then runs for

about 12,600 feet to the WTP. There is a connection along the raw water pipeline where water can be delivered to the National Golf Course for irrigation, but this connection has not been needed in the past several years.

Figure 2.1 shows the approximate location of the raw water transmission main. Figure 2.9 shows the encased raw water pipeline inside the tunnel.

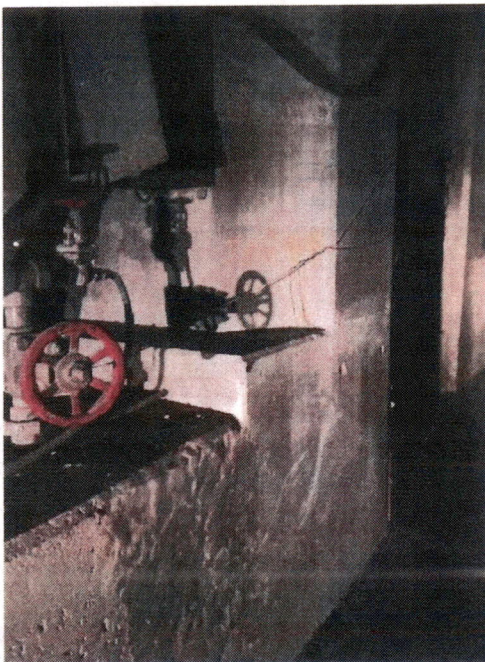


Figure 2.9 Encased Raw Water Pipeline Inside the Tunnel

2.3 Raw Water Capacity Evaluation

2.3.1 Water Demand Projections

Chapter 1 contains an evaluation of the water demands and demand projections that were used to evaluate the capacity requirements of the raw water pipeline and pump station. For convenience, the demand projections are summarized in Table 2.1. The maximum daily water demands are projected to increase to approximately 6 million gallons per day (mgd) by the year 2040.

Table 2.1 Water Demand Projection Summary

Planning Year	Average Daily Demand (mgd)	Maximum Daily Demand (mgd)
2017	2.0	4.0
2023	2.2	4.4
2028	2.4	4.8
2040	2.9	5.9

2.3.2 Infrastructure Performance Criteria

Performance criteria are the standards of measurement used to evaluate the adequacy of the existing raw water system infrastructure and to propose the infrastructure needs for future demand requirements. Performance criteria are set based on engineering best practices, and the level of service that the City expects to provide.

The raw water pump station should be sized to deliver the summer maximum daily demand with the largest pump out of service.

The raw water pipeline should be sized to deliver the maximum daily demand with a water velocity that is equal to or less than 5 feet per second (fps).

The City currently relies on a single water supply source. The City would like to have a second water supply source, or at least have redundancy in the raw water supply infrastructure so that a single point of failure does not cause an interruption to the Page water supply. The degree of redundancy the City chooses depends on the price the City is willing to pay to mitigate the potential risk that a failure will cause an interruption to the water supply. As a minimum, the City should have redundancy for the water needed to maintain public health and safety. Redundancy for the average daily demands would satisfy this need. Redundancy at this level would require outside irrigation to be curtailed in the event of a failure. Redundancy for maximum daily demands would likely come at a higher cost but would not require any curtailment in water use in the event of a failure.

2.3.3 Raw Water System Condition Evaluation

Except for the 18-inch transmission main to the WTP, which was replaced in 1996, the intake piping and 12-inch transmission main were installed during the construction of the Glen Canyon Dam and the Power Plant between 1957 and 1964. Therefore, the pipelines are about 60 years old. City staff have expressed concern about the condition of the intake pipe that conveys raw water from the face of the dam. The original pumps have been replaced since the dam was constructed. Infrastructure inside the dam, including pumps, piping, and valving at the pump station is maintained according to USBR standard procedures and appear to be in good condition.

2.3.4 Capacity Evaluation

Table 2.2 presents the City's raw water intake and transmission main capacity evaluation. Based on a maximum velocity of 5 fps, the 12-inch pipelines are currently operating well beyond their capacity and are not capable of supplying increased flows. The 18-inch pipeline will be operating just over its capacity by 2040.

Table 2.3 presents the raw water pump station capacity evaluation. The raw water pump station has four pumps that have a design flow of 910 gpm each, so the pump station firm capacity is close to 3.9 mgd, although the flow per pump decreases with the number of pumps that are operating. The pump station is operating just over its firm capacity, and will need to be expanded by at least 2 mgd to supply water demands by 2040.

The raw water intake has redundancy in the penstock intakes, but the penstock intakes do not operate simultaneously with the raw water intake, so the penstock intakes provide redundancy but no additional capacity. The raw water pump station has one spare pump for redundancy. The raw water transmission main is a single point of failure, so if this pipeline were to fail, the City of Page would not be able to supply water after the storage tanks at the water treatment plant are emptied.

Table 2.2 Raw Water Intake and Transmission Main Capacity Evaluation

Description	Size (in)	Flow Rate at 5 fps. (mgd)	2017 Maximum Day Flow (mgd)	2017 Maximum Day Velocity (fps)	2040 Maximum Day Flow (mgd)	2040 Maximum Day Velocity (fps)
Raw Water Intake, Penstock Intake, Raw Water Transmission Main	12	2.6	4.0	7.9	5.9	11.6
Transmission Main from Tunnel to WTP	18	5.8	4.0	3.5	5.9	5.2

Table 2.3 Raw Water Pump Station Capacity Evaluation

Pump Station	Total Capacity (mgd)	Firm Capacity (mgd)	2017 Maximum Day Demand (mgd)	2040 Maximum Day Demand (mgd)	Additional Firm Capacity Required by 2040 (mgd)
Raw Water Pump Station	5.2	3.9	4.0	5.9	2.0

2.4 Raw Water Supply Expansion Options

Four potential raw water supply expansion options were evaluated. The objectives of the raw water expansion are to:

- Provide a replacement for the 12-inch raw water pipelines that are undersized
- Provide additional capacity to serve new growth
- Provide redundancy to the raw water supply

Provide redundancy to the raw water pipeline. In an effort to spread costs over time while meeting future water demands identified in Table 2.1, a four phased expansion program has been planned. The first three phases provide the capacity for 6.6 mgd, consistent with the proposed expansion of the water treatment plant. The fourth phase provides a redundant water supply:

1. Phase 1 - There are four hollow jet tubes that are designed to pass spring runoff or high flows around the dam. With current operating practices, two of these tubes are always pressurized with water. Construct a new 18-inch intake pipe from two hollow jet tubes to the suction header of the raw water pump station, and make improvements to the suction header. Figure 2.10 shows one location where the hollow jet tubes are located. Figure 2.11 shows where water is discharged from the hollow jet tubes, and also shows the entrance to the access tunnel.

2. Phase 2 - Increase the capacity of the raw water pump station by adding two additional pumps. One pump could be added now, and the second pump could be added in the future when water demands require an additional pump. Improvements will also be made to the capacity of the raw water pump station discharge header.
3. Phase 3 - Construct an 18-inch pipeline from the raw water pump station to the 18-inch pipe at the entrance to the tunnel.
4. Phase 4 - Develop a redundant water supply that may be used for growth in the distant future.

The following sections describe four redundant raw water delivery options that would comprise Phase 4 of the raw water expansion.

2.4.1 Option 1 – Take the Water Supply from the Hollow Jet Tubes

Option 1 Phase 4 consists of developing an alternative water source by connecting a second pipe to the hollow jet tubes and delivering the raw water to a new raw water pump station. The location of the new raw water pump station is not determined but might be located outside current buildings at the dam if there is no space in buildings at the dam. The new pump station would include four 1,550 gpm pumps that would provide a firm capacity of an additional 6.6 mgd. A new 18-inch transmission main would connect the new raw water pump station with the WTP. The pipeline route could go along the tunnel that provides access to the dam, or a separate tunnel could be bored through the canyon wall up to the surface. Cost estimates in this report are based on the new transmission main running parallel to the existing transmission main.

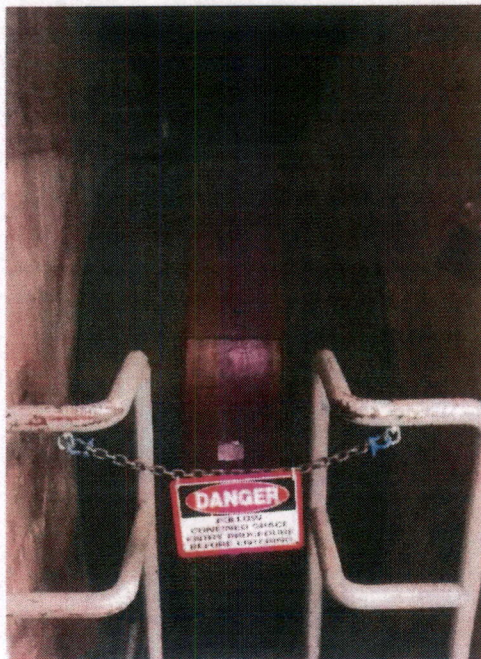


Figure 2.10 Hollow Jet Tube Access



Figure 2.11 Hollow Jet Valves and Entrance to the Access Tunnel

Table 2.4 summarizes the components of each phase of the construction program and Figure 2.12 shows the location of each construction phase on the map.

Table 2.4 Phased Construction Program – Option 1

Phase	Additional Infrastructure
Phase 1	Connect two hollow jet tubes to a new 18-inch raw water pipeline to the existing raw water pump station
	Add a new strainer on the pipe from the hollow jet tubes
	Increase the capacity of the pump station suction header
Phase 2	Add two 910 gpm pumps to the raw water pump station
	Upgrade electrical switchgear for all the pumps
Phase 3	Increase the capacity of the raw water pump station discharge header
	Replace the 12-inch transmission main from the raw water pump station to the entrance of the tunnel with an 18-inch pipeline
Phase 4	Connect a second raw water intake pipe to the hollow jet tubes
	Add a booster pump station with 4 pumps, 1,550 gpm each
	Construct an 18-inch transmission main to the WTP

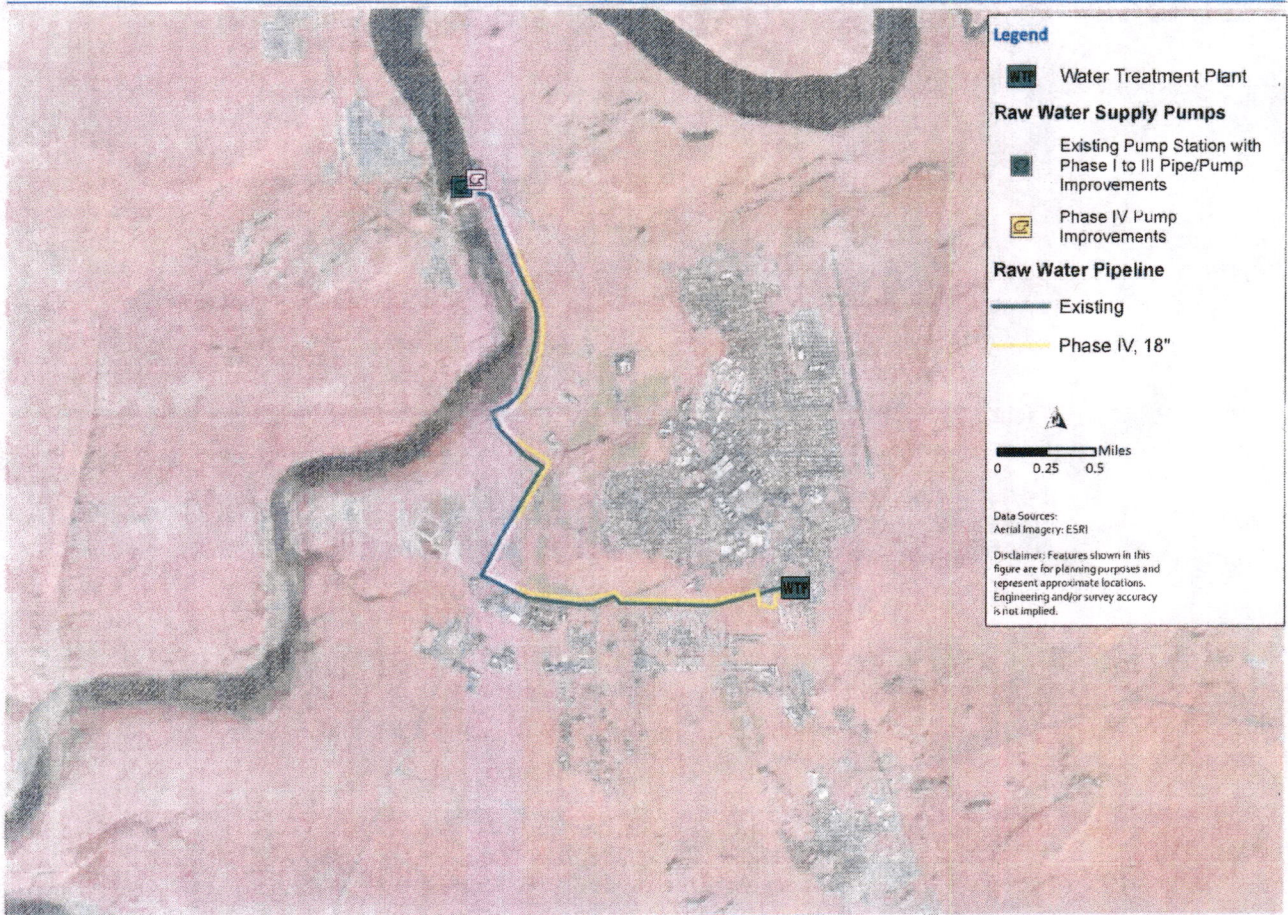


Figure 2.12 Option 1 Phased Raw Water System Improvements

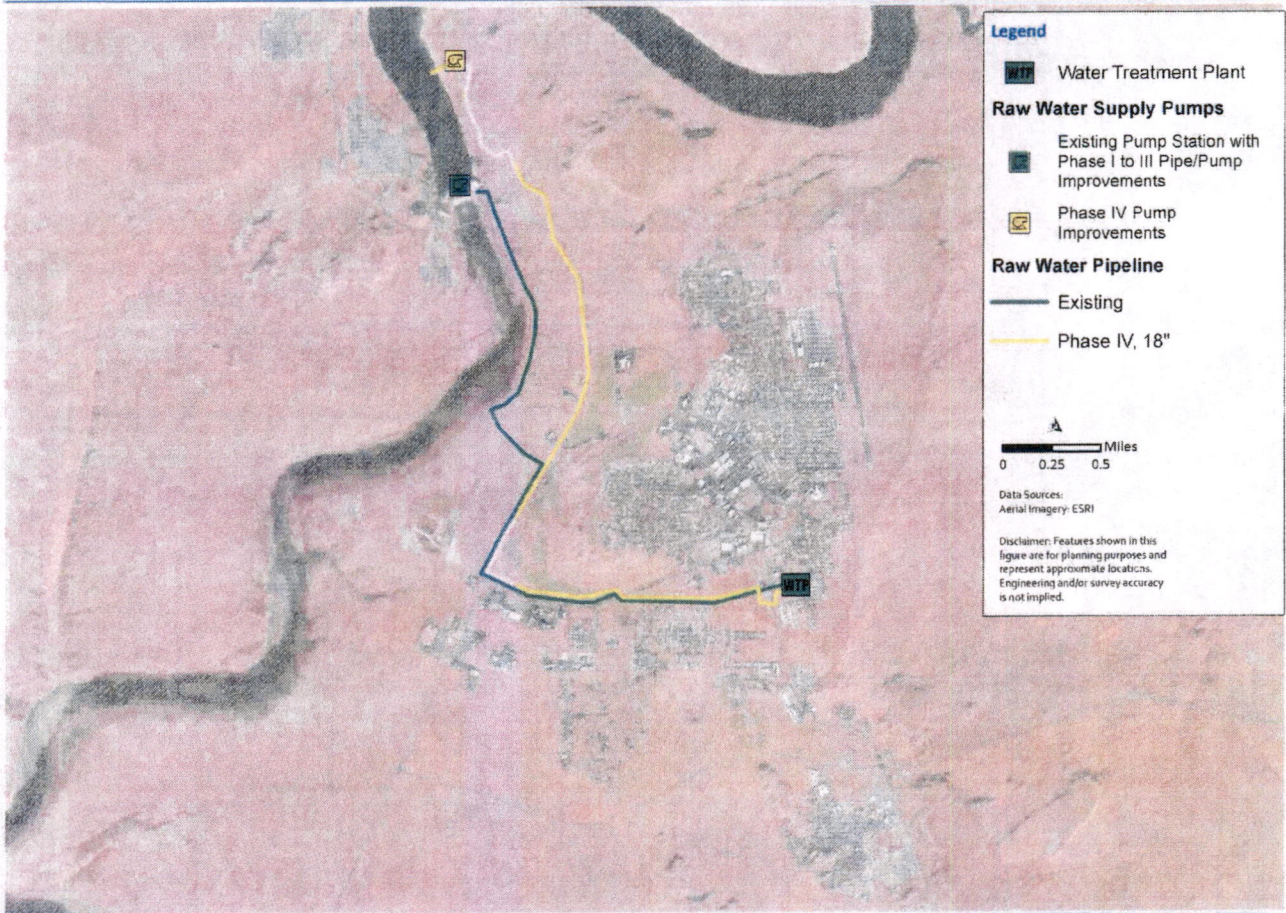
2.4.2 Option 2 – Water Intake Upstream of the Glen Canyon Dam

Option 2 Phase 4 consists of constructing a new intake located upstream of the Glen Canyon Dam that would take water directly from Lake Powell. This option was studied in detail previously and documented in the report: Page-LeChee Water Supply - Part 1, June 2004 by the USBR. This project includes an intake structure that takes water from the lower levels of Lake Powell, a pump station with four 1,550 gpm pumps, and a new 18-inch transmission main that delivers water to the WTP.

Table 2.5 summarizes the contents of each phase for Option 2. Figure 2.13 shows the location of each phase of improvements.

Table 2.5 Phased Construction Program – Option 2

Phase	Additional Infrastructure
Phase 1	Connect two hollow jet tubes to a new 18-inch raw water pipeline to the existing raw water pump station
	Add a new strainer on the pipe from the hollow jet tubes
	Increase the capacity of the pump station suction header
Phase 2	Add two 910 gpm pumps to the raw water pump station
	Upgrade electrical switchgear for all the pumps
	Increase the capacity of the raw water pump station discharge header
Phase 3	Replace the 12-inch transmission main from the raw water pump station to the entrance of the tunnel with an 18-inch pipeline
Phase 4	New raw water intake structure, building and pump lines
	18-inch transmission main to WTP



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Figure 2.13 Option 2 Phased Raw Water System Improvements

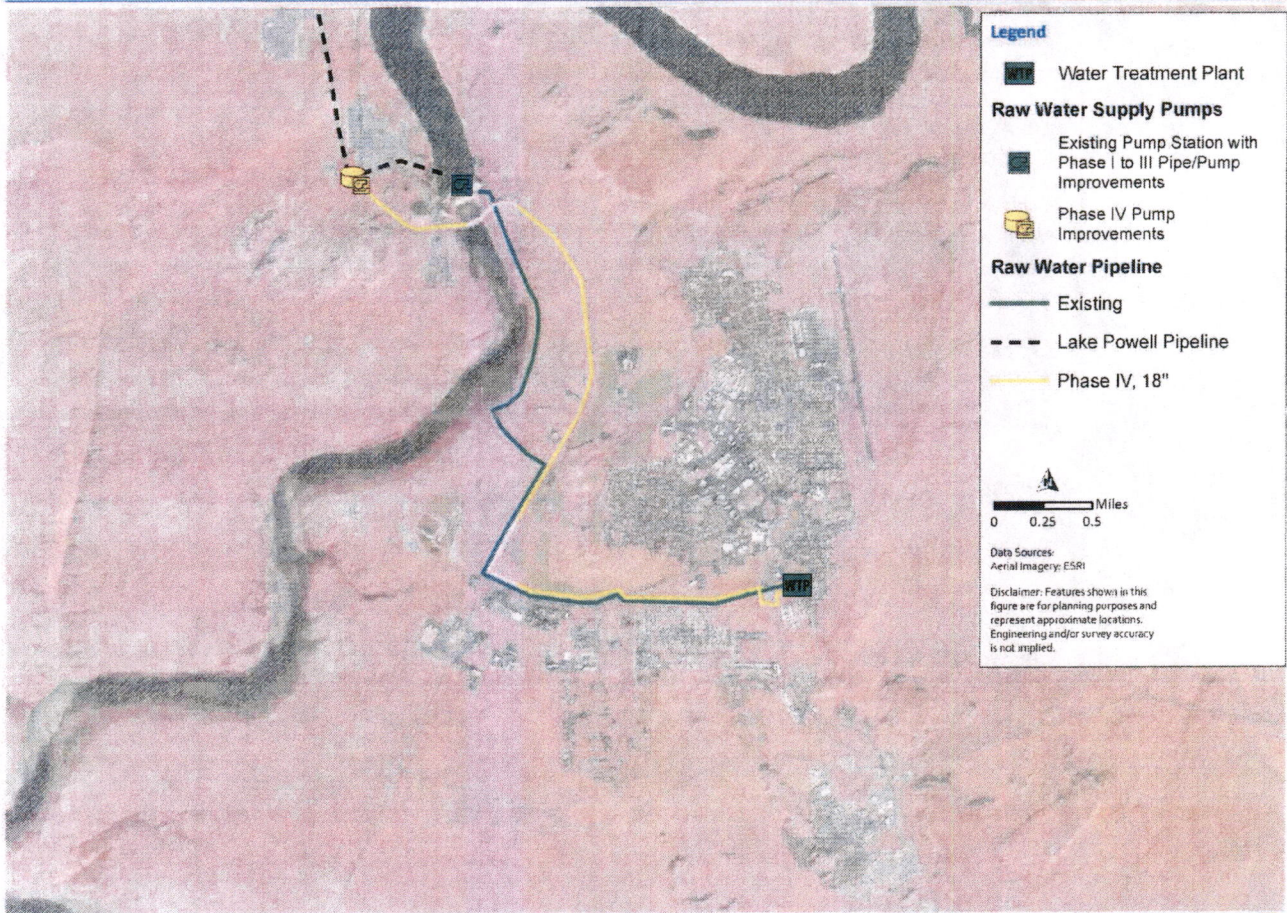
2.4.3 Option 3 – Connect to the Lake Powell Pipeline

Option 3 Phase 4 consists of taking water from the proposed Lake Powell pipeline. The Lake Powell Pipeline Project is planned to transport water from Lake Powell to St. George and other growing areas in southern Utah. The pump station that will draw water from the lake will be located on the west side of the Glen Canyon Dam. The operating hydraulic gradeline at the point of the proposed connection is not known, but a pressure reducing, or pumping station will be required to manage the hydraulic gradeline needed to deliver water to the Page water treatment plant. A storage tank could be constructed near the Lake Powell pipeline and then a pump station could deliver water to the Page WTP. A new 18-inch transmission main will be needed to deliver raw water across the dam and then south to the WTP. This pipeline could be located on top of the dam, or possibly in one of the tunnels that runs across the dam.

Table 2.6 summarizes the components of each construction phase. Figure 2.14 shows the location of each construction phase.

Table 2.6 Phased Construction Program – Option 3

Phase	Additional Infrastructure
Phase 1	Connect two hollow jet tubes to a new 18-inch raw water pipeline to the existing raw water pump station
	Add a new strainer on the pipe from the hollow jet tubes
	Increase the capacity of the pump station suction header
Phase 2	Add two 910 gpm pumps to the raw water pump station
	Upgrade electrical switchgear for all the pumps
	Increase the capacity of the raw water pump station discharge header
Phase 3	Replace the 12-inch transmission main from the raw water pump station to the entrance of the tunnel with an 18-inch pipeline
Phase 4	Make a connection to Lake Powell Pipeline (pump station, storage, or a PRV)
	Construct a new 18-inch transmission main to WTP



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Figure 2.14 Option 3 Phased Raw Water System Improvements

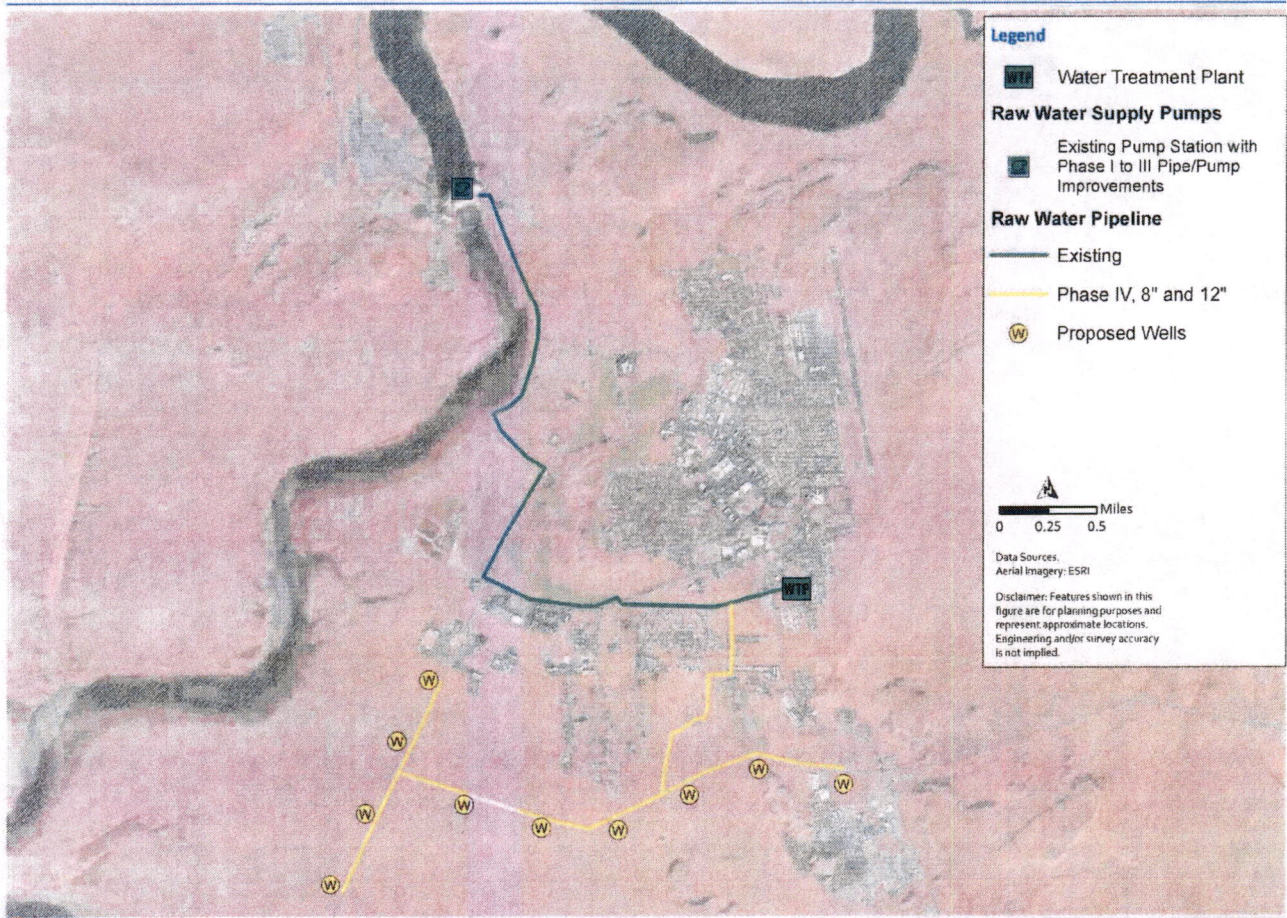
2.4.4 Option 4 – Develop a Well Field along Hwy 89 and Hwy 98

Option 4 Phase 4 consists of developing a well field along Hwy 89 and Hwy 98. The water table in this region is expected to be around 1,500 feet requiring deep wells. The water yield is expected to be very low, around 200 gpm. At least 10 wells will need to be constructed to provide a water supply of 2,000 gpm. Due to the cost of constructing a well field, this option is intended only to provide a current average day demand redundancy to allow the 12-inch raw water intake and 12-inch raw water transmission main to be replaced.

Table 2.7 summarizes the components of each construction phase. Figure 2.15 shows the infrastructure that would be constructed in each phase.

Table 2.7 Phased Construction Program – Option 4

	Infrastructure Addition
Phase 1	Connect two hollow jet tubes to a new 18-inch raw water pipeline to the existing raw water pump station
	Add a new strainer on the pipe from the hollow jet tubes
	Increase the capacity of the pump station suction header
Phase 2	Add two 910 gpm pumps to the raw water pump station
	Upgrade electrical switchgear for all the pumps
	Increase the capacity of the raw water pump station discharge header
Phase 3	Replace the 12-inch transmission main from the raw water pump station to the entrance of the tunnel with an 18-inch pipeline
Phase 4	Drill 10 wells
	Equip 10 wells
	New 8-inch raw water transmission main along Hwy 89
	New 12-inch raw water main along Hwy 98 to the WTP



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Figure 2.15 Option 4 Phased Raw Water System Improvements

2.5 Cost Estimates

2.5.1 Cost Development Methodology

Cost estimates have been developed for the water supply expansion options identified in the previous sections. These estimates were prepared in accordance with the guidelines of the Association for the Advancement of Cost Engineers (A.A.C.E.) International for a Class 5 estimate. Table 2.8 summarizes the A.A.C.E. International cost estimating classifications, the level of project definition (percent of design), uses, appropriate cost estimating methodologies, and the expected accuracy of each class. Design work would need to be undertaken to obtain more precise cost estimates. When preparing capital project estimates, the expected accuracy range of the cost estimate should be considered when establishing the CIP budgets.

Table 2.8 A.A.C.E. International Cost Estimating Classification Summary

Estimate Class	Maturity Level of Project Definition Deliverables - (Level of Engineering Design)	End Use	Typical Cost Estimating Methodology Used	Expected Accuracy Range (Low/High)
Class 5	0% to 2%	Conceptual screening	Capacity factored, parametric models, judgment or analogy	L: -20% to -50% H: +30% to +100%
Class 4	1% to 15%	Study or feasibility	Equipment factored or parametric models	L: -15% to -30% H: +20% to +50%
Class 3	10% to 40%	Budget authorization or control	Semi-detailed unit costs with assembly level line items	L: -10% to -20% H: +10% to +30%
Class 2	30% to 75%	Control or bid/tender	Detailed unit cost with forced detailed take-off	L: -5% to -10% H: +5% to +20%
Class 1	65% to 100%	Check estimate or bid/tender	Detailed unit cost with detailed take-off	L: -3% to -10% H: +3% to +15%

2.5.2 Costs

Costs were developed for the recommended infrastructure addition using R.S. Means and other unit cost sources. Multipliers for overhead (10 percent), construction profit (6 percent), sales tax (65 percent of applicable costs at 9.1 percent), and contingencies (10 percent) were then added to prepare construction costs for each project. The construction cost represents what the City should expect to pay a contractor to construct the project. The City will have other expenses to complete the project including design, inspection, project management, and contingencies. A multiplier of 1.4 was used to represent these additional costs and applied to the construction cost to obtain a project cost for each infrastructure addition.

2.5.3 Water Supply Option Cost Estimates

Table 2.9 through Table 2.12 summarize the cost estimates for each of the raw water supply expansion options and phases.

Table 2.9 Cost Estimate for Option 1 - Connect to the Hollow Jet Tubes

Phase	Infrastructure Required	Construction Cost (\$)	Project Cost (\$)
Phase 1	Connect to two hollow jet tubes, construct a new intake pipe from hollow jet tubes to the raw water pump station and increase the capacity of the pump station suction header	\$880,000	\$1,232,000
Phase 2	Add two 910 gpm pumps to the pump station, increase the capacity of the pump discharge header, and replace electrical switchgear for the pumps	\$2,483,000	\$3,476,000
Phase 3	Construct an 18-inch pipeline from the raw water pump station to the 18-inch pipe in the tunnel.	\$288,000	\$403,000
Subtotal (Phase 1 to 3)		\$3,651,000	\$5,111,000
Phase 4	Connect to water sources	\$400,000	\$560,000
	Raw water intake pipe	\$221,000	\$309,000
	Booster pump station with 4 pumps, 1,550 gpm each	\$3,395,000	\$4,753,000
	Construct 18-inch transmission main from new booster pump station to WTP	\$8,353,000	\$11,694,000
Subtotal (Phase 4)		\$12,369,000	\$17,316,000
Total (Option 1)		\$16,020,000	\$22,427,000

Table 2.10 Cost Estimate for Option 2 - Water Intake Upstream of the Glen Canyon Dam

Phase	Infrastructure Required	Construction Cost (\$)	Project Cost (\$)
Phase 1	Connect to two hollow jet tubes, construct a new intake pipe from hollow jet tubes to the raw water pump station and increase the capacity of the pump station suction header	\$880,000	\$1,232,000
Phase 2	Add two 910 gpm pumps to the pump station, increase the capacity of the pump discharge header, and replace electrical switchgear for the pumps	\$2,483,000	\$3,476,000
Phase 3	Construct an 18-inch pipeline from the raw water pump station to the 18-inch pipe in the tunnel.	\$288,000	\$403,000
Subtotal (Phase 1 to 3)		\$3,651,000	\$5,111,000
Phase 4	Intake Structure, Building and Pump lines	\$14,600,000	\$20,440,000
	18-inch new transmission main from new booster pump station to WTP	\$7,815,000	\$10,941,000
Subtotal (Phase 4)		\$22,415,000	\$31,381,000
Total (Option 2)		\$26,066,000	\$436,492,000

Table 2.11 Cost Estimate for Option 3 - Connection with the Lake Powell Pipeline Project

Phase	Infrastructure Required	Construction Cost (\$)	Project Cost (\$)
Phase 1	Connect to two hollow jet tubes, construct a new intake pipe from hollow jet tubes to the raw water pump station and increase the capacity of the pump station suction header	\$880,000	\$1,232,000
Phase 2	Add two 910 gpm pumps to the pump station, increase the capacity of the pump discharge header, and replace electrical switchgear for the pumps	\$2,483,000	\$3,476,000
Phase 3	Construct an 18-inch pipeline from the raw water pump station to the 18-inch pipe in the tunnel.	\$288,000	\$403,000
Subtotal (Phase 1 to 3)		\$3,651,000	\$5,111,000
Phase 4	Connection with Lake Powell Pipeline (Pump station – a part ownership and PRV)	\$3,000,000	\$4,200,000
	18-inch new transmission main to WTP	\$8,386,000	\$11,741,000
	Approval from Agency for Connection	\$1,000,000	\$1,400,000
Subtotal (Phase 4)		\$12,386,000	\$17,341,000
Total (Option 3)		\$16,037,000	\$22,452,000

Table 2.12 Cost Estimate for Option 4 - Develop Well Field along Hwy 89 and Hwy 98

Phase	Infrastructure Required	Construction Cost (\$)	Project Cost (\$)
Phase 1	Connect to two hollow jet tubes, construct a new intake pipe from hollow jet tubes to the raw water pump station and increase the capacity of the pump station suction header	\$880,000	\$1,232,000
Phase 2	Add two 910 gpm pumps to the pump station, increase the capacity of the pump discharge header, and replace electrical switchgear for the pumps	\$2,483,000	\$3,476,000
Phase 3	Construct an 18-inch pipeline from the raw water pump station to the 18-inch pipe in the tunnel.	\$288,000	\$403,000
Subtotal (Phase 1 to 3)		\$3,651,000	\$5,111,000
Phase 4	Well Drilling and Equipment Cost	\$25,220,000	\$35,308,000
	New Transmission Main	\$4,800,000	\$6,720,000
Subtotal (Phase 4)		\$30,020,000	\$42,028,000
Total (Option 4)		\$33,671,000	\$47,139,000

2.6 Water Supply Expansion Options Comparison

Table 2.13 presents the cost estimates of each of the water expansion options. Based on the costs of the options, Options 1 and 3 are similar, and lower than Options 2 and 4. However, in addition to costs, there are other factors that need to be considered.

For each of the options, approval will be needed from the USBR. The first step in obtaining this approval is preparing a proposal that is based on a preliminary design. Designs will need to comply with the design standards of the USBR, and the USBR will oversee the design. The USBR may have perspectives on which option is the most feasible, and less disruptive to USBR activities. The USBR has been briefed on each of these options, and follow-up is needed to obtain buy-in on a selected option.

Option 3 requires the additional coordination with the entities that will be constructing the Lake Powell Pipeline, and initial contact to coordinate this option has not taken place. One downside of Option 3 is that the timing of the Lake Powell pipeline may or may not coincide with the time that Page needs the raw water system expansion.

A connection to the Lake Powell pipeline may provide other benefits to Page even if not used for the current raw water supply expansion. The City's planning area extends to the north side of the Colorado River. Development on this side of the Colorado River may be years into the future, but the current raw water system is not likely to be able to provide water to this side of the river. Therefore, the connection to the Lake Powell pipeline may be the mechanism for providing a water supply to this side of the river that initiates growth. For this reason, the City should initiate discussions with the pipeline owners to see about a connection to the pipeline.

Table 2.13 Cost Comparison

	Description	Project Cost (\$)
Option 1	Connection with the hollow jet tubes	\$22,427,000
Option 2	Water intake from upstream of the Glen Canyon Dam	\$36,492,000
Option 3	Connection with the Lake Powell Pipeline Project	\$22,452,000
Option 4	Developing water field along Hwy 89 and Hwy 98	\$47,139,000

2.7 Conclusions and Recommendations

1. The raw water pump station and transmission main was designed and is maintained according to USBR standard practices, and appears to be well maintained.
2. The 12-inch raw water intake that takes water from the face of the dam is infrastructure that is very difficult to access for inspections, maintain, and impossible to expand. This raw water intake was constructed in the 1950's and the remaining useful life of this intake is not known and possibly not knowable. Therefore, Page should work to obtain a redundant raw water supply.
3. The 12-inch diameter portion of the raw water supply system is undersized and not capable of supplying water for additional growth that Page anticipates, so Page should proceed immediately to find a way to expand the capacity of the raw water supply system.
4. Based on the information that is available currently, Option 1 is recommended as the preferred way to expand the capacity of the Page Raw water system, pending further investigations for feasibility.
5. Option 3 should be pursued for a water supply for development on the west side of the Colorado River.

6. There are several investigations that need to take place to prove the viability of the raw water expansion options. A feasibility study is recommended that would be completed in collaboration with the USBR to address unknowns that include:
- a. What is the best way to connect to the hollow jet tubes and the existing pump station?
 - b. Where should the second raw water pump station be located?
 - c. What is the feasibility of locating an additional raw water pipeline in the access tunnel to the dam?
 - d. What issues need to be addressed in connecting with the existing 18-inch raw water pipeline as it leaves the canyon?
 - e. What are the current technical, legal, and political issues that need to be addressed to construct a new intake from Lake Powell?
 - f. What are the current technical, legal, and political issues that need to be addressed to construct a connection to the Lake Powell Pipeline?
 - g. If a well field is constructed, where are better locations for wells?
 - h. Planning level costs would need to be refined based on the additional insights obtained from the feasibility study.

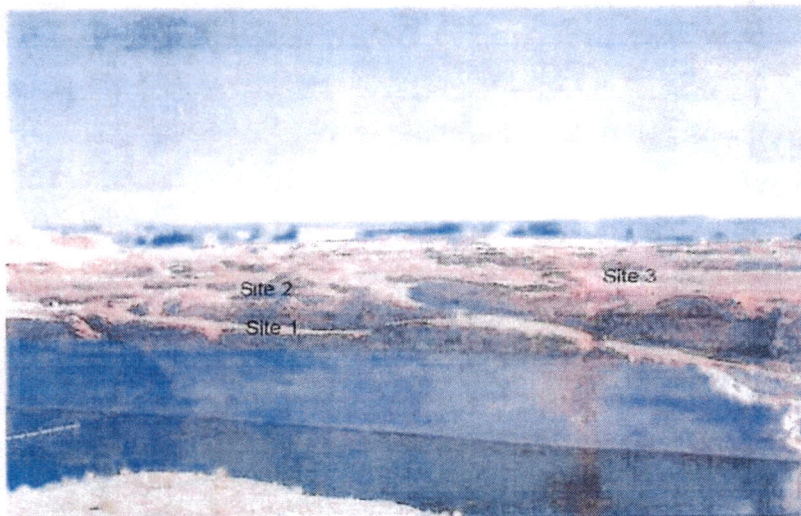
RECLAMATION

Managing Water in the West

Page-LeChee Water Supply - Part 1

Concept Design Study - Report of Findings

City of Page, Arizona
Navajo Nation Chapter of LeChee
Upper Colorado Region



U.S. Department of the Interior
Bureau of Reclamation
Technical Service Center
Denver, Colorado

June 2004

Page-LeChee Water Supply - Part 1
Concept Design Study
Report of Findings

Signature Sheet

Prepared by:


Richard LaFond, D-8120, Structural Engineer
Team Leader

6/17/04
Date

Steve Robertson
Steve Robertson, D-8140, Civil Engineer

6/16/04
Date

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Carlton Smith, D-8160, Construction Liaison Engineer

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Date

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Date

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Steve Willcutt, D-8320, Geologist

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Date

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6/18/04
Date

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Michael Schuh, D-8440, Electrical Engineer

6/17/04
Date

Peer Reviewed by:

Paul M. Ruchti, P.E.
Paul Ruchti, D-8120, Structural Engineer, PE

6/17/2004
Date

PAGE-LECHEE WATER SUPPLY - PART 1

CONCEPT DESIGN STUDY

Executive Summary

The existing water supply for the City of Page and the neighboring Navajo Nation Chapter of LeChee is obtained from Lake Powell through pumping and conveyance facilities that were initially installed during the construction of Glen Canyon Dam and Power Plant between 1957 and 1964. Since that time, system improvements to increase capacity have occurred; however, additional intake facilities are required to permit the City of Page and Navajo Nation Chapter of LeChee (LeChee) to fully use their water allocation, and provide dependability and redundancy to their water delivery system. Through a contract with the Bureau of Reclamation (Reclamation) and as clarified through subsequent letters of concurrence, the City of Page is allocated an annual delivery of water from storage in Lake Powell to allow for the consumptive use of 2,740 acre-feet. As a contractual obligation, the City is required to deliver up to 100,000 gallons of treated water per day to LeChee.

Future raw water requirements and alternatives to increase system capacity to meet these requirements were investigated by Tetra Tech RMC in 2002 [1]. As part of this investigation, appraisal level estimates were prepared for three options and a New Lake Intake alternative was recommended for further study based on its cost and ability to meet future water needs. Costs for pump stations and pipelines were based on unit cost data; dollars per horsepower for pump stations, and dollars per lineal foot for various diameters of pipelines.

This Report of Findings develops the New Lake Intake alternative in greater detail to permit a better definition of required features, understanding of obstacles, and development of more accurate construction cost estimates. Part 1 of the water supply study documents the necessary features and improvements between Lake Powell and the Water Treatment Plant. Part 2 of the water supply study will address facilities and features between the Water Treatment Plant and LeChee.

The proposed modified water supply system between Lake Powell and the Water Treatment Plant will continue to use the existing water supply system. In its current configuration, the existing water supply line consists of a 12-inch pipe from the reservoir intake at elevation 3480.0 feet, to three horizontal pumping units plus one backup unit located in the Machine Shop of the Glen

The vertical shaft plants also have the capability of being retrofitted for deeper withdrawal from Lake Powell at a future date. Although most microtunneling companies contacted during this study were reluctant to state they had the capability of installing the deeper lake tap under a head of 230 feet (assumed reservoir level during construction, elevation 3600), it would be possible to excavate a deeper vertical shaft, install the shallow lake tap now, and make provisions for installing a deeper lake tap in the future should the reservoir water level continue to fall.

Level of Study

The scope of this concept study was limited to the development of a modified water supply system that incorporates the existing system with a new reservoir-side intake, pumping plant, and pipeline connecting to the existing water treatment plant. The purpose of the study was to develop a better definition of required features, understanding of obstacles, and development of more accurate construction cost estimates; and to use these costs to compare plant types and withdrawal levels.

This study is based on available existing design data from past work accomplished by Reclamation and the City of Page in the vicinity of the proposed work, and is generally limited to the references listed at the end of this report. Although a limited topographic survey near the proposed pumping plant sites was obtained by the City of Page, this concept study utilized data from aerial surveys provided by Reclamation and the City of Page. No geologic exploration at the proposed plant sites or along the proposed pipeline, or surveys of the cliff face and reservoir bottom, were accomplished to verify assumptions used to develop the alternatives. Cost estimates can change as more design data becomes available.

Concepts and assumptions used in this study have not been subject to detailed design and value engineering. Preliminary identification and sizing of required features was accomplished based on engineering judgment, limited analyses, available design data, and assumptions in the absence of data. Major features were broken down into their cost components and quantities were calculated for these components. Unit prices based on recent work of similar nature and adjusted for location and current economic trends were determined for the identified cost components and a field cost estimate was calculated.

based on its cost and ability to meet future water needs.

This Report of Findings develops the New Lake Intake alternative in greater detail to permit a better definition of required features, understanding of obstacles, and development of more accurate construction cost estimates. Part 1 of the water supply study documents the necessary features and improvements between Lake Powell and the Water Treatment Plant. Part 2 of the water supply study will address facilities and features between the Water Treatment Plant and LeChee. Part 2 work will be the subject of a separate future report.

Future Water Needs

Through a contract with the Bureau of Reclamation and as clarified through subsequent letters of concurrence, the City of Page is allocated an annual delivery of water from storage in Lake Powell to allow for the consumptive use of 2,740 acre-feet per year. As a contractual obligation, the City is required to deliver up to 100,000 gallons of treated water per day (112 acre-feet per year) to LeChee. The existing infrastructure does not allow the City of Page to meet their peak demands or allow the City and LeChee to utilize their full water allocation.

For the purpose of this study, population growth and future water needs estimates developed by Tetra Tech RMC [1] are assumed to be accurate. Future raw water requirements for Page and LeChee were estimated based upon projected future population and per capita water use in each community. The following Table 1 summarizes their year 2000, and estimated future population and treated water demands for the City of Page and LeChee, combined.

7200
Table 1: Population and Water Demands *

Year	2000	2008	2020	2026	2040
Population	8,789	10,438	12,962	14,299	17,728
Annual Demand (acre-feet)	2,410	2,943	3,852	4,217	5,134
Average Daily Demand (mgd)	2.15	2.63	3.44	3.76	4.58
Average Daily Demand (gpm)	1,493	1,826	2,389	2,611	3,181
Peak Daily Demand (mgd)	4.55	5.60	7.43	8.14	9.96
Peak Daily Demand (gpm)	3,160	3,889	5,160	5,653	6,917
Page Golf Course Peak Demand (gpm)	1,944	1,944	1,944	1,944	1,944
Total Peak Demand (gpm)	5,104	5,833	7,104	7,597	8,861

* Summary Report by Tetra Tech RMC dated January 2003 [1].

Between 1980 and 1982, under the Service Road Tunnel Rehabilitation contract [7], the 12-inch water line installed downstream from the 12-inch stub at the river outlet valve structure, and upstream of the grouted, vertical 12-inch pipe at tunnel station 60+02.39, was replaced by an 18-inch cement mortar-lined, steel pipe encased in concrete below the tunnel invert. See Figures 21 (557-D-3368), 22 (557-D -3396), 23 (557-D 3397), and 24 (557-D 3398).

In 1991, the City of Page let a contract [8] to drill a new vertical access hole near the existing shaft to accommodate an 18-inch steel pipe between the canyon rim and the power plant access tunnel below, and replace approximately 1,000 feet of dual 12.75 OD pipe with a single 18-inch diameter mortar-lined ductile iron pipe. See Figures 25 through 29 (Dibble and Associates Sheets 1 through 5). In 1997, the City of Page let a contract [9] to replace the remaining dual 12.75 OD pipe with a single 18-inch diameter mortar-lined ductile iron pipe thus completing the 18-inch water line from the river outlet valve structure to the water treatment plant. See Figures 30 through 37 (MCM Engineering, Inc. Sheets 1 through 8.). In its current configuration the water supply line consists of 12-inch pipe from the reservoir intake to the river outlet valve structure, and 18-inch pipe from the valve structure to the water treatment plant.

The pumping units are maintained by personnel from the Glen Canyon Field Division Office who also operate the dam and power plant. The pumping plant is operated remotely by the City of Page over phone lines from the City Command Center. Based on storage tank levels at the water treatment plant, the system automatically operates Pump Units 1, 2, and 3. Pump Unit 4 is a backup unit and cannot be operated remotely but has been energized manually at peak demand times [2].

Evaluation of Existing Pumping Units

The four horizontal pumps installed in the Glen Canyon Power Plant are Gould Model 3360 pumps. The manufacturer's pump curves indicate the pumps have a minimum operating head of 760 feet for the impeller trim indicated. (See Appendix A, Figure A-10). Due to the age of the existing pump units, the Glen Canyon Field Division Office can no longer obtain parts for the existing units. A Flowserve Model 100NMB pump was procured by the Glen Canyon Field Division Office in March 2003 to replace the Unit 2 Gould pump which was taken out of service in February 2003 due to a bearing failure. The Flowserve manufacturer's curves indicate that the pump's minimum operating head is 670 feet for the impeller trim indicated. (see Appendix A,

ATTACHMENT #3

PAGE UTILITY ENTERPRISES
WATER FUND
BALANCE SHEET
July 31, 2024

ASSETS

Current Assets

Cash & Working Funds	3,644,851
LGIP Reserve Account	4,596,608
Customer Accounts Receivable	269,598
Other Accounts Receivable	469
Provision For Uncollectable Accts	(24,023)

Total Current Assets 8,487,504

Fixed Assets

Water Plant in Service	2,042,149
Other Tangible Assets	22,540,097
Depreciation & Amortization	(18,529,044)
Work in Progress	

Net Fixed Assets 6,053,202

Other Assets

Prepayments	127,103
Inventory-Material & Supplies	203,328

Total Other Assets 330,431

Total Assets 14,871,138

LIABILITIES AND EQUITY

Current Liabilities

Accounts Payable	132,585
Customer Deposits Payable	130,415
Misc Current & Accrued Liabilities	670,690

Total Current Liabilities 933,689

Total Liabilities 933,689

Equity & Net Revenues

Accumulated Net Revenues	13,861,760
Current Net Revenues	75,689

Total Equity & Net Revenues 13,937,449

Total Liabilities and Equity 14,871,138

CONSENT AGENDA 6. 1. d.

City Council Special Agenda

Meeting Date: 12/04/2024

Title: Library Board Minutes - Special October 24, 2024

Presented by:

Subject:

Library Board Minutes - Special October 24, 2024

Attachments

Library 10242024

PAGE PUBLIC LIBRARY ADVISORY BOARD
SPECIAL MEETING MINUTES
October 24, 2024

A Special Page Public Library Advisory Board Meeting was held on October 24 at 5:30 p.m. at the Page Public Library.

Members	Position	Attendance
Cindy Stafford	Chair	P (phone)
Debbie Winlock	Library Manager	A
Marie Cloutier		P
Tracy Salmi		A
Stacey Shropshire	Secretary	P
Terrie Simmons		P
Kathy Spellman		P
Camille Hammond		P
Mike Farrow	City Liaison	P
Silvia Bell	Library Staff	P

Chair Cindy Stafford presided and called the meeting to order at 5:36 p.m.

MINUTES

Regular Meeting, 2024, 5:30 pm

Tracy Salmi made a motion to accept the minutes. It was seconded.

Motion carried unanimously.

REPORTS

Citizen's Comments •

None.

Manager's Report

- AC unit still out
- New hires: Antonia Muscat has been hired as the
- Still Need a couple of more positions • New hours are coming: **UNFINISHED**

BUSINESS

None.

NEW BUSINESS New co-chair

- Basically a back-up position.
 - Tracy Salmi was nominated for co-chair.
 - It was moved and seconded that Tracy Salmi be the new co-chair. ○
- Motion passed unanimously.

Council Member Liaison

- Job description was read.

Programs

- Trunk or Treat: 5:30-8:00 pm
 - Will be in Ace Hardware parking lot.
 - Putting everything together, the balloon regatta and Trunk or Treat..
 - Need volunteers (set-up, trunkers, etc.).
 - Volunteers will need to fill out volunteer forms for this event.
 - Volunteers will start set-up between 1 and 3 pm.
 - Trunkers have been instructed to arrive by 4.
 - Library will be closed at 4 pm so all staff can get to the Trunk and Treat.
 - Coincides with first night of Balloon Regatta.
 - Trunk or Treat candy should be dropped off at the library.
- Toys for Tots will start Dec 9, 2024

Library Stats

- Stats may be low due to open coordinator positions. ● Improvement overall. **50th Celebration**
- Interesting article: Page Public Library made New York Times due to an ordinance with strong penalties, including jail time, for not returning books.
- The time capsule was placed on the 2nd anniversary of Page becoming a city (1977), to be opened in 48 years, during the 50th anniversary year 2025

BOARD MEMBER UPDATES

- Tracy Salmi was voted in as co-chair.
- Mike Farrow will continue as Board Liaison.

ADJOURNED at pm.

FOR YOUR INFORMATION: The next regular meeting is on November 21, 2024, at 5:30 pm at the library.

Lucinda Stegman 11/21/2024 Chair Date

Tracy Salmi 11-21/2024 Secretary Date



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

CONSENT AGENDA 6.2. a.

City Council Special Agenda

Meeting Date: 12/04/2024

Brief Title: Amendment to Westwind Airport Lease

Presented by: Josh Smith, City Attorney

Department: City Attorney

Action: Motion

RECOMMENDED ACTION:

Move to approve the First Amendment to the Airport Lease Agreement with Westwind Aviation, Inc.

BACKGROUND:

Westwind Aviation currently leases 3 separate spaces at the Airport. They no longer use the counter space that they have leased and have thus requested to modify their lease to remove the counter space from the lease. There is another interested party in the counter space.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 24-25

Budget Impact:

Reduction in annual revenue of about \$7k.

Attachments

Amendment

FIRST AMENDMENT TO AIRPORT LEASE AGREEMENT

This First Amendment to Airport Lease Agreement ("First Amendment") is entered into this ____ day of December, 2024 ("Effective Date"), by and between the City of Page, a municipal Corporation organized and existing under the laws of the State of Arizona ("Lessor") and Westwind Aviation, Inc., an Arizona corporation ("Lessee"), amending that certain lease between Lessor and Lessee dated January 8, 2014 ("Lease").

RECITALS:

- A. Lessor and Lessee are parties to the Lease, pursuant to which Lessor leased to Lessee property located at the Page Municipal Airport as further outlined in the Lease.
- B. Lessee desires to modify the Exclusive Use Space set forth in the Lease by removing Counter E from the Exclusive Use Space and adjusting the rent accordingly.
- C. The parties now desire to amend the Lease to accomplish the purpose stated herein.

AGREEMENT:

In consideration of the foregoing recitals and the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. All capitalized or defined terms have the meaning attributed to them in the Lease.
2. Incorporation by Reference. Except as outlined herein, the Lease is hereby incorporated by reference into this First Amendment. The parties hereto agree to be bound by all terms, conditions, covenants, and obligations in said Lease as if each were again fully set forth verbatim herein, unless modified in this First Amendment.
3. The parties agree that Section 2.1.1 of the Lease is hereby amended as follows to remove Counter E from the Exclusive Use Space:

2.1.1 Exclusive Use Space. Lessee shall be entitled to the exclusive use of Space A and B located on the 1st level of the Airport Main Terminal, containing a total of 712 square feet of space (collectively the "Exclusive Use Space"), as indicated in the City's Request for Proposal published November 6, 2013.
4. The parties agree that pursuant to Section 4.1.1 of the Lease, the new annual Base Lease Rate will be \$41,673.36 plus tax & utilities.
5. The parties agree that Exhibit A to the Lease is hereby amended to conform to this First Amendment by removing Counter Space E as a leased space.
6. In the event of a conflict between the terms of the Lease and this First Amendment, the First Amendment shall control with respect to those matters expressly modified herein,

but only to the extent of such modifications. As to all other terms, the Lease shall control. Except as expressly amended by this First Amendment, the Lease remains unmodified and in full force and effect. From and after the Effective Date, all references to the Lease shall mean the Lease as modified by and incorporating this First Amendment.

CITY OF PAGE

WESTWIND AVIATION

By: _____
Its:

By: _____
Its:

Approved as to form:

City Attorney

CONSENT AGENDA 6. 2. b.

City Council Special Agenda

Meeting Date: 12/04/2024

Title: Monthly Cash Allocation Comparison - September 2024

Presented by:

Subject:

Monthly Cash Allocation Comparison - September 2024

Attachments

Monthly Cash Allocation - Sep 2024

CITY OF PAGE

MONTHLY CASH ALLOCATION COMPARISON

		Aug-24	Sep-24
01-1110200	LGIP - GENERAL SAVINGS ACCT	17,154,906.27	17,352,773.60
01-1110250	US BANK - GENERAL SAVINGS ACCT	8,711,467.36	8,770,330.56
01-1110350	XPRESS DEPOSIT ACCOUNT	1,000.00	50.00
01-1110700	BMO CASH A/P CHKNG (COMBINED)	3,509,021.07	4,610,997.04
01-1110800	BMO CASH P/R CHKNG (COMBINED)	459,933.22	499,489.93
12-1110600	EMERG RESERVE-U.S. BANK ACCT	11,757,386.81	11,836,832.14
15-1120300	LGIP - HURF SAVINGS ACCT	1,639,556.69	1,714,952.44
32-1120500	BMO JCEF SAVINGS ACCOUNT	11,482.25	11,761.76
45-1110700	HSB CHECKING ACCOUNT	7,310,719.84	7,714,067.50
45-1110800	HSB INVESTMENT ACCT-US BANK	4,196,262.49	4,224,610.83
72-1120800	BMO -FIRE PENSION SAVINGS	29,088.03	31,871.53
72-1121100	FIRE PENSION-INVESTMENT ACCT	585,497.60	596,435.81

55,366,321.63

57,364,173.14

FUND		Aug-24	Sep-24
10	ALLOCATION TO GENERAL FUND	27,509,756.26	29,313,531.24
12	ALLOCATION TO EMERGENCY RES FUND	11,458,622.35	11,538,067.68
15	ALLOCATION TO HIGHWAY USER FUND	856,224.72	926,295.28
16	ALLOCATION TO SUBSTANCE ABUSE FUND	38,525.02	38,730.96
20	ALLOCATION TO DEBT SERVICE FUND	0.00	0.00
25	ALLOCATION TO MISCELLANEOUS GRANTS	309,014.80	277,899.87
32	ALLOCATION TO JCEF FUND	11,130.68	11,431.98
33	ALLOCATION TO MAGISTRATE COURT IMP FUND	12,760.45	14,156.62
34	ALLOCATION TO FILL THE GAP FUND	2,812.45	3,301.28
36	ALLOCATION TO DONATION FUND	46,267.32	48,681.77
40	ALLOCATION TO CAPITAL PROJECTS FUND	8,179,473.15	7,392,532.31
45	ALLOCATION TO HORSESHOE BEND FUND	3,640,257.08	3,955,365.44
46	ALLOCATION TO AIRPORT FUND	2,837,943.63	2,843,648.19
48	ALLOCATION TO LAND FUND	0.00	518,393.40
50	ALLOCATION TO PAGE UTILITY ENTERPRISES	-6,193.58	-6,630.13
51	ALLOCATION TO WATER FUND	-4,230.63	-3,429.49
52	ALLOCATION TO SEWER FUND	-951.14	-1,400.77
55	ALLOCATION TO GOLF FUND	-449,523.27	-435,440.13
57	ALLOCATION TO CEMETERY FUND	336,893.25	328,405.73
72	ALLOCATION TO FIRE PENSION FUND	581,259.68	594,981.39

55,360,042.22

57,358,522.62

NEW BUSINESS 7.1.

City Council Special Agenda

Meeting Date: 12/04/2024

Title: Presentation of Appreciation Awards to Outgoing City Councilmembers

Presented by:

Subject:

Presentation of Appreciation Awards to Outgoing City Councilmembers

NEW BUSINESS 7.2.

City Council Special Agenda

Meeting Date: 12/04/2024

Title: Oaths of Office for Newly Elected City Councilmembers

Presented by:

Subject:

Oaths of Office for Newly Elected City Councilmembers

City Council Special Agenda

7.3.

Meeting Date: 12/04/2024

Title:

Presented by:

Subject:

ROLL CALL



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 7.4.

City Council Special Agenda

Meeting Date: 12/04/2024

Brief Title: Appointment of Vice Mayor

Presented by: Steven Kidman

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

Motion to appoint _____ to the position of Vice Mayor for the term ending November 2026.

BACKGROUND:

N/A

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A
