

City of
Page

*City Council
Strategic Priorities*

2015



Page City Council

William Diak, Mayor

John Kocjan, Vice Mayor

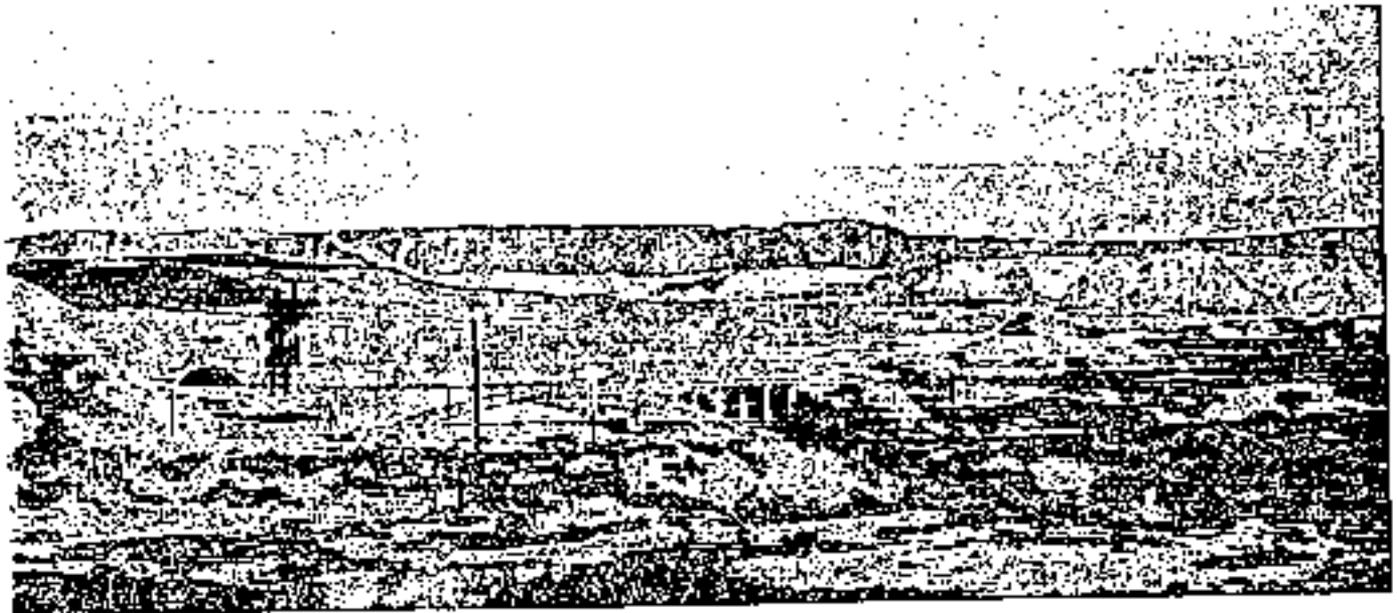
Michael Bryan, Councilmember

Scott Sadler, Councilmember

Levi Tappan, Councilmember

David Tennis, Councilmember

Dennis Warner, Councilmember



Staff

J. Crystal Prentice, City Manager

Joseph Estes, City Attorney

Kim Larson, City Clerk

Vision & Values

The City of Page is a clean, financially responsible, diverse and vibrant community that respects the quality of its environment, fosters a sense of community and family, encourages a healthful, active lifestyle and supports a wide-range of business opportunities to promote a prosperous economy.

Values

- Accountability and Transparency
- Fiscal Responsibility
- Integrity
- Customer Service
- Strategic Planning

We are accountable, transparent and fiscally responsible. We act with integrity, value customer service, and plan and act strategically.

Objective Criteria

Objective Criteria for Decision Making

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



Community Development

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

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

- Objective 1.1** Form a Community Development Department, and hire a Community Development Director to direct Planning and Zoning, Economic Development, Community Development, Tourism and Code Compliance.
- Objective 1.2** Initiate a process to develop a master plan for Horseshoe Bend and the Amphitheater.
- Objective 1.3** Review and update the property maintenance code and adopt a proactive approach to code enforcement.
- Objective 1.4** Collaborate with economic development partners to develop and support common economic objectives: promote local job creation and retention; and provide information on relocation, land sales and business recruitment.



Fiscal Stability

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

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

- Objective 2.1** Combine the Finance, Risk Management and Human Resource Departments which will enable us to better understand our costs across our organization improve efficiency and help us to become more strategic.

- Objective 2.2** Reallocate and align resources to meet objectives identified in the Strategic Plan.

- Objective 2.3** Review cash flow and investment options for potential additional interest earnings revenue.

- Objective 2.4** Review employee insurance and fringe benefits for potential savings.

- Objective 2.5** Provide City Council with a monthly Itemized financial report.



High Performing Organization

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

Goal: To create an environment that supports engaged, high performing employees; enable the City to recruit, retain and compete for talent; and ensure retention of institutional knowledge.

- Objective 3.1** Create a culture of safety, innovation and efficiency.
- Objective 3.2** Develop, implement and monitor employee performance measures.
- Objective 3.3** Draft recruitment and retention plan for City Council consideration.
- Objective 3.4** Review and update City Code.
- Objective 3.5** Establish relevant employee development through training and expanded responsibilities to prepare high-potential employees for opportunities for advancement and key leadership roles within the organization.



Improving Infrastructure

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

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

- Objective 4.1** Hire a Director of Engineer to oversee the design, construction, inspection, and maintenance of City infrastructure projects.
- Objective 4.2** In coordination with Page Utility Enterprises, create a multi-year Capital Improvement Plan for maintaining and extending the life of the City's infrastructure.
- Objective 4.3** Create a plan to address deferred maintenance on City facilities and equipment.
- Objective 4.4** Initiate the planning process for the feasibility of relocating the City's maintenance facilities.

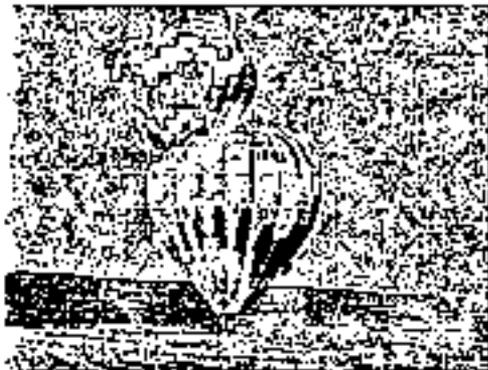


Quality of Life

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

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

- Objective 5.1 Create a Community Services Department and permanently appoint a Community Service Director to oversee the Library, Recreation, and Community Center.
- Objective 5.2 Hire a Recreation Supervisor to deliver safe, high quality recreational services.
- Objective 5.3 Evaluate recreation programs and processes in an effort to increase participant satisfaction.
- Objective 5.4 Expand partnerships with schools and other public and private organizations to increase recreation programming and available facilities for recreation programs.
- Objective 5.5 Assess needed improvements to parks, trails and open spaces.



PRIORITIES
CITY OF PAGE
by
Mayor Bill Diak

2013/2014

Philosophy

- Do not reinvent the wheel
- Fine tune those things that are working
- Change those that do not
- Build a plan
- Think outside the box
- Work to consensus
- Respect others opinions
- Be professional
- Listen
- Foster accountability
- Learn
- Look to the future
- Use resources wisely
- Get the most bang for buck
- Improve city image
- Replace I with we
- Be positive
- Work as a council not as an individual

Priorities

Set up protocols for Council and Mayor

- How Council and Mayor address one another in public
- How direction is given to City Manager from Council
- Work toward consensus on decisions that Council differ on
- Support of decisions made by Council
- Respect others opinions

Be more proactive to citizens

- Plan agenda more than one week in advance, i.e. work sessions, plan for the future not tomorrow
- Work toward those issues citizens feel are more important to them, i.e. infrastructure, city image, direction of growth, youth activities, clean up the parks, public safety and tourist activities on the mesa

Accountability

- Use resources wisely
- Be professional
- Listen to the citizens

PRIORITIES
CITY OF PAGE
by
Vice Mayor John Kocjan

2013/2014

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

PRIORITIES
CITY OF PAGE
by
Councilor Dennis Warner

2013/2014

Short Term - One Year.
(No order of preference)

1. Budget and Finance Priorities
 - Maintain fiscal integrity and identify key result areas and goals to accomplish within the current budget year.
 - Identify measures to enhance the City's revenue stream such as
 - Evaluate existing Model City Tax Code to assure that we are gaining all fair and equitable forms of tax revenue.
 - Collaborate with the business community to create ways to provide for business development and revenue enhancement.
 - Conduct City-owned land audit to identify parcels with potential sales and specific development potential
2. Tourism, Economic and Community Development priorities
 - Commission a master plan design for the Horseshoe Bend open space, parking and trail corridor
3. Other
 - Evaluate pay and benefit package for city employees with help from third party survey of other benchmark communities inclusive of private sector jobs. Include analysis and financial viability of ASRS and PSPRS pension plans and explore all options

Long Term - Two-Five Years.

1. Budget and Finance
 - Establish a five-year financial plan encompassing bond debt, staff restructuring, community development, beautification and city programs.
2. Tourism, Economic and Community Development:
 - Seek funding and development of improvements at the Horseshoe Bend parking, trail and open space.
 - Establish a city/neighborhood revitalization and improvement program and develop an organizational process to tackle the breadth of housing, neighborhood and city wide degradation issues.
 - Review, update, overhaul or abandon the existing Gateway Development Plan in lieu of a new comprehensive community development ordinance.

PRIORITIES
CITY OF PAGE
by
Councilor Mike Bryan

2013-2014

Philosophy

- City government: is set up to meet the needs of its citizens first and the wants second
- City government: needs to be only as large as needed to get the job done
- All citizens have the right to be heard
- City officials should strive to lead by example
- Honesty is the foundation of governance
- Seek to understand then to be understood

Priorities

- Year one- Adopt a budget that allows the City to stay financially solvent
- Address long-term debt issues
- Avoid any future debt encumbrances
- Judicially exam all land sales
- Be an active liaison for the Tourism Board
- Create a future budget based on priorities and a vision

PRIORITIES
CITY OF PAGE
by
Councilor Scott Sadler

2012/2013

- 1) Work to increase the availability and access to City related meetings and events including City Council, Boards and Commissions. City hosted events, through various technology including having a local access channel to televise meetings and City events, by using the internet, cable services and any other means.
- 2) Work to see an increase in City and private events in the City of Page, including events for citizens and visitors
- 3) See the City of Page Community Development proactively recruit industry, businesses and retail establishments to the City

PRIORITIES
CITY OF PAGE
By
Councilor David Tennis

2012/2013

- 1) Effective allocation and use of resources entrusted to the City of Page
 - Budget allocations
 - Budget adherence
 - Resource planning

- 2) Economic development
 - Business development
 - Tourism development
 - Taxes

- 3) Community development
 - Infrastructure
 - Code enforcement
 - Master planning
 - Service levels

PRIORITIES
CITY OF PAGE
BY
Councilor Levi Tappan

2013-2014

1. The debt that is crippling the growth of Page
2. Families of Page are a constant priority. The Recreational Department and Community Center are fundamental to keeping families in Page
3. Partnerships, especially with local businesses that want to support the City of Page
4. Proponent of education and look forward to working with the school district and community college
5. Increased communication
6. The City's land is a finite resource that must be guarded and not given away or sold to languish as empty undeveloped lots and vacant store fronts
7. Ultimate priority is to the voters, individual rights including voter approved referendums. This includes ensuring state and local laws are enforced before federal laws pursuant to current Arizona case laws

**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
MARCH 11, 2015**

A Regular Meeting of the Page City Council was held at 6:30 p.m. on March 11, 2015, in the Council Chambers at City Hall in Page, Arizona. Mayor Bill Diak presided. Vice Mayor John Kocjan, Councilors Mike Bryan, Scott Sadler, Levi Tappan, David Tennis and Dennis Warner were present. There was a moment of meditation. Vice Mayor Kocjan led the Pledge of Allegiance.

Mayor Diak called the meeting to order.

Staff members present: City Manager, J. Crystal Prentice; City Attorney, Joe Estes; IT Director, Mike Bergner; City Magistrate, Rick Olson; Chief of Police, Frank Balkcom; Deputy City Clerk, Sue Kennedy; and City Clerk, Kim Larson.

PRIORITY LIST

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

There was no discussion by the City Council.

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

There was no discussion by the City Council.

MINUTES

Regular City Council Meeting-February 25, 2015

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

CONSENT AGENDA

MINUTES

Page Tourism Board-January 27, 2015

Page Planning and Zoning Commission-February 17, 2015

Page Community Center Board-January 7, 2015

INFORMATION

City of Page Monthly Cash Allocation Variance Report.

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

PUBLIC HEARINGS

None.

HEAR FROM THE CITIZENS

No citizens addressed the City Council

UNFINISHED BUSINESS

Discussion and possible action by the City Council pertaining to the Navajo Heritage Foundation, Inc. Land Lease Agreement

The lease agreement for the Navajo Village expires on March 10, 2015. During the February 11, 2015 Regular City Council meeting, City Council directed staff to prepare a new lease agreement through the end of 2015. The new lease agreement continues the requirement that the use of the property is to promote Navajo culture and educational experiences and to promote tourism for the City, while addressing Council's concerns regarding the hours of operation, promotion efforts and to insure the property is open to the public and provides a benefit to the City. The new lease agreement requires the Navajo Heritage Foundation to coordinate the promotion and use of the property with the City of Page Tourism Board and City Tourism Department. The new lease agreement also provides for the ability to review Navajo Heritage Foundation's books and records as desired by Council.

City Attorney Joe Estes introduced the item, presented several of Council's concerns, and identified in the new lease agreement where these were addressed.

Motion made by Councilor Tennis to allow the City Manager to execute the Land Lease Agreement between the City of Page and the Navajo Heritage Foundation, Inc. The motion was duly seconded and passed upon a vote.

NEW BUSINESS

Presentation by Shawn Simpson, Boutique Air, regarding Essential Air Service for Page and possible discussion by the City Council

Mayor Diak introduced Shawn Simpson and Mathew Butcher of Boutique Air.

Shawn Simpson, President, Boutique Air, began his presentation with a brief history of the company, stating that they have been in business since 2007, and have grown significantly in recent years. With the addition of aircraft that can provide passenger airline service, Boutique Air (Boutique) has been awarded contracts for Essential Air Service (EAS) between Clovis, New Mexico and Dallas/Fort Worth, Texas, and between Silver City, New Mexico and Albuquerque, New Mexico.

Mathew Butcher, Director of Operations, Boutique Air, gave a short personal biography of his aircraft experience, including that he is an airline Captain himself.

Shawn and Matt showed pictures of the airplane's nine-seat interior, highlighting a few of the specifications, and went over the proposal for Page, outlining trips per day, destination options, fare range, and baggage policies. They also stressed that they have been operating since July 2014 with 99% reliability and have had no pilot cancellations. All of their pilots are ATP (Airline Transport Pilot) rated Captains and Boutique's high pay scale helps greatly with recruitment and job satisfaction. The

Page City Council Regular Meeting-March 11, 2014

aircraft that they use is the Pilatus PC-12, which the military uses because it is so capable, and it can easily land on a short runway fully loaded. Matt added that their planes are so new that most of them have not yet needed an engine overhaul, they have not experienced any maintenance issues, and parts will be readily available since this aircraft is still in production.

Shawn presented graphs of Boutique's traffic growth in Clovis and Silver City, both in NM, and stated that in addition, they will have flights out of Chadron and Alliance, both in Nebraska, Carlsbad, NM, and that Show Low, AZ has made a recommendation.

In response to multiple questions from Mayor and Council, Shawn and Matt also offered the following information:

- Boutique Air currently owns four aircraft for EAS, and has three more arriving soon; this is plenty of aircraft for their two active routes, the three additional routes coming up, the Show Low recommendation and the possible Page EAS. They have plenty of financial backing for this and more growth.
- The Pilatus PC-12 has a 3,000 pound fuel load, which enables them to fly over 6 hours without refueling.
- Boutique plans to land in a secure terminal, may have an opportunity to fly in and out of Sky Harbor International in Phoenix, and counter space will not be a problem. They have a consultant in Nebraska that will provide them with the necessary information about the airport in Phoenix.
- They would maintain Transportation Security Administration (TSA) authority in Page; their application process with TSA being 90% complete.
- They do not have code-sharing as of now; therefore no checked luggage can be transferred to another airline. They would anticipate inter-airline agreements as the company grows.
- The aircraft would overnight in Page; provide 3 roundtrip flights per day, and the flight crew would have living quarters here in Page.
- For maintenance they would like to use the local resources at the airport for smaller problems, and for major issues they would bring in another airplane.
- Boutique is authorized for single pilot flights but they use a crew of two 99% of the time, for the two crew reliability. They do not require their Captains to be ATP rated, but currently they all are. Boutique would be willing to make it a requirement if that is what Page wants.

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- Boutique's research shows that Page has a historical average volume of 8,000 to 10,000 seats filled per year, and that they are offering 15,000 seats flying throughout the year. Further, their research indicates that Page's volume does not spike drastically during the summer months. Thus the year round 3 roundtrip non-stop flights per day.
- The Pilatus PC-12 has an extremely reliable Swiss made engine with plenty of horse power to take off at maximum capacity, and all of the luggage, on the hottest day of the summer.
- Boutique Air takes very good care of their customers, and in the rare event of a cancellation, they will do whatever it takes to get their customers where they need to be, by bringing another plane or compensating the customer for their trouble.

Presentation by Doug Voss, Great Lakes Aviation Ltd., regarding Essential Air Service

Doug Voss, President Great Lakes Aviation Ltd., began by saying his airline has 37 years of operation experience, and has a different business model than Boutique. He added that due to a pilot shortage crisis, Great Lakes is currently operating under a business model they never intended.

The entire industry is suffering a collapse, due to statutory requirements, retirees, and the higher price of schooling, there were 52,000 fewer pilots in 2013 than in 2009. As a result, Great Lakes has had to pull down a lot of service, and has had to operate like a 135 carrier which can accept pilots with less training who can fly maximum nine seat aircraft. This forced them to remove 10 seats from their Beechcraft 1900 airplanes for the last year, and only fly 17 of their 34 aircraft.

In answer to the pilot shortage crisis Great Lakes' current strategy is to have more passengers per pilot and turn their Los Angeles hub and their Denver hub into 30 seat product line operations, and sever Page as a bridge between these hubs. This means Page will no longer be the victim of pilot cancellations in Denver. Mr. Voss stated he wants Page to be a pilot domicile with one overnight airplane, perhaps two if they have spares. He proposes to have 3 roundtrip flights daily to Phoenix and 1 to Denver. He also expects to put the 10 seats back in their 19 seat planes within the next three months.

Great Lakes has been serving Page since 1993 and they know Page's market very well. Mr. Voss continued that Great Lakes offers baggage transfer, has interline ticketing, and their own contract maintenance. Localizing is a fix to the problem. Page is small but aviation is strong here and it is a favorite destination for crews.

There was lengthy discussion about pilot training and the system.

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Councilor Bryan asked what Great Lakes would consider their reliability rating. Mr. Voss admitted it was complex and depended on what measuring stick is being used. Out of the 3,400 flying hours scheduled for March, 600 of those hours had to be extracted and de-scheduled. But their crew re-growth has already resulted in improvement.

Mayor Diak called for a break at 8:02 p.m.
Mayor Diak resumed the meeting at 8:10 pm.

Discussion and possible action by the City Council pertaining to our recommendation to the Federal Aviation Administration (FAA) regarding Essential Air Service for Page
The FAA published a request for proposals pertaining to Essential Air Service for the City of Page. Two carriers responded, Boutique Air and Great Lakes Aviation, Ltd.

Mayor Diak opened the floor for questions and comments.

Councilor Tennis stated that his only concern is if the City goes with a 135 carrier, does that preclude them in the future from going back to a 121 carrier?

Shawn Simpson, Boutique Air, answered by saying that going with a 135 does not make you stuck with a 135. He went on to explain that there are two things that you can waive your right to: twin engine and pressurization. He recommended not waiving our right to pressurization because then we would be stuck with airplanes that cannot fly higher than 10,000 feet. It is not a 135 versus 121 decision. Choosing a 135 operation does not make you stuck with it, the City would be perfectly capable of switching back in the future. The City would be in safe territory.

Councilor Tennis also noted the difference between the two presentations is that one company is touting the fact that they are able to recruit and retain and develop pilots, and the other company is saying that there are a lot of issues with recruiting, retaining, and developing pilots. He stated that the difference in fare structure, one charging half as much as the other, and issues and community complaints about the current level of customer service are all things that are important for them to consider.

Mayor Diak addressed the shortage of pilots by stating that the difference between a Part 121 and a Part 135 is the number of hours that those pilots must have sitting in the seats. There are a lot more pilots in the lower hour range for a 135 than in the higher hour range that is required for a Part 121 operation.

There was discussion.

Doug Voss, Great Lakes Aviation, explained that the substantial difference in the pilot training is that to be a Part 121 Captain, you must possess 1,500 hours and an ATP multi-engine certificate. A 135 pilot only need 1,200 hours and cannot be hired by Great

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Lakes. The other component of growing to be 121 ATP certified Captain is you must have 1,000 hours of experience either in the right co-pilot seat of a 121 operation or a minimum of 1000 hours of Captain, Pilot in Command experience in the left seat of a 135, which can be obtained without achieving ATP certification.

Mr. Voss also pointed out the sheer seat count difference between the two proposals. If their plan works, Page will be getting 50 more seats a day with Great Lakes.

Shawn Simpson, Boutique Air, responded by saying that both airlines are operating under a 135 and that all of their Captains are ATP.

Mathew Butcher, Boutique Air, stated that the Pilatus PC-12 is a very advanced and safe aircraft that requires only one pilot but they fly it with a Captain and a First Officer.

Doug Voss clarified that Great Lakes does not own or operate a 135 certificate. They operate a 121 certificate and there is a huge and substantial difference not only in pilot training but also the required 121 maintenance and 121 dispatch. Great Lakes is the only remaining 19-seat and 30-seat 121 operator in the country because it is a business model that no one else was willing to face into: taking 10 seats out in order to continue to make pilots.

Councilor Warner stated that even though Boutique has a great business, these are not equal programs: there is a day and night difference between 121 and 135. If there is a ray of hope to resurrect the Part 121 operation with full seats, the advantages of that for our community are huge.

Councilor Tappan stated that Great Lakes' business model cannot operate under the current regulatory environment, and a company that can, should be chosen.

Mayor Diak explained that severing Page from the Denver to LA route, and creating a standalone Page to Phoenix route, would solve a lot of issues. He also stated that there are companies that do not allow their employees to fly in a single-engine plane commercially, for insurance reasons. He referenced James Hunt, who is employed at Amangiri.

Motion made by Vice Mayor Kocjan to recommend Great Lakes Aviation Ltd as the provider of Essential Air Service for the Page Municipal Airport. The motion was duly seconded and failed 4 to 3 with Councilors Sadler, Tappan, Bryan, and Tennis voting against, and Councilor Warner, Vice Mayor Kocjan, and Mayor Diak voting in favor.

Motion made by Councilor Tappan to recommend Boutique Air as the provider of Essential Air Service for the Page Municipal Airport. The motion was duly seconded and passed 4 to 3, with Councilors Sadler, Tappan, Bryan, and Tennis voting in favor, and Councilor Warner, Vice Mayor Kocjan, and Mayor Diak voting against.

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Discussion and possible action by the City Council pertaining to extending C&S Companies Consultant Agreement for General Airport Consulting Services Agreement

At the May 22, 2012 Regular City Council Meeting, the City Council approved a contract with C&S Companies, Inc. to provide general consulting and engineering services. The initial three year contract expires on August 22, 2015, and has an option to extend for two years upon mutual written consent of the parties. C&S Companies have agreed in writing to extend the contract pursuant to Article II

Mayor Diak introduced the item and stated that this contract could be extended for one year or two years.

Motion made by Councilor Sadler to extend the General Airport Consulting Services Agreement with C&S Companies for an additional two years pursuant to Article II. The motion was duly seconded and passed upon a vote.

Discussion and possible action by the City Council pertaining to the Republic Services, Inc. (formerly Allied Waste Services) 2015 contractual rate increase

On January 27, 2011, the City of Page entered into an Agreement for Residential and Commercial Solid Waste and Recyclables Collection Removal (the "Agreement") with Republic Services, Inc. (f/k/a Allied Waste Services of Page, Inc.) Pursuant to the Agreement, the City is responsible for the collection of fees for solid waste services provided to residential customers and the City manages this collection service through Page Utility Enterprises ("PUE").

Under Section 3.03 of the Agreement, Republic and the City are to evaluate rate adjustments pertaining to volatile market factors that may impact Republic's ability to provide service with acceptable margins. The basis for such adjustments include factors such as "increases or decreases in [Republic's] productivity, disposal charges, material and equipment costs, labor costs, [Republic's] level of service, prices paid in comparable communities, enacted, issued or amended laws and regulations and or changes in the Consumer Price Index for Western Cities" ("CPI")

Republic proposes a rate adjustment for residential rates of 1.9% for 2015 based on the 2013-2104 CPI. This proposed adjustment based on the change in CPI is consistent with the adjustments that have been made in previous years.

City Attorney Joe Estes stated that although PUE is the rate collection mechanism that the City uses, the actual contract is through the City. He reviewed the section of the contract where it provides for an annual price adjustment.

Councilor Warner stated that fuel costs are a large part of Republic's expenses and the cost of fuel is down about 18.7%, and may well remain stable at that level. Because of this, a rate decrease should be considered, not an increase. He said that the CPI statistic is one that can vary greatly depending on where you look.

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Jason Godfrey, Republic Services, stated that the drop in fuel prices has helped in the short term, but the company has internalized bad years in this respect. He recommended that the rate adjustment be based on the same CPI as in the last seven years, perhaps looking at fuel as an independent component.

Councilor Warner stated that the base rate was established when fuel costs were high and therefore the citizens should not bear the cost of a rate increase.

Mr. Godfrey stated that other components such as labor, tire prices, and insurance costs have all gone up, it isn't just fuel cost.

Councilors Sacier and Warner both stated that what is needed is a good faith review of Republic's books and to establish which CPI should be used.

There was discussion.

It was the consensus of Council to postpone this request for 30 days to allow staff the time to do a review coupled with a look at CPI trends and to bring the item back then.

Discussion and possible action by the City Council pertaining to amending the Page Zoning Code Section 4, Permitted Use Table A - Residential Zoning District, and Section 5.5 Bed and Breakfast Homestay-Ordinance 624-15 1st reading

At the April 25, 2012 Regular City Council Meeting, the City Council passed and adopted Ordinance 585-12 allowing for the conditional use of bed and breakfasts ("B&B") within residential zoning districts. However, the Ordinance contained a sunset provision and the changes have thus expired as of May 26, 2014. The matter was addressed to the Planning and Zoning Commission, which unanimously approved the recommendation to continue the changes that were made in 2012. There are currently 5 B&B within the City of Page, only one of which is in an R1-8 residential zone. There have been no complaints or issues logged with the City concerning B&B's in residential zones.

The current ordinance is identical to that of 585-12, with the inclusion of the removal of the \$150.00 annual fee for water and sewer. The \$150.00 annual water and sewer fee contained in the B&B ordinance was approved in 1981 and is paid to PUE. The PUE Board has requested that the fee be removed from the B&B ordinance as the Board is considering modifications to its rules and fees for the water and sewer utilities. The Planning and Zoning Commission unanimously approved the recommendation that the fee be removed from the B&B ordinance.

Joe Estes, City Attorney, stated that Ordinance 624-15 continues to allow B&B's as a Conditional Use Permit (CUP). Secondly, the \$150.00 water and sewer fee for this permit is removed.

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Motion made by Councilor Sadler to introduce Ordinance 624-15 by title only for its first reading. The motion was duly seconded and passed upon a vote.

The Deputy City Clerk introduced Ordinance 624-15 by title only.

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY ARIZONA, AMENDING THE CITY OF PAGE ZONING ORDINANCE, SECTION 4, PERMITTED USE TABLE A RESIDENTIAL ZONING DISTRICTS, AND SECTION 5.5 BED AND BREAKFAST HOMESTAY, SUBSECTION 5.5.2 REQUIREMENTS (F) AND (J), AND (B) REMOVING THE REQUIREMENT TO PAY \$150.00 WATER AND SEWER FEE.

Motion made by Councilor Sadler to pass Ordinance 624-15 to its second reading. The motion was duly seconded and passed upon a vote.

BID AWARDS

None scheduled

BUSINESS FROM THE MAYOR

Discussion by the City Council pertaining to a State Legislative update

Mayor Diak said that HB 2254 regarding rental sales tax removal, is still sitting in the House and has not been brought to a vote yet, and that there is a commitment from all of our Representatives that they are not in favor of it.

Mayor Diak also stated that the budget was passed.

BUSINESS FROM THE MANAGER

None scheduled

BUSINESS FROM THE CITY ATTORNEY

None scheduled

BUSINESS FROM THE COUNCIL

EXECUTIVE SESSION

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

City Attorney, Joseph D. Estes Employment Agreement

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The City Council did not enter into Executive Session.

Discussion and possible action by the City Council pertaining to Joseph D. Estes Employment Agreement

Motion made by Councilor Warner to approve the revised Employment Agreement between City Attorney Joe Estes and the City. The motion was duly seconded and passed upon a vote.

BOARDS & COMMISSIONS

Discussion by the City Council pertaining to reports by Board Liaisons
There was no discussion by the City Council

DEPARTMENTS

None scheduled

CLAIMS

None scheduled

ADJOURN

The meeting was adjourned at 8:58 p.m.

Sue Kennedy
Deputy City Clerk

William R. Diak
Mayor

**PAGE CITY COUNCIL
SPECIAL MEETING MINUTES
MARCH 13, 2015**

A Special Meeting of the Page City Council was held at 6:00 p.m. on March 13, 2015, in the Council Chambers at City Hall in Page, Arizona. Mayor Bill Diak presided. Vice Mayor John Kocjan, Councilors Mike Bryan, Scott Sadler, Levi Tappan, David Tennis (telephonic) and Dennis Warner were present. There was a moment of meditation. Mayor Diak led the Pledge of Allegiance.

Mayor Diak called the meeting to order.

Staff members present: City Magistrate, Rick Olson, City Manager, Crystal Prentice, and City Clerk, Kim Larson.

Discussion and possible action by the City Council pertaining to a reconsideration of the recommendation of Boutique Air for the Essential Air Service for Page.

Members of the City Council had concerns regarding the ability to return to a twin-engine turbine service after having a single engine for the Essential Air Service (EAS). After checking with the Department of Transportation, it was determined that "there is no guarantee of twin-engine, two-pilot aircraft after a community has been served for 60 consecutive days with an aircraft other than that."

At the March 11, 2015 City Council Meeting, the City Council voted 4 to 3 in favor of recommending Boutique Air for the Essential Air Service for Page. Councilors Tappan, Sadler, Bryan and Tennis voting in favor of Boutique Air and Mayor Diak, Vice Mayor Kocjan, and Councilor Warner voting against.

Mayor Diak stated that there are two items on the agenda, and that the first item would have to pass in order to move to the second item. The Special Meeting was called due to vetting and communications with the Department of Transportation (DOT), pertaining to twin turbine engines versus single engine aircrafts. Rick Olson, City Magistrate and previous Airport Director, had correspondence with Michael Gormas of the Department of Transportation.

E-mail sent by Mr. Olson as follows:

"Last evening, the Page City Council (by a vote of 4 to 3), elected to recommend Boutique Air as the EAS provider with direct service to Phoenix, Arizona. During the discussion, Boutique advised the City Council that Page could again return to twin engine turbine service if the City was dissatisfied with Boutique Air at the conclusion of its EAS contract term. Boutique further represented that TSA screening services would remain in Page and that passengers would be deplaned in a secure area at Sky Harbor Airport (Terminal 2, 3, or 4). If any of the referenced representations cannot be accommodated, the Council may desire to review its recommendation. Thank you for extending the City an extension in which to make its recommendation."

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Reply e-mail from Keven Schlemmer, DOT, copied to Crystal Prentice, City Manager; Lona Shugart Administrative Assistant; and Mayor Diak. The response read as follows:

"Boutique is incorrect about the twin-engine issue. They should not have told you that."

E-mail from Kevin Schlemmer read as follows

"There is no 'guarantee' of twin engine, two-pilot aircraft after a community has been served for 80 consecutive days with an aircraft other than that."

Mayor Diak stated that this raised concern that the City would never be able to go back to more than a nine-seat aircraft. He stated that a 19-seat airframe can be filled on most flights during the summer months.

Mayor Diak stated that he chose to follow the Open Meeting Law and talk to two Council Members. He reached out to Councilor Tappan, because he made the motion to recommend Boutique Air and Councilor Bryan, because he made the motion to second. Mayor Diak did not hear back from Councilor Tappan. He talked with Councilor Bryan regarding the e-mail correspondence between Rick Olson and the DOT. Mayor Diak asked Councilor Bryan if he shared some of the same concerns regarding the airlines, and would he be willing to make a motion to reconsider.

Councilor Bryan stated that his concern was whether or not the City would only be allowed to have a nine-seat plane versus a 19-seat plane and this warranted additional conversation. He stated that the seating was of primary concern.

Councilor Tennis requested a point of order. He stated that the Mayor used the term motion to reconsider and questioned if it should be a motion to rescind opposed to a motion to reconsider. His understanding is that a motion to reconsider has to be done at the same meeting.

Mayor Diak stated that the City Clerk received legal advice regarding that, and the next succeeding day meant the subsequent meeting, therefore a Special Meeting was called.

Councilor Tennis referenced Robert's Rules of Order and stated that if it is a convention or a multiday meeting then you can reconsider, but if it is at the next meeting you have to rescind.

There was discussion.

Mayor Diak stated that he had to read a script for a motion to reconsider. "The motion to reconsider can be made only by a member who voted on the prevailing side. That motion passed. Therefore, you needed to have voted in favor of the motion. Is that

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How you voted?"

Councilor Bryan stated to accept Boutique Air, yes he did.

Motion made by Councilor Bryan to reconsider the vote to recommend Boutique Air as the provider of Essential Air Service for the Page Municipal Airport. The motion was duly seconded. The motion passed 4 to 3 with Mayor Diak, Vice Mayor Kocan, Councilors Warner and Bryan voting in favor, and Councilors Tappan, Sadler and Tennis voting against.

Councilor Bryan made the following statement:

He stated that since he is the one who made this motion, and since he is the one who voted to bring this up for reconsideration, he wanted to make it very clear what his purpose for this was. His duty as a Council Member is to make the best decision that he believes for the community, and he has to base that decision on information. If he gets bad information, then he is going to make bad decisions. The reason he agreed to bring this back up for discussion is not because he likes to have meetings, but because he thought there was a good chance that they had been, not lied to, but misrepresented on what was told to them. He said if they get bad information and make decisions on that, then that is not right, so he felt it warranted further discussion. He did not like the idea of having a Special Meeting as a mode for those who did not vote for it, to put pressure on those who did. That is not the purpose of the meeting. In purview of this meeting, he wanted to address the information regarding the e-mails. He felt it was a bad precedent to have a special meeting just because maybe somebody did not get what they want, that was not the point of the meeting. It was simply to get as much correct information to make a proper decision, or at least an informed decision.

Mayor Diak stated that this is why he asked for a motion to reconsider.

Councilor Sadler asked the Mayor to read the e-mails prior to Councilor Bryan making his statement, starting with the e-mail from Kevin Schimmer.

Mayor Diak read the e-mails as follows. e-mail continued.

"There is no guarantee."

Mayor read Rick Olson's response.

"Thank you for your very prompt response!! I do not believe the City desires to preclude twin turbine pressurized service in the future if the current selection of a single engine pressurized turbine would have that effect. My City Council could hold a special session next week to review the implications, if necessary. Please advise if the City would permanently alter the type of equipment eligible to bid on future EAS proposals."

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Response back from Mr. Schlemmer:

"There is no 'guarantee' of a twin-engine, two-pilot aircraft after a community has been served for 60 consecutive days with aircraft other than that. Of course, as we always do, we will work with the community in future years."

Councilor Sadler requested the Mayor to read the remainder of the e-mails.

Mayor Diak continued. The next e-mail was from Rick Olson to Kevin Schlemmer and Michael Gornas, DOT, as follows:

"Thank you! Our City Council is having a Special Meeting tonight to reconsider the issues. I will e-mail this evening any change of preference."

Response back from Mr. Schlemmer:

"Just to clarify. While there would be no guarantee of 2-engine aircraft after receiving service with a single-engine aircraft after 60 consecutive days, that does not preclude the community from having service again. We would examine all future proposals and work with the community to achieve the service that fits the needs of the community. The only change would be that the community couldn't automatically veto a carrier's proposal based on the fact that it contemplated service with single-engine aircraft."

E-mail from Kevin Schlemmer, DOT, to Rick Olson:

"I wanted you to be aware of the legal issues about the twin-engine provisions, but we remain committed to being as flexible as we can be on our application of all of the EAS statutes that govern the program. I can't think of an example where a community that went to single-engine aircraft has wanted to go back to twin-engine. Most like the service they've received from the carriers (SeaPort Boutique, AirChoice One). Other than the Beech 1900s and Brasilias that Great Lakes has, there are basically no twin-engine aircraft left in the lower 48 (save for a very few Saab 340s at PenAir except CRJ200s which I understand can't operate at PGA (currently, at least))."

Mayor Diak stated the City of Page is different than most EAS served airports, due to the high level and density of tourist traffic. The EAS service is designed primarily for getting citizens of the community from a remote location to its capital.

Councilor Bryan stated that the representatives of Boutique Air had told City Council that, after two-years, if we wanted to go to a 19-seater operation there would be no problem. The information received states that there is no guarantee that the City's EAS will be able to go back to a 19-seater. He then stated that if we only had a nine-seater it would affect the City's future growth and tourism.

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Councilor Bryan wanted to know, if the City chose the nine-seater, can they go back to a 19-seater, or is the City stuck indefinitely? He did not feel he was getting a clear answer with the e-mails.

Rick Olson, City Magistrate, previous Airport Director, stated that after he reviewed the statute that applies, and conferred with the City's legal counsel. Both, he and Joe Estes, City Attorney, concluded that the statute, on its face, states that once you go the 90 days without the twin engine service that that's a bar; but then, for every statute there are exceptions. Mr. Olson stated he wrote Mr. Schlemmer, and specifically asked him to advise the City if they would personally alter the type of equipment eligible here in Page. Mr. Schlemmer wrote back with softer language. Mr. Schlemmer was essentially saying that this is what it says. Mr. Olson and Mr. Estes conferred on what advice they should give the City Council, and decided to share the information just how they received it from the DOT.

Councilor Bryan stated that he was still cloudy on the answer.

Mayor Diak stated that there is no guarantee, they were open for negotiations.

Councilor Warner stated that regardless of twin engine EAS, DOT coming back, unless some of the promises that Boutique Air gave the City of Page are imbedded in the contractual agreement between them and the DOT, the City has no regulatory protection that any of the promises can be fulfilled. Under law, under Part 135 flight operations, they are not required to perform any of the things they said they were going to do.

Councilor Tennis stated that he did not see a safety issue between twin engines versus single engine. He then stated that the passenger load is probably the largest concern, nine versus 19 passengers. Then he stated that he talked with the City Manager in Clovis, New Mexico, looked at the statistics related to the passengers that are flying, that used to fly Great Lakes Aviation, Ltd., and the number of passengers that are currently being moved by Boutique Air. He stated that they are moving more people with Boutique Air in a 3-month period, than were transported by Great Lakes Aviation, Ltd. over an entire year.

Councilor Tennis stated the question is the DOT said that they are working with communities to meet the community's needs. If the nine-passenger plane needs to be bumped up to more flights or the City needs to have a different airline, would they allow larger planes because of the volume? He said he would expect that the DOT would consider that when making decisions in the future. He referenced the e-mail that read there is no guarantee that we would be able to go back to a 19-passenger plane, but that they would not preclude the City from going back, if that was the need of the community.

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Councilor Tappan stated that there is no way to know the answer to that argument until two years from now.

There was discussion.

Councilor Warner stated that Great Lakes Aviation Ltd. has put together a formula to bring new pilots into the system. Great Lakes Aviation, Ltd. trains their pilots in the real Part 121 environment with the same 19-seat aircraft. They have the only surviving opportunity to bring new pilots into the stream to become trained and qualified, so that those 19-seats can be put back into the airplanes. That procedure is in effect now, and it is not a quick fix. This is the only way we are going to get back to a 19-seat configuration in and out of Page. He stated that if it doesn't work we can always go back, and what he is hearing, if you go back you cannot go forward.

Councilor Tennis stated that the biggest consideration is how many people we can get to and from our community. In Clovis, New Mexico, with a population of about 35,000, Boutique Air has quadrupled the movement of people the first 3 months. It is not the size of the plane, but it is how many people we are going to move.

Mayor Diak stated that it is not only the size of the plane, nine-seats versus 19-seats, but that there are many other things involved, such as interlink to other airlines. The people that we fly, the majority of the seats are not going to Phoenix, they are going on to other areas of the country and world. This is something we cannot have with a Part 135 nine-seat carrier. It does not fit the modality in the City of Page. Great Lakes Aviation, Ltd. is still at nine-seats, but with Boutique Air they do not have the ability to move forward with anything greater than nine-seats.

Councilor Sadler stated that Boutique Air has the ability to do more flights.

There was discussion.

Mayor Diak had two questions to ask Rick Olson regarding what was said to the City Council at the March 11, 2015 Regular City Council Meeting. He asked if Boutique Air had a contract with Sky Harbor Airport to be at Terminal 2.

Rick Olson answered, not yet.

Mayor Diak asked if Boutique Air had a contract with Transportation Security Administration (TSA) to do business.

Rick Olson answered no, that he thought they said they were working with TSA. Mayor Diak asked if TSA did business with Part 135.

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Rick Olson stated that as a matter of law, he did not know if a Part 135 operator was precluded from utilizing TSA services. He did know that operators desiring to use TSA have to go through a certification process to be authorized to set up.

Councilor Warner stated that Boutique Air's scheduled routes from Clovis, New Mexico to Dallas/Fort Worth, Texas are deplaning in a private fixed based operation (FBO) with non-TSA screening. In Dallas/Fort Worth they are not going into the airport proper.

There was discussion.

Councilor Warner asked Rick Olson if it was feasible for the DOT to grant the City of Page a contractual requirement of Boutique Air to perform the things they promised they would perform.

Rick Olson stated that is why he put the information in his initial correspondence, to the extent that if these three things are a go to let us know. The DOT does not know about the terminal allocation and TSA authorization.

Councilor Sadler stated, remember we are only making a recommendation, that the FAA has the final say. If Boutique Air cannot meet the requirements, the FAA is the one who makes the final determination.

There was discussion regarding whether or not the City can have the DOT put conditions in the EAS contract. If conditions are allowed, then either airline would need to have conditions pertaining to what they said they would provide the City.

James Hunt, Page, stated concerns regarding what would happen if the EAS went without a code-share. His concerns were that everyone with a trip booked to Page on Great Lakes Aviation, Ltd., within the next 12 months, would receive a cancellation notice and lose everything, unless they had purchased travel insurance. He also stated concerns regarding if Boutique Air was not TSA ready, and the short length of time that Boutique Air has been operating under the EAS operator.

There was discussion.

Councilor Sadler addressed some of the concerns James Hunt had by reading an e-mail received from Shawn Simpson, Boutique Air. He stated that Sky Harbor had confirmed that their terminal would be Terminal #2, operating with TSA in a sterile environment.

Discussion continued.

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Discussion and possible action by the City Council pertaining to a recommendation to the Federal Aviation Administration (FAA) regarding Essential Air Service for Page

At the March 11, 2015 Regular City Council Meeting, the City Council voted 4 to 3, with Councilors Tappan, Sadler, Bryan and Tennis in favor, and Mayor Diak, Vice Mayor Kocjan, and Councilor Warner against, to recommend Boutique Air as the provider of Essential Air Service (EAS) for the Page Municipal Airport. The day after the meeting there was concern, and clarification was sought, regarding the City's ability to return to a two engine turbine after having a one engine turbine for the EAS. The response received from the Department of Transportation was "there is no guarantee of twin-engine, two-pilot aircraft after a community has been served for 60 consecutive days with an aircraft other than that"

Councilor Tennis stated concerns pertaining to rescinding the motion verses motion to reconsider and requested to speak to the City Attorney.

Rick Olson, City Magistrate, previous Airport Director and City Attorney stated that Councilor Bryan could make the same motion, to make the recommendation for EAS that brought the 4-3 vote. With regard to the number of votes it would take, he did not know, but stated, to get yourself out of the fix you are in right now, Councilor Bryan could make the appropriate motion.

Councilor Tappan asked if they could make a motion with caveats to their contract

Rick Olson stated that he preserved that right with the e-mail he sent to the DOT with Council's recommendation, and if Council voted to reaffirm with Boutique Air, he would reaffirm the criteria.

There was discussion.

Councilor Sadler stated that whoever made the motion, they would want to include TSA screening, and sterile environment in Phoenix Sky Harbor

Councilor Warner stated that Boutique Air promised to have the following: added dual pilot configuration; fly into Sky Harbor in one of the secure terminals; maintain TSA Security in the Page terminal; and require their crew to have a Transport Pilot Certification (TPC)

Discussion continued.

Councilor Sadler reiterated the items to be included in the contract for the motion: dual pilot Airline Transport Pilot (ATP) Certified, secured terminal in Phoenix, TSA maintained in Page, and counter space in the Page Airport

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Councilor Warner stated, for the record, that it is the DOT that we are dealing with and not the FAA.

Motion made by Councilor Bryan to recommend Great Lakes Aviation, Ltd. as the provider for Essential Air Service for the Page Municipal Airport. The motion was duly seconded. The motion passed 4-3 with Mayor Diak, Vice Mayor Koogan, Councilors Warner and Bryan voting in favor, and Councilors Tappan, Sadler and Tennis voting against.

Councilor Tennis asked for a point of order. He stated that at this point the City Council had not rescinded the original action to recommend Boutique Air. Now we have an action to recommend both of them.

There was discussion.

City Attorney Joseph Estes entered the meeting via telephone at 7:05 p.m.

Councilor Tennis asked Mr. Estes if you are able to reconsider an item that was passed within the meeting or the session and not at the following meeting. That if you went to the next meeting you would have to do a motion to rescind, and a motion to rescind would take a 2/3 majority vote.

Joe Estes, City Attorney, stated that it has to be within that meeting or the very next meeting for a motion to reconsider. After that point, you are correct, it would have to be a motion to rescind, which would require the 2/3 majority.

Mr. Estes further stated that the motion for reconsideration only requires the majority vote and must be made by one of the members who voted affirmative for the prevailing motion, and it can be seconded by anybody. He stated that once the motion to reconsider has passed, you are back to square one, as if the original motion had not been made, and now you need to make a motion with regards to the EAS.

Mayor Diak stated that the motion had already been made.

There was further discussion.

ADJOURN

The meeting was adjourned at 7:15 p.m.

Kim L. Larson
City Clerk

William R. Diak
Mayor

**PAGE UTILITY ENTERPRISES
REGULAR BOARD MEETING
February 10, 2015**

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

ROLL CALL: Board members present: Chairman Yanke, Tony Ferrando, Jeff Jones, Shayne Jones, Ken Sicbi, and Council Liaison, Vice Mayor John Kocjan.

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

Also present: City Attorney, Joe Estes.

MOMENT OF SILENCE: The Board observed a moment of silence.

APPROVAL OF MINUTES: The January 13, 2015 regular meeting minutes were unanimously approved upon a motion by J. Jones and second by Ferrando.

**HEAR FROM THE
CITIZENS:** None.

UNFINISHED BUSINESS: Discussion/Possible Action – Budget: The Board reviewed staff's first draft of the budget. After discussion, Bryan asked Board members to provide any input they may have prior to next month's meeting.

NEW BUSINESS: Discussion/Possible Action – Bid #15-01-W Second Avenue Waterline Replacement: Bryan explained that this is a continuation of the waterline replacements. The scope of this project is to install a new water main from the intersection of Date Street and Third Avenue to the intersection of Date Street and Second Avenue and then along Second Avenue to Birch Street. Also included in the project is the installation of two new fire hydrants and 23 new customer service laterals. There were four bids received and staff recommends awarding to Construction & Mining Services, Inc. (CMSI).

Motion by J. Jones, seconded by S. Jones, to award to CMSI in the amount of \$221,184 and forward to City Council for approval.

The motion carried unanimously.

Discussion/Possible Action – Golf Course Pump and Filter: Bryan explained that Advanced Pump & Controls is a Watertronics (controls vendor) sole source service provider in Arizona who would do the work needed on the golf course pumps and filters. Staff recommended three of the five projects proposed by Advanced Pump.

After discussion, a motion was made by S. Jones, seconded by Ferrando, to award to Advanced Pump & Control Systems, LLC in the amount of \$41,879.58, which would be allocated from Fund 52.

The motion carried unanimously.

REPORTS:

General Manager's Reports: Bryan addressed a few items in the January report. He also reported on the status of the North Central Arizona Water Supply Project.

Financial Report: There was brief discussion on the December financials.

Committee Reports: None.

Chairman's Report: None.

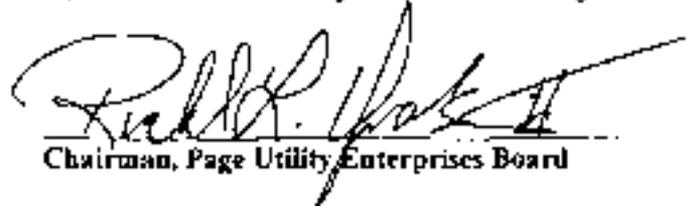
ANNOUNCEMENTS:

The next regular Board meeting will be March 10, 2015.

ADJOURNMENT:

With no further business, Chairman Yunke adjourned the meeting at 6:49 p.m.

APPROVED:


Chairman, Page Utility Enterprises Board

**PAGE PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
March 3, 2015**

A Regular Meeting of the Page Planning and Zoning Commission was held at 5:30 p.m. on March 3, 2015, in the Council Chambers at City Hall in Page, Arizona. Vice Chair Bill Justice presided. Pro-Term, Larry Thowe and Commissioners Sue Leard, Rob Peterson, R.B. Ward and Bubba Ketchersid were present. Chair Leroy Wicklund was excused. City Council Liaison, Scott Sadler was excused.

Vice Chair Bill Justice called the meeting to order at 5:30 p.m.

Staff members present: City Attorney, Joe Estes and Planning and Zoning Director, Robin Crowther.

MINUTES

Regular Planning and Zoning Commission Meeting-February 17, 2015

Motion made by Commissioner R.B. Ward to approve the minutes. The motion was duly seconded by Commissioner Rob Peterson and passed upon a vote.

COMMUNICATIONS

None.

HEAR FROM THE CITIZENS

None.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Discussion and possible action regarding the sunset of additions to the Bed and Breakfast Ordinance in 2012, and the adoption of a new ordinance reinstating the changes that were made under Ordinance 585-12.

In 2012 the City Council approved Ordinance 585-12 with a sunset condition. The ordinance was supposed to be reviewed before the sunset in 2014, but it did not happen.

Bubba Ketchersid recused himself.

Motion made by Commissioner R.B. Ward to approve an adoption of a new ordinance reinstating all of Ordinance 585-12 without the sunset. The motion was duly seconded by Pro Term Larry Thowe and passed upon a vote.

Planning and Zoning Regular Meeting-March 3, 2015

Bubba Ketchersid returned.

ADJOURN

Motion made by Commissioner Sue Lerud to adjourn the meeting at 5:38 p.m. The motion was duly seconded by Commissioner Rob Peterson and passed upon a vote.



Robin Crowther
Planning and Zoning Director



Bill Justice
Vice Chair



Request for City Council Action

Title:	Amendments to the Bed & Breakfast Ordinance		
Meeting Date:	March 25, 2015	Agenda Item Number:	
Agenda Section:	<input type="checkbox"/> Consent <input type="checkbox"/> Public Hearings <input checked="" type="checkbox"/> Old Business <input type="checkbox"/> New Business <input type="checkbox"/> Other	Action:	<input type="checkbox"/> Motion <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance
Originating Department:	City Attorney	Supporting Documents:	Ordinance 624-15
Prepared By:	City Attorney	Presented By:	City Attorney
Reviewed By:	City Attorney	Approved By:	City Attorney
Proposed Action:	Adoption of Ordinance No. 624-15 to reinstate changes for B&B's that were provided for in Ordinance 585-12 and to remove the \$150 annual water and sewer fee.		

BACKGROUND: At the Regular Meeting on March 11, 2015, City Council approved the first reading of Ordinance 624-15 that would reinstate previously adopted changes to the zoning ordinance that would allow for the conditional use of bed and breakfasts ("B&B") within residential zoning districts and the removal of the \$150 annual fee for water and sewer.

BUDGET IMPACT: \$750 to the PUE budget.

ALTERNATIVES CONSIDERED: N/A

ADVISORY BOARD RECOMMENDATION: N/A

STAFF RECOMMENDATION:

- I move to introduce Ordinance No. 624-15 by title only for its second reading.
- I move to adopt Ordinance No. 624-15.

ORDINANCE NO. 624-15

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE CITY OF PAGE ZONING ORDINANCE SECTION 4, PERMITTED USE TABLE A: RESIDENTIAL ZONING DISTRICTS, AND SECTION 5.5 BED AND BREAKFAST HOMESTAY, SUBSECTION 5.5.2 REQUIREMENTS (F) AND (J); AND (B) REMOVING THE REQUIREMENT TO PAY \$150.00 WATER AND SEWER FEE.

WHEREAS, the City of Page Zoning Ordinance was adopted on April 9, 2001; and

WHEREAS, the Zoning Ordinance of the City of Page provides for the Planning and Zoning Commission to initiate amendments in accordance with the provisions of the Zoning Ordinance and Section §9-462 of the *Arizona Revised Statutes*;

WHEREAS, on April 25, 2012, the Mayor and Common Council passed and adopted Ordinance 585-12, which provided for the inclusion of Bed and Breakfast ("B&B") use in residential districts by way of a Conditional Use ("CUP");

WHEREAS, Ordinance 585-12 contained a sunset provision and therefore, all changes under Ordinance 585-12 expired on May 26, 2014;

WHEREAS, separate from the changes made in Ordinance 585-12, the City of Page Zoning Ordinance requires B&B's to pay an additional water and sewer fee in the amount of \$150 per year; and

WHEREAS, the Mayor and Common Council, upon recommendation of the Planning and Zoning Commission, desire to amend the City of Page Zoning Ordinance, Section 4, Permitted Use Table A: Residential Zoning Districts, and Section 5.5.2, Requirements, by allowing a B&B as a CUP in the R1-8 Zoning District and allowing up to four (4) guest rooms; and further amend Section 5.5.2, Requirements removing the requirement that B&B's pay a \$150 sewer fee.

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

The City of Page Zoning Ordinance, Section 4, Permitted Use Table A: Residential Zoning Districts is amended to read:

Ordinance No. 624-15

Page 2

Permitted Use Table A: Residential Zoning Districts

USE	RE-2A	RE-1A	R1-B & R1-7	R2	RM	MHS	MHP
Single Family Dwelling ¹	P	P	P	P	P	P	CUP ²
Accessory Buildings & Uses Incidental to the Principal Use	P	P	P	P	P	P	P
Temporary Offices, Travel Trailers, Construction Sheds, etc., Associated with Home Construction ³	P	P	P	P	P	P	NP
Churches & Accessory Uses, Including Convents and Parish Houses	NP	NP	NP	CUP	CUP	CUP	NP
Schools	NP	NP	NP	CUP	CUP	CUP	NP
Funeraries	NP	NP	NP	CUP	CUP	CUP	NP
Hospitals	NP	NP	NP	CUP	CUP	CUP	NP
Day Care	NP	NP	NP	CUP	CUP	P	NP
Senior Citizen Centers	NP	NP	NP	CUP	CUP	CUP	NP
Dental & Medical Clinics	NP	NP	NP	CUP	CUP	CUP	NP
Professional Offices	NP	NP	NP	CUP	CUP	CUP	NP
Dormitories	NP	NP	NP	NP	NP	CUP	NP
Duplex	NP	NP	NP	NP	P	P	NP
Apartments	NP	NP	NP	NP	NP	P	NP
Manufactured Home Park & Accessory Laundry & Recreational Facilities	NP	NP	NP	NP	NP	NP	P
Convenience Stores and Restaurants as an Integral Part of Manufactured Home Park	NP	NP	NP	NP	NP	NP	CUP
Recreational Vehicle Park	NP	NP	NP	NP	NP	NP	CUP
Single Family Manufactured Homes & Accessory Uses and Buildings	NP	NP	NP	NP	NP	NP	P
One Non-Rental Guest House	P	P	NP	NP	NP	NP	NP
Large Livestock, Plus Shelters, Stables, Stalks, Cages, Pens where they are held ⁴	P	P	NP	NP	NP	NP	NP
Carnivals, Circuses & Similar Uses	TUP ⁵						
Bed & Breakfast Homestay	CUP	CUP	NP CUP	CUP	CUP	CUP	NP

Group Home	NP	NP	NP	CUP*	CUP*	CUP*	NP	NP
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P = Permitted Permit NP = Not Permitted CUP = Conditional Use Permit TUP = Temporary Use Permit

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

The City of Page Zoning Ordinance Section 5.5, BED AND BREAKFAST HOMESTAY, Subsection 5.5.2(F), Requirements, is amended to read:

- F. The Bed and Breakfast Homestay shall be restricted to the principal single-family building, with no more than 2 4 bedrooms being used as guest rooms, as follows:**
 - 0-999 square feet of liveable floor area: Not permitted
 - 1,000- 1,499 square feet of liveable floor area: One guest room
 - ~~Over~~ 1,500- 1,999 square feet of liveable floor area: 2 TWO guest rooms
 - 2,000- 2,499 SQUARE FEET OF LIVEABLE FLOOR AREA: THREE GUEST ROOMS
 - 2,500- 2,999 SQUARE FEET OF LIVEABLE FLOOR AREA: FOUR GUEST ROOMS

No accessory structure, guest house, motor home, travel trailer, shed, garage, or other similar facility shall be used as guest room facilities.

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

The City of Page Zoning Ordinance Section 5.5, BED AND BREAKFAST HOMESTAY, Subsection 5.5.2(J), Requirements, is amended to read:

- J. Bed and Breakfast Homestays may be permitted as conditional uses in single-family dwellings only in the following zones: R1-8, R1-7, R2, RM, R1-5 MHS, RE-2A, and RE-1A.**

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

The City of Page Zoning Ordinance Section 5.5, BED AND BREAKFAST HOMESTAY, Subsection 5.5.2(B), Requirements, is amended to read:

B. The owner of the single-family dwelling desiring to conduct a Bed and Breakfast Homestay shall obtain a Conditional Use Permit. The permit shall be personal to the permittee and applicable only to the specific property and shall not be transferable. The permit shall be applied for, the property posted, and shall be in accordance with Section 2.6, Conditional Use Permits, of this Ordinance. Applications for a Bed and Breakfast Homestay Conditional Use Permit shall be accompanied by a map, created by the applicant, showing a 300 foot radius of the single-family dwelling; plus a list of all residential property owners within the 300-foot radius of the dwelling, together with the signatures of 75% of the property owners indicating their approval to the operation of a Bed and Breakfast Homestay by the applicant. ~~An additional water and sewer fee for the permit shall be assessed by March 31 of each year. This fee will be \$150, payable upon submittal of the application and each year thereafter. The first year's rate shall be pro-rated at a rate of 1/12 of \$150 for each full month prior to the forthcoming March 31.~~

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, ARIZONA this _____ day of _____ 2015, by the following vote:

Ayes _____
Nays _____
Abstentions _____
Absent _____

CITY OF PAGE

BY _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

PAGE UTILITY ENTERPRISES

COUNCIL COMMUNICATION

MEETING DATE: March 25, 2015

DATE: March 11, 2015
TO: Honorable Bill Diak & Page City Council
FROM: Bryan Hill P.E., General Manager
SUBJECT: Lease PUE Satellite Building – 27 Poplar

SUMMARY/RECOMMENDATIONS:

During the regularly scheduled monthly Board meeting conducted on March 10, 2015, the PUE Board reviewed a letter received from Jennifer Lund and Melissa Leach, the current tenants and co-owners of B' Dazzled Salon & Spa. They are asking to renegotiate the lease agreement by allowing them another two year lease at the \$1,000 rent. The general terms of the lease are as follows:

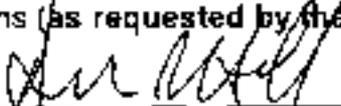
- 24 months term lease at \$1,000 per month
- Renew 12 months at \$1,500 per month or purchase

The Board voted unanimously to forward the tenant's letter of request onto Council for their review and consideration, and renegotiate the lease at the rate Council believes is appropriate.

ATTACHMENTS: Letter from Jennifer Lund & Melissa Leach
Resolution No. 1108-13
Lease Agreement

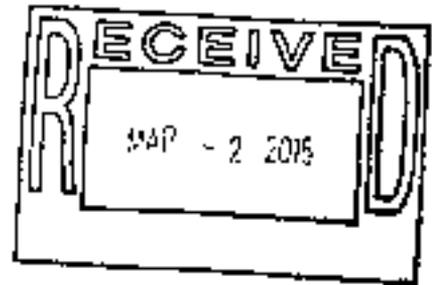
SUGGESTED MOTIONS:

I move to direct staff to (re)negotiate a lease for the 27 Poplar building between City of Page dba Page Utility Enterprises and Jennifer Lund and Melissa Leach with the general terms **(as requested by the tenants)** / or other terms as directed by Council



Bryan Hill P.E., General Manager

February 22, 2015



Dear Council/Board Members:

We are currently renting the building located at 27 Poplar Street where we operate B'Dazzled Salon & Spa.

In February 2013 we signed a lease for two years with the terms that in two years our rent would go from \$1000 per month to \$1500 per month. At the time we signed this lease we didn't anticipate the amount of money we would have to spend to turn the building from its current condition into what we needed. We were informed after signing by the city that all work had to be done by a licensed contractor. This increased our budget from the roughly \$30,000 we planned on spending because we planned on doing the work ourselves and with friends and family to right around \$150,000. We had to take out a loan to complete our renovations.

We now have a loan payment that we didn't originally plan on. That, coupled with the fact that 3 of our full time cosmetologist have moved away from Page, has created quite a strain on us financially.

We are asking that we be allowed to renegotiate our lease agreement so that we can continue to make ends meet and continue to work towards purchasing this building from you as we originally planned.

If possible, would you allow us to sign another two year lease at our original \$1000 rent fee? This will put us in a better position to acquire the funding to purchase the building as our construction loan will be paid off then as well.

Thank you in advance for your consideration.

Sincerely-

Handwritten signatures of Jennifer Lund and Melissa Leach in cursive script.

Jennifer Lund

Melissa Leach

Co-owners B'Dazzled Salon & Spa

RESOLUTION NO. 1108-13

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, PERTAINING TO A NEGOTIATED LEASE AGREEMENT FOR A CITY OWNED BUILDING LOCATED AT 27 POPLAR STREET (FORMERLY OCCUPIED BY DEAN FUNERAL HOME); APPROVING THE LEASE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE LEASE DOCUMENTS.

WHEREAS, Section 3-5-5, Page City Code, provides that the City of Page may lease land or buildings owned by the City of Page; and

WHEREAS, a lease agreement has been negotiated pursuant to terms and conditions set forth by the Mayor and Common Council.

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

Approving the terms and conditions set forth in the Lease Agreement, attached hereto, between the City of Page and Jen Lund and/or Melissa Leach dba B'Dazzled Salon.

BE IT FURTHER RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA:

Authorizing the Mayor to execute the negotiated lease agreement.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 23rd day of January, 2013, by the following vote:

Ayes	<u>7</u>
Nays	<u>0</u>
Abstentions	<u>0</u>
Absent	<u>0</u>

CITY OF PAGE

By

William Keith
Mayor

Resolution No. 1108-13
Page 2

ATTEST:

Arady *Kindlerson*
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

LEASE AGREEMENT

This LEASE AGREEMENT, dated the 1ST day of February, 2013, by and between the CITY OF PAGE, State of Arizona, a municipal corporation, hereinafter referred to as Lessor, and Jen Lund and Melissa Leach, individually and jointly, dba B'Dazzled Salon, hereinafter referred to as Lessee.

PREMISES

Lessor, in consideration of sums remunerated, hereby leases to Lessee, upon the terms and conditions hereinafter set forth, certain premises (Premises) located in the City of Page, State of Arizona, more particularly described as 27 Poplar Street. Premises are owned by the City of Page, dba Page Utility Enterprises.

TERM

The term of this lease shall be for a period of 24 months beginning on the 1st day of February, 2013, and expiring the 31st day of January, 2015. The Lessee shall have the option of extending the lease for a period of 12 months upon expiration of the initial term.

LEASE PAYMENTS - PURCHASE - TAXES - UTILITIES

- 1.1 Lease payments shall accrue hereunder from the 1st day of February, 2013.
- 1.2 Lessee shall pay \$1,000.00 per month during the first 24 months of lease term, and \$1,500.00 per month for the subsequent 12 months of the lease term.
- 1.3 Lessor acknowledges that any lease payment made after the 10th day of any month shall be subject to a late charge equal to 10% of such overdue amount. Acceptance of such late charge by Lessor shall neither constitute a waiver of Lessee's default with respect to such overdue amount, nor prevent Lessor from exercising any of the other rights and remedies granted hereunder.
- 1.4 Lessee may elect to purchase the real property from the City of Page, at the then appraised value, at any time during the term of the lease. Lessee's option to purchase must conform to and comply with all applicable City Code provisions. In the event of purchase by Lessee, this Agreement shall terminate by operation of law.
- 1.5 In addition to rent Lessor shall pay all personal property taxes applicable to the Premises and sales and use taxes applicable to the rental of the premises. Lessee shall pay, prior to delinquency, all taxes assessed against and levied upon trade fixtures, furnishings, equipment and all other personal property of Lessee contained in the Premises or elsewhere.

1.6 Lessee shall pay for all gas (propane), electric, water, sewer, communication, routine maintenance, and other utilities and services supplied to the Premises, together with any taxes thereon.

USE AND CARE OF PREMISES

2.1 The Premises may be used and occupied for the purpose of operating a Hair, Nail, & Tanning salon.

2.2 All property kept, stored, or maintained within the Premises by Lessee shall be at the sole risk of Lessee.

2.3 Lessee shall keep Premises in good order, condition and repair. Use and maintenance of the Premises, including the disposal of hazardous materials, must be in compliance with federal, state, and local laws. Lessee shall immediately notify Lessor of major repair issues impacting the structural integrity of Premises.

2.4 Lessee hereby accepts the Premises in its existing condition as of the date of the execution hereof, subject to all applicable zoning, municipal, county and state laws, ordinances and regulations governing and regulating the use of the Premises. Lessee acknowledges that neither Lessor nor Lessor's agent has made any representation or warranty as to the suitability of the Premises for the conduct of Lessee's business.

MAINTENANCE AND REPAIR OF PREMISES

At the expiration of this Lease, Lessee shall surrender the premises in good condition, reasonable wear and tear excepted.

ALTERATIONS AND FIXTURES

Lessee shall have the right to make alterations, additions, or improvements to the Premises with the prior consent of Lessor. All alterations, additions, improvements and fixtures, which may be made or installed by Lessee upon the Premises, shall remain the property of Lessee. At the termination or expiration of this Lease Agreement, Lessee shall remove additions and improvements or negotiate their sale to Lessor and restore the Premises to its original condition at Lessee's expense, normal wear and tear excepted.

INSURANCE AND INDEMNITY

5.1 Lessee hereby agrees to indemnify, defend, and hold Lessor harmless from all loss, damage, expense or liability arising from the use of the property by Lessee, its business patrons, guests, and invitees.

5.2 Lessee shall procure and maintain throughout the term of this Lease a policy or

policies of insurance, at its sole cost and expense, insuring Lessor from all claims, demands, or actions arising out of Lessee's use and occupancy of the Premises, the public liability insurance to have limits of liability of not less than \$1,000,000.00 for injury to or death of one person and \$1,000,000.00 for injury to or death of more than one person in any one accident. These limits shall also extend to the loss of personal property. Lessee shall provide a Certificate of Insurance to Lessor as evidence of such insurance and name the Lessor as an additional named insured.

5.3 Lessee shall maintain structure insurance in the amount of \$200,000.00 to cover the loss of Premises, its appurtenances and existing structures.

5.4 Lessee hereby agrees that Lessor shall not be liable for injury to Lessee's business or any loss of income therefrom or for damage to the goods, wares, merchandise or other property of Lessee, Lessee's employees, invitees, customers, or any other person in or about the Premises, nor shall Lessor be liable for injury to the person of Lessee, Lessee's employees, agents or contractors, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, sprinklers, wires, appliances, plumbing, air conditioning or lighting fixtures, or from any other cause, whether the said damage or injury results from conditions arising upon Premises or upon other portions of the building of which the Premises are a part, or from other sources or places, and regardless of whether the cause of such damage or injury or the means of repairing the same is inaccessible to Lessee.

ACCESS TO PREMISES

Lessor shall have the right to enter upon the Premises at reasonable hours for the purpose of inspecting or making repairs, alterations, or additions to the Premises.

NOTICES

Notices under this Lease Agreement shall be in writing and shall be deemed to be properly served if delivered to, or if deposited in the Post Office, registered or certified mail, postpaid, as follows:

Lessor: CITY OF PAGE dba Page Utility Enterprises
P.O. Box 1955
Page, Arizona 86040
(928) 645-2419

Lessee: Jen Lund and/or Melissa Leach dba B'Dazzled Salon
P.O. Box 4197
Page, AZ 86040
(928) 645-1391

ASSIGNMENT AND SUBLETTING

Lessee shall not voluntarily or by operation of law assign, transfer, mortgage, sublet or otherwise transfer or encumber all or any part of Lessee's interest in this Lease or in the Premises without Lessor's prior written consent, which Lessor shall not unreasonably withhold. Any attempted assignment, transfer, mortgage, encumbrance or subletting without such consent shall be void and shall constitute a breach of this Lease.

MISCELLANEOUS

11.1 Nothing herein contained shall be deemed or construed by the parties hereto as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto.

11.2 One or more waivers of any term or condition of this lease by either party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

11.3 This instrument contains all of the agreements and conditions made between the parties to this Lease Agreement and may not be modified orally or in any other manner than by an agreement in writing signed by all the parties to this Lease Agreement or their respective successors in interest.

11.4 In the event of any material default or breach by Lessee, Lessor may terminate Lessee's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Lessee shall immediately surrender possession of the Premises to Lessor. Unpaid installments of rent or other sums shall bear interest from the date due at the rate of 10% per annum.

11.5 Severability. The invalidity of any provision of this Lease as determined by a court of competent jurisdiction shall not affect the validity of any other provision hereof.

11.6 Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

11.7 Choice of Law. This Lease shall be governed by the laws of the State of Arizona with venue in Coconino County.

11.8 In the event it is necessary for either party hereto to employ the services of an attorney to enforce its rights under this agreement, the party successful in enforcing its rights shall be entitled to reimbursement for reasonable attorney fees.

DATED this 23rd day of January, 2013.

CITY OF PAGE

BY: William R. Durb
Mayor

BY: Jennifer J. Lund
Jen Lund, In her Individual Capacity

BY: Melissa Leach
Melissa Leach, In her Individual Capacity

ATTEST:

Kim Larson
Deputy City Clerk

Approved as to form:

[Signature]
City Attorney



Request for City Council Action

Title:	Roofing Contractor Services, Membrane Roof replacement, Page Fire Department		
Meeting Date:	March 25, 2015	Agenda Item Number:	
Agenda Section:	<input type="checkbox"/> Consent <input type="checkbox"/> Public Hearings <input type="checkbox"/> Old Business <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Other	Action:	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance
Originating Department:	Public Works	Supporting Documents:	Contractor Bid
Prepared By:	Clifford Linker	Presented By:	Clifford Linker
Reviewed By:	City Manager	Approved By:	
Proposed Action:	Award Bid to replace the membrane roof on the Fire department Office area		

BACKGROUND: The area of the Public Safety building that houses the Fire Department office is the only section of the building that has a near flat (low pitch) roof. This roof has been covered with a black synthetic rubber membrane known as EPDM (ethylene propylene diene monomer) which is attached to the roof deck by adhesive. The present membrane on the roof has pulled loose from the roof decking and inflates when the wind blows. This action pulls and tears the membrane allowing leakage. The proposed new roofing material known as FiberTite (ketone ethylene ester sheet roofing) will be mechanically attached to the roof, white in color as to reduce heat absorption (energy star rated) and has a greater puncture resistance than other membrane roofing. Star Roofing Inc. was the lowest bidder.

BUDGET IMPACT: Funds are budgeted in the building maintenance fund 10-457-9902 for \$25,000.00, with the balance of \$6,182.00 from contingency fund 10-411-9600 for a total bid price of \$31,182.00

STAFF RECOMMENDATION: Staff recommends Council award roof membrane replacement services to Star Roofing Inc.

REQUEST FOR COUNCIL ACTION TO FOLLOW

**THE LAKE POWELL NATIONAL GOLF COURSE
CLUBHOUSE RENOVATION**

**APPOINT COUNCIL LIAISON FOR THE PAGE PARKS
AND RECREATION ADVISORY BOARD**