A Regular Meeting of the Page City Council was held at 6:30 p.m. on June 10, 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, and Dennis Warner were present. Councilor David Tennis was excused. There was a moment of meditation. City Attorney Joe Estes 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; Page Utilities General Manager, Bryan Hill; Finance Director, Linda Watson; Community Development Director, Kim Johnson; Planning & Zoning Administrator, Robin Crowther; Human Resources Administrator, Kay Eddlemon; 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-May 27, 2015
Motion made by Vice Mayor Kocjan to approve the minutes. The motion was duly seconded and passed upon a vote.

CONSENT AGENDA

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
Warren Whisler, Lake Powell Cruisers, stated that the car show in May was the best show to date, with 76 automobiles registered and 11 vendors. He thanked the Chamber Page Lake Powell for all of their help.
UNFINISHED BUSINESS
None scheduled

NEW BUSINESS
Discussion and possible action by the City Council pertaining to budget transfer from General Fund to Land Fund
In January 2013, the City Council adopted Resolution 1106-13 requiring the transfer of all land sale revenue to offset the 2011 Series Bond Debt.

In order to remain in compliance, a transfer in the amount of $144,300.00 needs be made from the Land Fund to the Debt Service fund for Fiscal Year 2014-2015. The City had a budget amount of $250,000.00 that was allowed to be transferred from the Land Fund to the Debt Service Fund. Due to the fact that the City received more revenue in land sales this year, the fund balance was higher by $144,300.00. The Finance Department requested the City Council to authorize a budget transfer from the General Fund to the Land Fund in the amount of $112,000.00 so that the full balance of land sale revenue that totals $144,300.00 could be transferred to the Debt Service Fund, as required per Resolution 1106-13.

The various department funds shown below had unspent budget that was scheduled to assist in funding future capital projects for these individual departments:

- Police Dept (10.421.9901) $35,000.00
- Fire Dept (10.427.9902) $35,000.00
- Info Tech (10.455.9901) $18,000.00
- Central Garage (10.448.9901) $15,000.00
- General Services (10.411.9903) $9,000.00

$112,000.00

Due to the 10 year Capital Equipment & Improvements budget that was prepared, the budgeted amounts will not be transferred in the FY 2014-2015 budget year.

City Manager Crystal Prentice stated that according to Resolution 1106-13, all land sale revenue shall be used to offset the bond debt, and that additional revenue was received, therefore funds from the General Fund need to be transferred to the Debt Service Fund.

Motion made by Councilor Bryan to authorize staff to prepare a budget transfer from the General Fund to the Land Fund in the amount of $112,000.00. The motion was duly seconded and passed upon a vote.

Discussion and possible action by the City Council pertaining to an Intergovernmental Agreement (IGA) with the Arizona Department of Revenue (ADOR) for tax collection
Local Transaction Privilege Tax (TPT) Administration is governed by A.R.S. §42-6001. This statute was recently modified for the purpose of a tax simplification with the passage of House Bill 2111 in 2013 and House Bill 2389 in 2014. This statute now requires the Arizona
Page City Council Regular Meeting-June 10, 2015

Department of Revenue (ADOR) to administer the transaction privilege and use taxes imposed by all cities and towns and to enter into a new IGA with each city and town to reflect these changes, and clearly define the working relationship between ADOR and Arizona cities and towns. The City of Page has been a part of the Model City Tax Program since its inception. The effects of this recent modification will change the reporting structure on how information is submitted and received. Our current IGA will expire June 30, 2015.

Finance Director Linda Watson presented the agenda item. She stated that the ADOR has new rules that require all cities and towns to collect taxes through them. The local TPT that the City collects has always been collected through the ADOR, and that it is time to renew the IGA.

Motion made by Mayor Diak to approve the Intergovernmental Agreement (IGA) between the City of Page, Arizona, and the Arizona Department of Revenue regarding the uniform administration, licensing, collection, and auditing of transaction privilege tax, use tax, severance tax, jet fuel excise tax and use tax, and rental occupancy taxes imposed by the State or City of Page, Arizona. The motion was duly seconded and passed upon a vote.

Discussion and possible action by the City Council pertaining to the Agreement for Services between the City of Page and the Chamber Page Lake Powell
At the December 3, 2014 City Council Work Session, the City Council directed staff to work with the Chamber of Commerce to establish an agreement for services for Council consideration. The City Council approved the agreement at the January 14, 2015 Council Meeting and the agreement will expire June 30, 2015. A new agreement was presented to City Council for approval, and $15,000.00 for the Chamber Page Lake Powell was included in the FY 2015 Budget to contract for services.

City Manager Crystal Prentice presented the agenda item. She stated that the City and Chamber have worked together for many years. She clarified that the $15,000.00 did not include the annual Membership Fee in the amount of $2,145, which was also included in the budget.

Motion made by Councilor Warner to authorize the City Manager to enter into an agreement for services with the Chamber Page Lake Powell. The motion was duly seconded and passed upon a vote.

Discussion and possible action by the City Council pertaining to a Minor General Plan Amendment-Resolution 1147-15
Larkspur Commons ("Larkspur") is requesting a Minor General Plan Amendment (GPA 15-04) and a Zoning Amendment (ZON 15-04) to their property located on the west side of North Navajo, just south of 13th Avenue (Parcel Numbers 801-13-003 W; 801-13-003Z). Parcel Number 801-13-003Z currently consists of three different zoning classifications for the same parcel (Planned Development, Service Commercial, Multifamily Residential) and Parcel 801-13-003W consists of two different zoning classifications for the same parcel (Planned Development and Multi-family Residential). Both parcels consist of approximately 9.29 acres.
During the adoption of the General Plan there was an oversight that resulted in these two parcels being classified with multiple zoning classifications. Larkspur is seeking to re-zone both Parcels to Planned Development, which would permit all the zoning classifications that are currently located on the parcels. In addition to the re-zoning, a Minor General Plan Amendment is necessary for Parcel 801-13-001W to correct the oversights of the zoning classifications that occurred during the adoption of the General Plan. The adjacent properties are currently zoned Service Commercial, Multifamily Residential, Planned Development and Future Development. The properties across the street are zoned R-2 Residential.

Larkspur’s anticipated use of the Parcels included a hotel adjacent to the commercial zone, with a buffer of apartments to the northwest, followed by single family residential lots along the west rim portion of the Parcels and contained in the Future Development Site Plan. Currently Larkspur could chose any of the various zoning classifications designated on the Parcels, which include the hotel, multi-family and single family uses proposed by Larkspur. However, staff recommended that Larkspur seek the zoning amendments and Minor General Plan Amendment as a housekeeping matter to avoid any confusion regarding the multiple zoning classifications of the Parcels.

The Planning and Zoning Commission held a public hearing on May 19, 2015, and the concerns raised by three residents included: loss of view of the cliffs as neighbors walk through the community, children walking to and from school, and additional traffic. A traffic study was provided by Larkspur showing that during peak periods and different times of the year that traffic would not be significantly impacted by the proposed uses and Larkspur remained open to suggestions and concerns from those in the community regarding this matter.

Councilor Warner recused himself and left the Dais.

Motion made by Councilor Tappan to introduce Resolution 1147-15 by title only. The motion was duly seconded and passed upon a vote.

The City Clerk introduced Resolution 1147-15 by title only.


City Attorney Joe Estes presented the minor plan amendment and zoning change. He referred to a colored map and stated that the two parcels have multiple zoning designations on the City’s general plan map, and that this was overlooked when the general plan was adopted. Larkspur asked for zoning clarifications and to remove any issues with the land use for these parcels. Larkspur went to the Planning & Zoning Commission and requested this minor plan amendment along with zoning change. He stated that Larkspur was proposing a hotel operation, multi-family
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residential and single family residential for this area.

There was discussion.

John Olberg, Larkspur Representative, stated that Larkspur's intention was to proceed with a hotel. The hotel would be three stories, it would take four months to design and then proceed with construction.

Councilor Sadler asked where the hotel would sit, due to the terrain.

Mr. Olberg stated that the lobby for the hotel would be about four feet below the street level.

Motion made by Councilor Sadler to adopt Resolution 1147-15. The motion was duly seconded and passed 5 to 2 with Mayor Diak, Vice Mayor Kocjan, Councilors Sadler, Tappan, and Bryan voting in favor. Councilor Tennis was excused and Councilor Warner recused himself.

Discussion and possible action by the City Council pertaining to a Zoning Change Amendment-Ordinance-625-15

Larkspur Commons (“Larkspur”) is requesting a Minor General Plan Amendment (GPA 15-04) and a Zoning Amendment (ZON 15-04) to their property located on the west side of North Navajo, just south of 13th Avenue (Parcel Numbers 801-13-003 W; 801-13-003Z). Parcel Number 801-13-003Z currently consists of three different zoning classifications for the same parcel (Planned Development, Service Commercial, Multi-family Residential) and Parcel 801-13-003W consists of two different zoning classifications for the same parcel (Planned Development and Multi-family Residential). Both parcels consist of approximately 9.29 acres.

During the adoption of the General Plan there was an oversight that resulted in these two parcels being classified with multiple zoning classifications. Larkspur is seeking to re-zone both Parcels to Planned Development, which would permit all the zoning classifications that are currently located on the parcels. In addition to the re-zoning, a Minor General Plan Amendment is necessary for Parcel 801-13-001W to correct the oversights of the zoning classifications that occurred during the adoption of the General Plan. The adjacent properties are currently zoned Service Commercial, Multifamily Residential, Planned Development and Future Development. The properties across the street are zoned R-2 Residential.

Larkspur’s anticipated use of the Parcels included a hotel adjacent to the commercial zone, with a buffer of apartments to the northwest, followed by single family residential lots along the west rim portion of the Parcels and contained in the Future Development Site Plan. Currently Larkspur could chose any of the various zoning classifications designated on the Parcels, which include the hotel, multi-family and single family uses proposed by Larkspur. However, staff recommended that Larkspur seek the zoning amendments and Minor General Plan Amendment as a housekeeping matter to avoid any confusion regarding the multiple zoning classifications of the Parcels.
The Planning and Zoning Commission held a public hearing on May 19, 2015, and the concerns raised by three residents included: loss of view of the cliffs as neighbors walk through the community, children walking to and from school, and additional traffic. Attached hereto is a traffic study provided by Larkspur showing that during peak periods and different times of the year that traffic will not be significantly impacted by the proposed uses and Larkspur remains open to suggestions and concerns from those in the community regarding this matter.

Councilor Warner remained recused for this agenda item.

Motion made by Mayor Diak to introduce Ordinance 625-15 by title only. The motion was duly seconded and passed upon a vote.

The City Clerk introduced Ordinance 625-15 by title only.


There was discussion.

Motion made by Councilor Sadler to pass Ordinance 625-15 to its second reading. The motion was duly seconded and passed 5 to 2 with Mayor Diak, Vice Mayor Kocjan, Councilors Sadler, Tappan, and Bryan voting in favor. Councilor Tennis was excused and Councilor Warner recused himself.

Councilor Warner returned to the Dais.

Discussion and possible action by the City Council pertaining to Employee Health Insurance benefit changes
The 2015 City Council Strategic Plan objective 2.4 reads “review employee insurance and fringe benefits for potential savings.” Staff has completed the review and is recommending changes to the employee health care plan.

The City of Page contracts with the Rural Arizona Group Health Trust (RAGHT), an employee benefits consortium, to provide medical, prescription, dental, vision, and life insurance coverage.

CURRENT PLAN
Under the current plan, City and Page Utility Enterprise employees are offered two options: a single - employee only PPO (Preferred Provider Organization) and Family PPO. Under the single - employee only plan, employees are required to contribute $100 per month (19.4%)
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towards the medical premium. Under the family plan (employee + family) employees are required to contribute $200 per month (14.86%) towards the medical premium. Employee contribution rates have not changed in more than ten years.

RAGHT policy requires that employers pay for 90% of the single - employee only plan premium. We are not complying with this policy. Under the current plan, employees who select the single-employee only coverage, which is much less expensive, pay a higher percentage of their premiums costs than those choosing the more costly family plan (see Table 1, below).

<table>
<thead>
<tr>
<th>CITY - PPO</th>
<th># of EMP</th>
<th>Med Premium</th>
<th>Dental</th>
<th>Vision</th>
<th>Total Prem</th>
<th>Emp Contr</th>
<th>City Contr</th>
<th>Monthly City Premium</th>
<th>Annual</th>
</tr>
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<tr>
<td>Employee</td>
<td>27</td>
<td>$516</td>
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<td>$1,260</td>
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<td>$33,452</td>
<td>$401,425</td>
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</table>

**RECOMMENDATION 1**

That beginning July 1, 2015 the City move from a two tier plan (single -employee only & family) to a four tier plan (employee; employee + child(ren); employee + spouse; and employee + family). In addition, change the employee only contribution rate to 10% (as mandated by RAGHT) and change the employee + plans (employee +child(ren); employee + spouse; and employee + family) contribution rate to 20% of the medical premium (see Table 2, below). This change would result in an expected annual savings of $76,049. Employees will be selecting coverage during open enrollment this month.

<table>
<thead>
<tr>
<th>CITY PPO</th>
<th># of EMP</th>
<th>Med Premium</th>
<th>Dental</th>
<th>Vision</th>
<th>Total Prem</th>
<th>Emp Contr</th>
<th>City Contr</th>
<th>Monthly City Premium</th>
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<td></td>
<td></td>
<td>$72,912.19</td>
<td>$874,946.28</td>
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RECOMMENDATION 2
Beginning in January 1, 2016 the City offer employees an additional option of a High Deductible Health Care plan. The employee only coverage would have a $2800 deductible; and the employee+ coverage plans would have a $5,600 annual deductible. RAGHT requires the employer to contribute to a Healthcare Savings Account (HSA). The City/PUE would contribute a percentage of the annual deductible into an employee HSA. Employees would also eligible to contribute to the HSA. This annual savings would depend upon the number of participants along with the percentage of the annual deductible. Table 3 includes a 35% contribution rate (see below). Employees would consider this option during a special open enrollment in November.

TABLE 3: ADD HIGH DEDUCTIBLE PLAN OPTION

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<th>CITY HDHP</th>
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<th>Dental</th>
<th>Vision</th>
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<th>City Contr</th>
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Page City Council Regular Meeting-June 10, 2015

<table>
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<th>Req HSA Contr</th>
<th># of EMP</th>
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BUDGET IMPACT: Moving to a Four Tier Plan with new employee contribution rates would result in an expected annual savings of $76,049.00 with current employee elections; adding a High Deductible Health Care plan could result in additional savings.

City Manager Crystal Prentice presented the agenda item.

There was discussion.

Human Resource Administrator Kay Eddlemon stated that RAGHT required vision and dental with the health insurance plan. The employee could opt out if they chose to.

There was discussion pertaining to being competitive and offering benefits that attract quality employees and being able to retain them.

Motion made by Councilor Tappan to direct staff to implement changes to the employee health care plan, which includes: Moving from two tier plan (single-employee only; family) to a four tier plan (employee; employee + children; employee + spouse; and employee + family); and changing the employee only coverage contribution rate to 10% and changing the employee + plans coverage contribution rate to 20% of the medical premium. The motion was duly seconded and passed upon a vote.

Discussion and possible action by the City Council pertaining to an Amendment to the Professional Services Agreement for the Lake Powell National Golf Course

In June 2012, the City entered into a five year Professional Services Agreement for Management, Operation and Maintenance of the Lake Powell National Golf Course with ARAMARK Sports and Entertainment Services, LLC. The City and ARAMARK representatives met last spring to discuss the agreement.

1. Paragraph 1(c) of the Agreement is amended to read as follows: "ARAMARK shall be solely responsible for all regular maintenance of the golf course. ARAMARK shall negotiate, purchase, and pay all fuel, oil, supplies, equipment, replacement parts, labor, professional services, and insurance (as outlined in Appendix "A"), and other items as may be reasonably necessary to operate Lake Powell National Golf Course. The City agrees to be responsible for the
Page City Council Regular Meeting-June 10, 2015

reimbursement or replacement of grounds keeping equipment only, as approved by the City Council through the City's annual fiscal budgetary process, with the City's fiscal year beginning on July 1st of each year. Any requests for reimbursement or replacement for such grounds keeping equipment must be submitted to the City no less than 90 days prior to the commencement of the next fiscal year."

2. Paragraph 5 of the Agreement is amended to read as follows: “This Agreement shall be made effective as of the 10th day of June, 2015 and expire, with no penalty, further obligation, or liability, other than those expressly stated herein, the 31st day of December 2020, unless terminated as provided for herein. This Amendment, together with the Agreement, shall automatically be extended under the same terms and conditions for two (2) five (5) year period unless ARAMARK gives the City written notice of its election not to extend the Agreement at any time prior to one (1) year before the expiration of this Agreement. If this Agreement expires or is terminated for any reason whatsoever, the City agrees to purchase, or cause a successor management company to purchase, the then-existing inventory, which is in saleable condition, at cost and the then existing golf carts at fair market value.”

3. Paragraph 16(b) of the Agreement is amended to read as follows: “b. Termination For Convenience. Either party may terminate this Agreement at any time, without penalty to the other party, by giving written notice to the other party of such termination and specifying the effective date thereof, at least one (1) year before the effective date of such termination.”

City Manager Crystal presented the agenda item.

Motion made by Councilor Bryan to amend the Professional Services Agreement for the Management, Operation and Maintenance of the Lake Powell National Golf Course. The motion was duly seconded and passed upon a vote.

BID AWARDS
Discussion and possible action by the City Council pertaining to the award of bid for the City of Page Occupational Health Services Contract
The City received one bid for Occupational Health Services from Encompass Health Services. The bid includes DOT, Non DOT 5 panel and Non DOT testing (rapid), MRO Consultation, Non DOT Approved Alcohol Testing, Random Selection Cost, Hepatitis A, B, B Antibody Testing, B Antigen, TB Skin Testing, Tetanus Shot, CDL, Police and Fire Physicals and Fluid Exposure Training/Orientation.

Councilor Sadler recused himself.

City Manager Crystal Prentice presented the agenda item.

Motion made by Vice Mayor Kocjan to award Occupational Health Services bid to Encompass Health Services. The motion was duly seconded and passed upon a vote.
BUSINESS FROM THE MAYOR
None scheduled

BUSINESS FROM THE MANAGER
None scheduled

Mayor Diak moved the following agenda items to this portion of the agenda.

BUSINESS FROM THE COUNCIL
None scheduled

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

BUSINESS FROM THE CITY ATTORNEY

EXECUTIVE SESSION
The City Council may go into executive session for the purpose of discussion or consultation with the City Attorney to consider its position and instruct representatives regarding the pending claims and lawsuits filed against the City pursuant to A.R.S. § 38-431.03 (A)(3) and (A)(4): Airport lawsuit and attorney general complaint.

Motion made by Councilor Sadler to enter into Executive Session at 7:22 p.m.

Mayor Diak reconvened the Regular City Council Meeting at 7:45 p.m.

ADJOURN
The meeting was adjourned at 7:55 p.m.

Kim L. Larson
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 10th day of June, 2015. I further certify that the meeting was duly called and that a quorum was present.

Dated this 24th day of June, 2015

Kim Larson, City Clerk