

AGENDA

TUSAYAN TOWN COUNCIL REGULAR MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, February 4, 2015 at 6:00pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Town Council and to the general public that the Tusayan Town council will hold a meeting open to the public on Wednesday, February 4, 2015 at the Tusayan Town Hall Building. If authorized by a majority vote of the Tusayan Town Council, an executive session may be held immediately after the vote and will not be open to the public. The Council may vote to go into executive session pursuant to A.R.S. § 38-431.03.A.3 for legal advice concerning any matter on the agenda, including those items set forth in the consent and regular agenda sections. The Town Council may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting the Town Manager at (928) 638-9909 as soon as possible.

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.

TOWN COUNCIL REGULAR MEETING AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

MAYOR GREG BRYAN

VICE MAYOR CRAIG SANDERSON

COUNCILMEMBER BILL FITZGERALD

COUNCILMEMBER AL MONTOYA

COUNCILMEMBER JOHN RUETER

❖ *One or two Council Members may attend by telephone*

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Members of the public may address the Council on items not on the printed agenda. The Council may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.

Members of the audience who wish to speak to the Council on an item listed as Public Hearing should complete a Request to Speak Card and turn it into the Town Clerk. Speakers will be limited to three minutes each.

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

Presentation from Coconino County Community Development Department regarding Building and Planning Services

5. CONSENT AGENDA

Items on the consent agenda are routine in nature and will be acted on with one motion and one vote. Members of the council or staff may ask the mayor to remove any item from the consent agenda to be discussed and acted upon separately.

A. Minutes of the Town Council Special Meeting and Regular Meeting on 1/21/15

B. Accounts Payable Billings

6. COMMITTEE REPORTS

- A. Update on the Sports Complex Committee
- B. Update on the Planning and Zoning Commission

7. ACTION ITEM

Consideration, discussion, and possible approval of funding Tusayan Fire District with an additional \$75,000 for the remainder Fiscal Year 2014-2015

8. DISCUSSION ITEMS

- A. Discussion of restroom building for CDBG project at the Sports Complex
- B. Discussion of status of land planning at Town Housing Parcel at Kotzin Ranch
- C. Discussion of Council Retreat date and agenda topics
- D. Discussion of Fiscal Year 2015-2016 Budget Process

9. TOWN MANAGER'S REPORT

10. FUTURE AGENDA ITEMS

11. COUNCIL MEMBERS' REPORTS

12. MAYOR'S REPORT

13. MOTION TO ADJOURN

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan, Arizona on this _____ day of January, 2015, at _____ pm in accordance with the statement filed by the Tusayan Town Council.

Signature of person posting the agenda

ITEM NO. 4

Arizona Falls
Wildcats miss Final Four
in OT loss **Sports • A9**



Provocative Show
NAU Opera Theatre
bends gender **A&L • B1**



A R I Z O N A

Daily Sun

Serving Flagstaff and northern Arizona since 1883

Sunday, March 30, 2014

azdailysun.com

A better blueprint

The Coconino County building department is slashing red tape and streamlining the permit process.

By **ERIC BETZ**
Sun Staff Reporter

For the past six months, Jay Christelman's constant work companion has been a 4-inch thick stack of papers. He's spent countless hours studying the document since he was hired as Coconino County's new director of community development last fall.

It's his printout of the Zucker report.

He says it isn't gospel, but

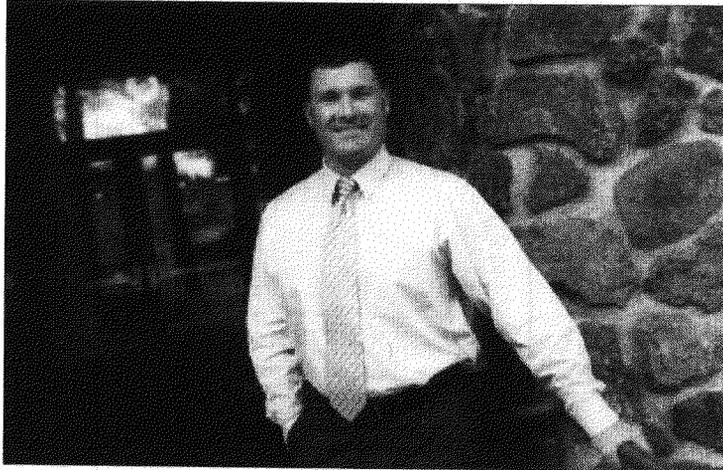
his well-worn personal copy suggests otherwise. The corners are frayed and dozens of color-coded page markers protrude from the borders. Its pages are highlighted and marked up like a well-used textbook.

It's been one year since an independent, county-commissioned review of the building permit division came back with a 258-page report suggesting 364 changes to the way it does business.

County officials say they've taken the Zucker Systems review to heart and it's helped guide a sweeping culture change.

Christelman's assigned goal, already well underway, is to make regulations less onerous and shift the focus from the letter of the law to its intent.

His example is simple: If a homeowner is remodeling a kitchen and installing a new sink and dish-



JAY CHRISTELMAN has been hired as the new Coconino County director of community development. (Jake Bacon/Arizona Daily Sun)

washer of identical size to the previous ones, why should he need a county test of their septic system capacity?

INSIDE • A8
Flagstaff has changed, too

Christelman, who previously steered the city of Marana through a similar effort, has already streamlined the application process, reorganized staff positions, slashed paperwork and reduced return times on applications.

"Is it perfect? No," Christelman says. "We're still going to

drop the ball on occasion, but we are rapidly improving."

True culture change will take much longer, he says, but those efforts earned him and his department the praise of the Coconino County Board of Supervisors at a meeting last week.

"It points out to me there are certain times when it's important to have an outside group come in and tell it like they see it," Supervisor Art Babbott told his colleagues at the meeting on Tuesday.

See **BLUEPRINT**, A8

Was uses to ex

The Flagstaff to commit to storage of th

AD

Flagstaff Cit plate of issues Tuesday.

The regular city's water po ing aggressive committee on public hearing city sidewalks f

An ordinance handlers was p zona Daily Sun.

One of the r revisions to the of the city's Uti Staff has been v the city Water Council got its November 2012 with staff since es to the plan.

One of the ma icy involves the All of the polic have been gath the city is ful more reclaimed its nee

BELLES OF THE BALL

BLUEPRINT

from Page A1

"How we mingle the regulatory world with the real world is very important. 'No' is an answer we have to give at times, but what follows no is often the most important part of the discussion," Babbott added.

Other supervisors also said they had heard positive things from local home-builders.

POOR COMMUNICATION

Among the people who stand to benefit most are owner-builders, who make up slightly more than half of all permit applications in Coconino County. Whereas most homes in Flagstaff's subdivisions are built by developers and big contractors, the county is mostly people looking to build their own homes or hiring individual contractors to do so on their behalf. Those homeowners might only deal with building permits once in their lifetime.

So the change was instead spurred by the building community, which complained of poor communication and an inconsistent application of the code.

A homebuilder in Coconino County needs two sets of permits - one from the health department for septic and one from the building department. And where grading is involved, the public works division is also a stakeholder.

The health district employees, though housed in the same building, weren't communicating with the building department, contractors say. And the public works employees were housed on the other side of town and spent only a couple days a week at the Fort Valley office. Each office's employees worked on different deadlines.

And builders say the answer you received at the permit counter often depended on who was working that day.

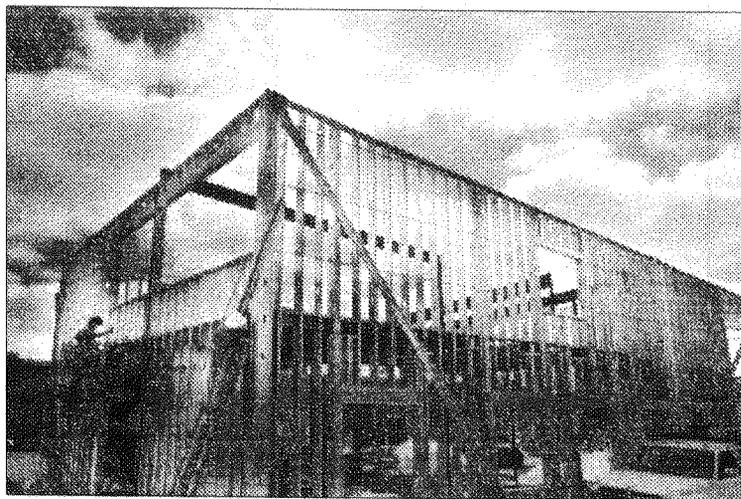
OUTSIDE REVIEW

Flagstaff-area builder Jeff Knorr, who is also a candidate for Flagstaff City Council, says that before the Zucker report it was nearly impossible to reach a county building inspector on inspection day. There was no set time frame, just a date. And builders were not allowed to have the number of their inspector's county-funded cellphone in order to narrow the time of day.

"I can't sit on one house all day waiting for an inspection and not have any idea when they're coming," Knorr says. "We can't proceed without that inspection. No work can go on. We pay for a plan check and an inspection, but the attitude was, 'I'll get there when I get there. Coconino is a big county, suck it up.'"

The idea to hire Zucker came from Deputy Coconino County Manager Larry Dannenfeldt. He says that when he started listening to stakeholders in the building community, he found critical views of community development.

Developers told him the process was too onerous and that they had to come in multiple times because there wasn't coordination between departments.



WORKERS WELD and put bolts on the Native American Cultural Center on the campus of NAU in 2011. (Josh Biggs/Arizona Daily Sun, file)

FLAGSTAFF HAS MADE CHANGES, TOO

By DAILY SUN STAFF

While Coconino County has been busy realigning job duties in its community development department, the city of Flagstaff has not been idle, either.

Two summers ago, faced with an unexpected surge in building activity after community development staff was cut, the city signed with a Valley-based engineering firm to help cut through a backlog in the city's building plan review process. Staff review times were cut in half - down to roughly 15 days - three months after the city had contracted with Stantec.

A study given to the Council earlier this year compared the time it takes other cities to process various types of permits. It found Flagstaff was relatively quick in processing site plans and conditional/special use permits but lagged in other areas like grading permits and major tenant improvements.

Similar to the county, the city now tries to assign one planner to each project to walk it through the various permits and applications.

The city also completed an overhaul of its labyrinthine land development code two years ago and is sending an updated regional plan to voters in May.

The new form-based codes focus on the shape, mass and look of buildings rather than the underlying land use of the property. Many developers have long complained that the city's current planning process is relatively arbitrary - that every city planner interprets the city's codes differently.

Below are the top eight changes to the LDC:

1. A simplified code. Zoning under the new

That convinced him to go to the Board of Supervisors seeking approval to bring in Zucker Systems to review the way community development did business. The consulting company had reviewed bureaucracies from the local to federal level.

"At first I was a little taken aback by the number (of recommendations), but they are so detailed and I'm very happy with that," Dannenfeldt says.

"Instead of saying 'Improve communications with customers,' they give you

LDC is now laid out in a more straightforward way.

2. Streamlining of zoning types. Currently there are 35 types of zoning codes on the books. The rewritten code cuts the number zoning types from 35 to 18 without diminishing any existing zoning rights.

3. Enhanced public participation. Major projects, from large commercial projects to new master-planned neighborhoods, will be required to hold public forums before a permit is issued or a rezoning request is approved.

4. Greater authority for city staff to allow minor modifications in zoning cases. Some types of building issues, like a small portion of a new house encroaching into a setback, used to require a trip before the board of adjustment. The new LDC gives city staffers greater authority to approve minor adjustments unilaterally.

5. Allow sustainable developments. Want to put a solar array between the house and the curb? The former LDC wouldn't allow it, while the new one will.

6. Building height. How the city measures building height has long been a point of friction within the building community, given the topography of Flagstaff. The new code no longer measures just from the finished floors but also vertically to follow a natural grade.

7. Landscaping requirements. Largely simplified for almost any project, the codes no longer require a calculator to compute how many trees and shrubs must be planted within new developments.

8. Resource protections. The tree and shrub requirements in the new code will place a premium on the quality rather than the quantity preserved.

17 examples of how to better communicate."

One of those recommendations was to have every building inspector list a cell phone number on their business card and instruct them to answer the phone whenever it rings. That move wasn't entirely popular with inspectors, but it's worked out, he says.

ONE POINT PERSON

The proposed changes also happened to come at a time when the senior

leadership, some of whom had been in place for 30 years, were announcing their retirements. County officials say no one was pushed out of their jobs, but the influx of new blood and new ideas avoided any "We've always done it that way" type resistance.

And one of the most recent changes could prove to be the biggest.

Christelman now has the public works permitting employees working in the building department and he's moved the health department employees closer to the building permit counter to ensure integration. They're all now accountable to him instead of siloed in other departments.

The workflow process is now well-defined and proceeds at once to each relevant department, which has a set period of time to complete. The county provides applicants with one person who becomes their point of contact for the entire process, helping to steer them through to the end.

Whereas the old process used to tell applicants they'd receive feedback in 90 days, the new procedure promises that 90 percent of applicants will have comments returned to them in 15 days and comments on submitted revisions follow in five days. It's hoped that window will shrink.

SAME FACES, MORE SMILES

So far, Knorr, who has been building in the region for 20 years, has been happy with the changes, including the new management accepting an idea he pushed in the past: a two-hour window when inspectors can show up. It's still early in the building season, so he says he hasn't had the chance to apply for permits under the new system.

"The inspection process is better. The communication is better. The culture is better and they're working on simplifying the code - they're using current codes, but simplifying those codes," Knorr says. "It's a lot of the same faces, but a lot of those same faces are smiling a little bit more."

And management has also been impressed with how well staff has taken the sudden and sweeping changes. Many longtime employees were scared to see 70 years of collective management leave and wondered how the changes would affect their jobs. Christelman says that the staff has found it rewarding to see such immediate improvement. Surveys done before and after Zucker have shown strong improvements in morale.

They've also found ways to work better with 10-year old software and learned to coordinate through more outdated means, such as Microsoft Office, he says. Another challenge will be taking 40 years worth of paper documents into the digital realm. So in the coming years, management only expects things to get better.

"A lot of the recommendations being put forward now are coming from staff and not from Zucker," Dannenfeldt says. "Now the whole culture is about how we can make it better. So now we're really cooking because staff is leading the culture of imposing change in how they do their business."

Eric Betz can be reached at 556-2250 or ebetz@azdailysun.com.

DEBT

from Page A1

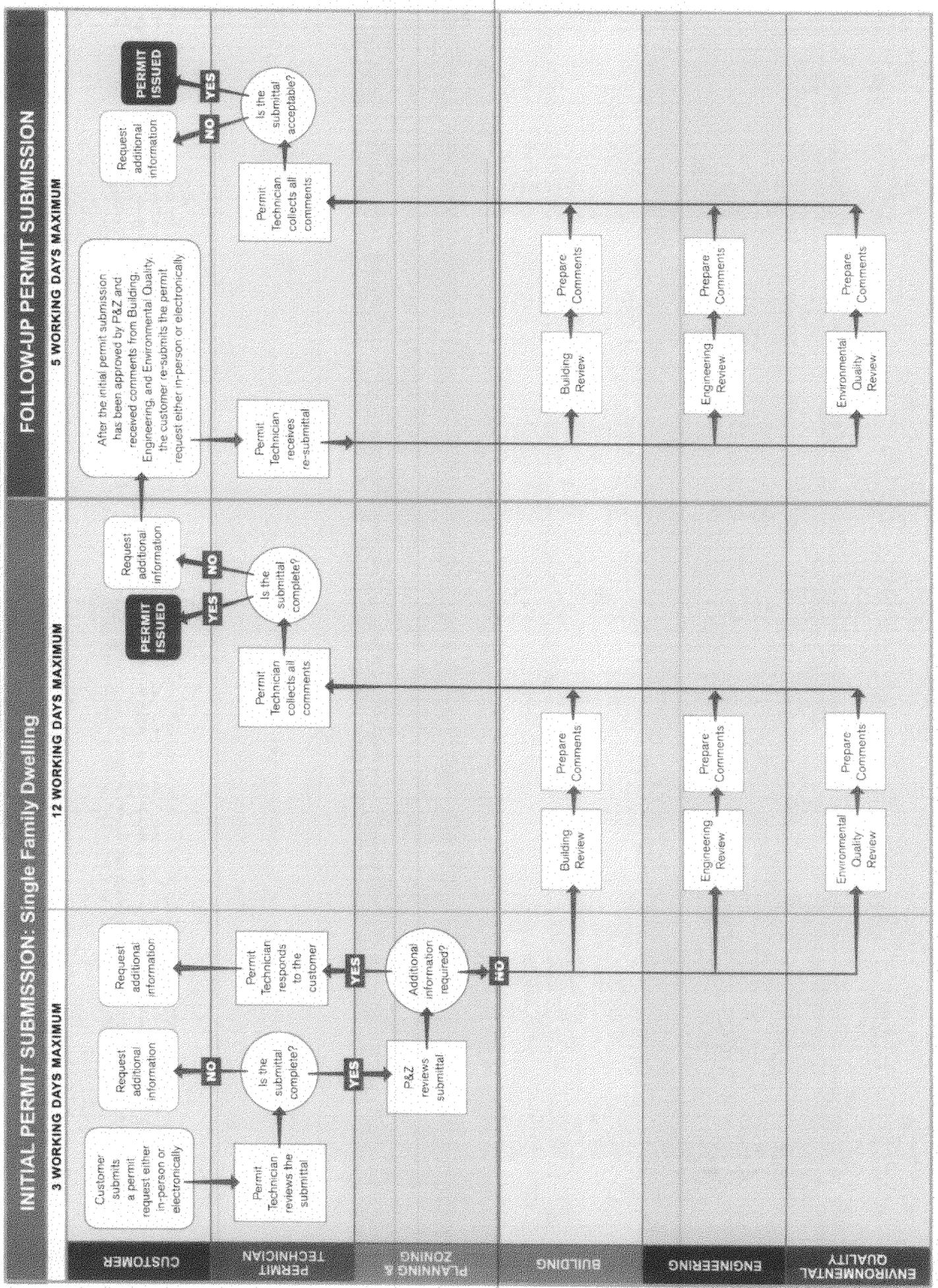
Without loans to repay,

Of the nearly 20 million Americans who attend college each year, about 12 million borrow, according to the

think wealth is more equally distributed than it is. But with elected officials from President Barack Obama

Some of the proposals for

Permitting Process Flowchart



ITEM NO. 5A

TUSAYAN TOWN COUNCIL SPECIAL MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, January 21, 2015 at 5:30pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

TOWN COUNCIL SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Bryan called the meeting to order at 5:35pm and the Pledge of Allegiance was recited.

2. ROLL CALL

Upon roll call, the following were present:

**MAYOR GREG BRYAN
VICE MAYOR CRAIG SANDERSON
COUNCILMEMBER BILL FITZGERALD
COUNCILMEMBER AL MONTOYA
COUNCILMEMBER JOHN RUETER**

Also present were:

Will Wright, Town Manager
Melissa Malone, Town Clerk

3. DISCUSSION OF INCORPORATING THE INITIATIVE REGARDING DIRECT ELECTION OF THE MAYOR (PASSED BY THE VOTERS ON NOVEMBER 4, 2014) INTO THE TOWN CODE

The Council may wish to go into Executive Session pursuant to A.R.S. Section 38-431.03.A.3 & A.4 for discussion and consultation with the Town Attorney in order to receive legal advice and give direction concerning the process for integrating the language of the initiative into the Town Code.

At 5:36pm, Councilmember Montoya made a motion to take the Council into Executive Session. Vice Mayor Sanderson seconded the motion and it passed on unanimous vote.

The Council entered Executive Session and discussed this item with the Town Attorney, Bills Sims, via phone.

At 6:41pm, Vice Mayor Sanderson made a motion to take the Council out of Executive Session and back into regular session. Councilmember Fitzgerald seconded the motion and it passed on unanimous vote.

4. MOTION TO ADJOURN

Vice Mayor Sanderson made a motion to adjourn the meeting at 6:42pm. Councilmember Rueter seconded the motion and it passed on unanimous vote.

ATTEST:

Greg Bryan, Mayor

Date

Melissa M. Drake, Town Clerk

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa M. Drake, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Council of the Town of Tusayan held on January 21, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 21st day of January, 2015

TOWN CLERK

TUSAYAN TOWN COUNCIL REGULAR MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, January 21, 2015 at 6:00pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

TOWN COUNCIL SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Bryan called the meeting to order at 6:47pm and the Pledge of Allegiance was recited.

2. ROLL CALL

**MAYOR GREG BRYAN
VICE MAYOR CRAIG SANDERSON
COUNCILMEMBER BILL FITZGERALD
COUNCILMEMBER AL MONTOYA
COUNCILMEMBER JOHN RUETER**

Also present were:

Will Wright, Town Manager
Melissa M. Drake, Town Clerk

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

A. Presentation from Coconino County Community Development Department regarding Building and Planning Services

The Coconino County Community Development representative was not able to attend the meeting tonight due to a family emergency. The information in the packet will be useful for a future presentation and discussion.

B. Presentation from Tusayan Fire District (TFD)

Ann Serna, representing the TFD Board, stated that the entire Board is in attendance with the exception of Louie Serna who is not able to attend due to a death in the family. She discussed the financial difficulties of TFD as well as many other fire districts in the country.

John Vail, also a member of the TFD Board, spoke about funding losses due to property value decreases and areas served by the District which do not pay taxes to support it. He stated that even though Canyon Plaza Resort prepaid their taxes, the District will be in arrears starting sometime in March 2015 and the next tax revenues from the State will not cover expenses for the remainder of the fiscal year.

The Council discussed the issues with Ms. Serna, Mr. Vail, and Chrystal Schoppmann. Ms. Schoppmann stated that TFD needs \$75,000 to get from March 2015 to July 1, 2015 (the end of the TFD fiscal Year). Fire Chief Robbie Evans spoke about other Districts with similar problems.

Mr. Vail stated that Arizona House Bill 2162 could help fund TFD if passed. He also suggested that members of the Council and the Board meet to determine final numbers regarding funding requirements.

The Council discussed the issues and the possibility of taking on additional funding for the TFD. The request for \$75,000 will be placed on the next Agenda for Action.

5. CONSENT AGENDA

A. Minutes of the Town Council Workshop and Regular Meeting on 1/7/15

B. Accounts Payable Billings

Councilmember Rueter made a motion to approve the Consent Agenda. Vice Mayor Sanderson seconded the motion. Mayor Bryan noted that there was a reimbursement to himself that he recused himself from. The motion passed on unanimous vote.

6. COMMITTEE REPORTS

A. Update on the Sports Complex Committee

Manager Wright stated that there has been an issue with logs at the Complex that the School district is considering.

Mayor Bryan stated that the Town has requested that the School approve a survey of the property.

B. Update on the Planning and Zoning Commission

None

7. ACTION ITEMS

A. Consideration, discussion, and possible approval of restroom building for CDBG project at the Sports Complex

Manager Wright stated that information on the Montrose unit was in the Agenda Packet but he recommends that the Council wait to make a decision on this item until issues with the utilities are firmed up.

Vice Mayor Sanderson asked to see the detailed cost sheet for the Kodiak model to compare with the Montrose at the next meeting.

The Council took no action.

B. Consideration, discussion, and possible approval of short-term investment of Town Funds

Manager Wright noted the information which was in the Agenda Packet regarding possible investments for a 6 month period. He also stated that the investments approved by the Council at the last meeting have been executed.

Mayor Bryan thanked Councilmember Rueter for making the wire transfer for the investment.

Mayor Bryan made a motion to direct staff to invest \$1,500,000 in 6 month certificates of deposit with the intent to get 0.5% interest or as close to it as possible. Councilmember Rueter seconded the motion and it passed on unanimous vote.

8. DISCUSSION ITEM

A. Discussion of response from the Tusayan Sanitary District regarding the Town's request to remove the Holiday Lights in Town

Robert Petzoldt stated that the Sanitary District has agreed to take down the holiday lights and store them for 3 months at a rate of \$85 per month, giving the Town time to develop a plan to manage the process.

B. Discussion of incorporating the initiative regarding direct election of the Mayor (passed by the voters on November 4, 2014) into the Town Code

Mayor Bryan stated that this item was discussed with the Town Attorney in the Executive Session prior to this meeting. He stated that there are issues around: 1) holding a special election to fill a vacancy in that it may be against state law and 2) filling a vacancy until an election is held. There will be a Workshop on February 4th.

The Mayor invited comments from the public. There were none.

Vice Mayor Sanderson stated his opinion that the Council is tasked with upholding the law and that they are making progress.

Councilmember Fitzgerald stated that the Initiative was not written as clearly as it could have been and that State Laws are in conflict with each other. He also stated that the Arizona Constitution is clear in that it states the initiative must be furthered along. He also stated that the issue of the Town's power to call a Special Election is still in question.

Mayor Bryan stated that the current issues could have been avoided if it had been brought to the Council prior to becoming an initiative. He asked that if the public has an issue in the future that they give the Council an opportunity to address an issue prior to it becoming an initiative.

9. TOWN MANAGER'S REPORT

Manager Wright discussed the following items at the request of the Council:

- Update on streaming Council Meetings: Manager Wright stated that Digital Ease stated today that they will not be working on the project so we are looking for another vendor
- Woodson Engineering is currently working on 4-5 proposals for the Town
- The snow removal plan is still in progress as it requires property owners' permission
- The aerial topographic map of the Town did not cover the drainage basins to the northeast of Town so the work on improving the flooding areas has been delayed. Woodson Engineering is working on a proposal to create a topographic map of the drainage areas using a GPS method. Vice Mayor Sanderson asked that the topographic map already received from Woodson to be placed on the Town website. Manager Wright stated that there are issues with the format of the map and the public may need to contact Woodson Engineering to review it. Manager Wright will contact Woodson about getting an electronic version of the map in a useable format and about removing the controls which were placed around Town for the aerial survey.
- Crosswalk improvements: Only one more step is required to submit to ADOT (photos of the specific crosswalk areas delineating placement of the signs)
- The Mayor stated that we are waiting on the billing from the US Forest Service so that we can pay and proceed with the project
- Manager Wright will proceed with land planning on the Town Parcel at Kotzin Ranch

10. FUTURE AGENDA ITEMS

- 2/4/15 – TFD funding action item
- 2/4/15 – Land planning status update
- 2/4/15 – Discussion item or Action item for the language for the Municipal Code chapters incorporating the initiative (and an action item for the ordinance as soon as possible)

11. COUNCIL MEMBERS' REPORTS

None

12. MAYOR'S REPORT

Mayor Bryan stated that there will be a GAMA meeting on Monday, 1/26/15, in Phoenix on state legislative items affecting municipalities, the new Governor's budget, and changes in HURF funds.

13. MOTION TO ADJOURN

Councilmember Rueter made a motion to adjourn the meeting at 8:42pm.
Councilmember Montoya seconded the motion and it passed on unanimous vote.

Greg Bryan, Mayor

Date

ATTEST:

Melissa M. Drake, Town Clerk

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa M. Drake, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Council of the Town of Tusayan held on January 21, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

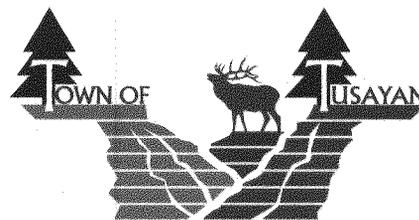
DATED this 27th day of January, 2015

Town Clerk

ITEM NO. 7

TOWN OF TUSAYAN

at the entrance to Grand Canyon National Park



DATE: January 29, 2015

TO: Members of the Tusayan Town Council

FROM: Will Wright, Manager

SUBJECT: Results of Tusayan Fire District Meeting

This memo is to briefly review the results of the working group that met between two members of the Tusayan Fire District Board (John Vail and Andrew Aldaz) and two members of the Tusayan Town Council (Vice Mayor Sanderson and Al Montoya) as well as Chief Evans and Administrative Assistant Chrystal Schoppmann of the District and Will Wright from the town. This group met to better understand the financial needs of the District's funding request to the town for this fiscal year and future financial needs of the District. After a review of the District's budget that detailed the revenues and expenditures, members discussed the current fiscal year's financial situation.

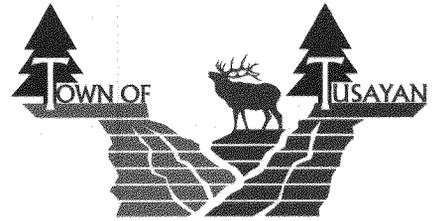
It was determined the District's request for up to \$75,000 for fiscal year (FY) 2015 was warranted based upon a shortfall due in large part to decreasing property valuations over the last five plus years that has resulted in less revenues coming to the District. It was reported that this is a statewide problem that has been building over time and that there are efforts currently to correct this at the State level legislatively.

Problems also arise with how the County remits property tax revenues to the District only twice a year in October and April, causing timing issues due to the gaps in receiving these monies. Further, the District is experiencing a deficit with the State delaying its payments to the District for work it has performed and for which they had to pay outside entities in the performance of that work. In short, the District has had a significant outlay without receiving revenues to cover their costs, which the State currently owes the District about \$60,000 this year. This has resulted in the District getting behind in some important areas such as equipment maintenance, et cetera. Additionally, the District had to take out a short term \$12,000 loan earlier this fiscal year to make ends meet, which needs to be repaid.

It is recommended by the members of this group that the town continue to pay the expenses for two employees of approximately \$7,500 a month, which is less than had been originally budgeted or had been anticipated by the Fire District. Further, this group recommends the town pay the District up to \$75,000 for the remaining four months of FY2015, which could be done incrementally, such as \$25,000 in February, \$25,000 in March, \$15,000 in April and \$10,000 in May.

TOWN OF TUSAYAN

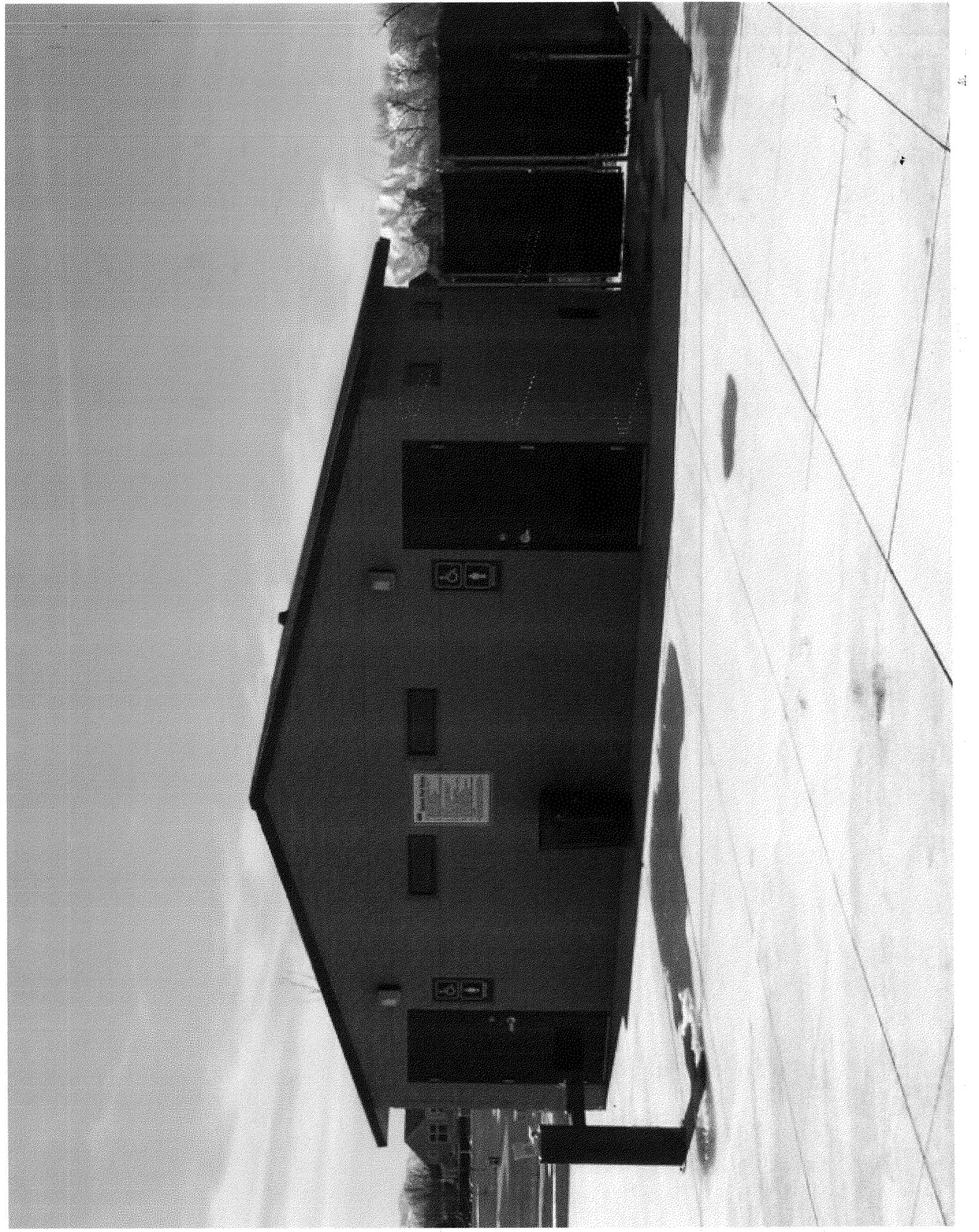
at the entrance to Grand Canyon National Park

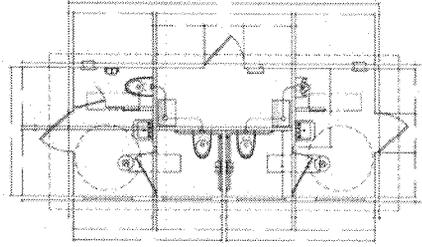
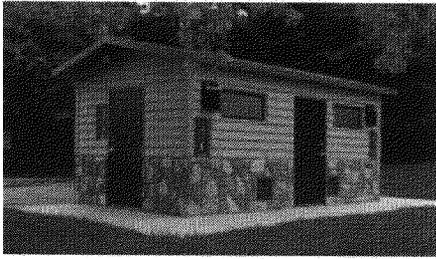


Chief Evans and Chrystal will keep Will advised of their budget situation so that any adjustments can be made if they receive the payment from the State or property tax revenues are higher than projected. Vice Mayor Sanderson suggested the Fire District invoice the town for specific projects/items that these funds will be used for, similarly to what is currently shown in the billing for the financial support provided for the two District employees. This would provide the Council with specifics that in his opinion would improve the accountability for how these public funds are being used by the Fire District.

Another meeting with the District will need to be held to review their future financial needs so that the Town Council can consider a long term solution to the funding shortfalls being experienced by the Fire District. It is recommended that a work session between the two governing bodies be held on February 18, 2015 at 5 p.m. Let me know if you have any questions or comments about this memo.

ITEM NO. 8A





Kodiak with chase restroom building. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded and set up at site.

Base Price		Price per unit	Click to select	
Kodiak		\$ 60,000.00		60,000.00
Added Cost Options:				
Final Connection to Utilities		\$ 2,475.00	<input type="checkbox"/>	0.00
Optional Wall Texture -choose one	<input type="checkbox"/> Split Face Block <input type="checkbox"/> Struck Trowel <input type="checkbox"/> Exposed Aggregate	\$ 2,000.00		0.00
Optional Roof Texture -choose one	<input type="checkbox"/> Delta Rib <input type="checkbox"/> Exposed Aggregate	\$ 900.00		0.00
Two-Tone Color Scheme		\$ 300.00	<input type="checkbox"/>	0.00
Stainless Steel Plumbing Fixtures		\$ 3,650.00	<input type="checkbox"/>	0.00
Electric Hand Dryers		\$ 2,100.00	<input type="checkbox"/>	0.00
Electronic Flush Valves -Building without Urinals		\$ 1,900.00	<input type="checkbox"/>	0.00
Electronic Lavatory Faucets		\$ 950.00	<input type="checkbox"/>	0.00
Exterior Mounted ADA Drinking Fountain		\$ 2,700.00	<input type="checkbox"/>	0.00
30-gallon Electric Water Heater		\$ 750.00	<input type="checkbox"/>	0.00
Skylight in Restroom (each)	Qty: 2	\$ 425.00	<input type="checkbox"/>	0.00
Marine Grade Skylight in Restroom (each)	Qty: 2	\$ 1,400.00	<input type="checkbox"/>	0.00
Marine Package for Extra Corrosion Resistance		\$ 4,400.00	<input type="checkbox"/>	0.00
Tile Floor in Restroom		\$ 3,200.00	<input type="checkbox"/>	0.00
Fiberglass Entry and Chase Doors and Frames		\$ 3,450.00	<input type="checkbox"/>	0.00
VandlShield XT		\$ 4,075.00	<input type="checkbox"/>	0.00
Timed Electric Lock System (does not include chase door)		\$ 3,115.00	<input type="checkbox"/>	0.00
Exterior Frostproof Hose Bib with Box		\$ 385.00	<input type="checkbox"/>	0.00
Paper Towel Dispenser		\$ 85.00	<input type="checkbox"/>	0.00
Toilet Seat Cover Dispenser		\$ 75.00	<input type="checkbox"/>	0.00
Sanitary Napkin Disposal		\$ 48.00	<input type="checkbox"/>	0.00
CXT Wastebasket		\$ 38.00	<input type="checkbox"/>	0.00
Paint Touch up Kit - Single Color		\$ 40.00	<input type="checkbox"/>	0.00
Paint Touch up Kit - Two Tone Color		\$ 50.00	<input type="checkbox"/>	0.00
Total Cost of Selected Accessories from Accessories Price List:				\$ 0.00
Estimated One-Way Transportation Costs to Site (quote):				\$ 20,000.00
Custom Options: Stamped plans \$3000				\$ 3,000.00
Estimated monthly payment on 5 year lease \$ 1,668.30		Total Cost per Unit Placed at Job Site: <i>(excludes all taxes)</i>		\$ 83,000.00

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date

NJPA AWARDED CONTRACT
Contract #022113-CXT

I accept this quote. Please process this order.

NJPA Member Number

Company Name

Customer

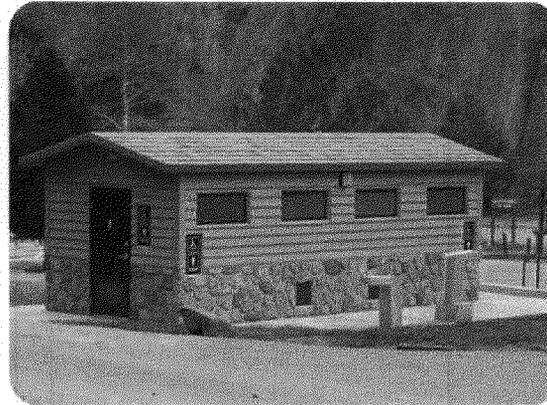
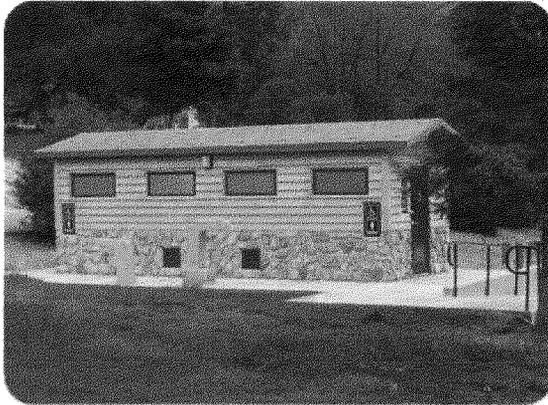
Date



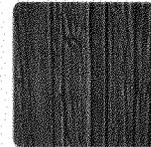
Contact Us | Site Map

- BUILDINGS
- GOVERNMENT PURCHASING
- INSTALLATION / MAINTENANCE
- REQUEST for QUOTE
- WARRANTY AND REPLACEMENT PARTS
- PARK PRODUCTS
- TEXTURES
- COLORS
- REFERENCES AND NEWS

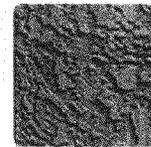
Kodiak Flush Restroom



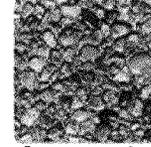
WALL TEXTURES:
STANDARD



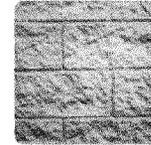
Barnwood
OPTIONAL



Stucco

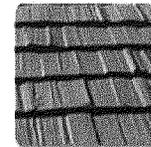


Aggregate



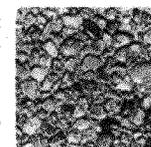
Split Face Block

ROOF TEXTURES:
STANDARD



Cedar Shakes

OPTIONAL



Aggregate

FULLY ACCESSIBLE BUILDING



The Kodiak is an economical multi-user flush building with two (2) stalls and a sink per room. The Kodiak meets A.D.A. standards for accessibility and can accommodate medium to large volumes of users. It comes complete with all plumbing and electrical ready to connect to your site.

DURABILITY:

The Kodiak is engineered and designed for long-life in extreme conditions. The building meets or exceeds the effects of a seismic design category E earthquake, a 150-mph wind load and a 250-pound per square foot snow load.

MAINTENANCE:

The Kodiak is extremely easy to maintain. With our steel reinforced 5,000 psi concrete construction, the building will not rot, rust, or burn. The building interior is primed and painted with white paint to reflect natural light from the Lexan windows mounted in heavy steel frames cast into the walls.

Cleaning of the building interior is easily accomplished with a brush and warm soapy water. Stall partitions are made of the same high strength concrete as our exterior walls and roof and also coated with anti-graffiti sealer.

UTILITIES:

The Kodiak's utilities are pre-wired, plumbed and tested before shipping to meet local code requirements. They are conveniently concealed within the chase/storage area for easy hookup and maintenance and to reduce the effects of vandalism.

Standard features include vitreous china fixtures, interior and exterior lights, and electric exhaust fans. Optional urinals, stainless steel fixtures, are available. Room heaters and hot water heaters are also available.

HOOK UP AND INSTALLATION:

The Kodiak requires minimal site work. It is designed to sit on a three-quarter minus gravel base, compacted to a ninety-five percent compaction level. The water, sewage and electrical utility lines are stubbed up through the prepared base material to match up with the utility access hole within the floor of the chase area.

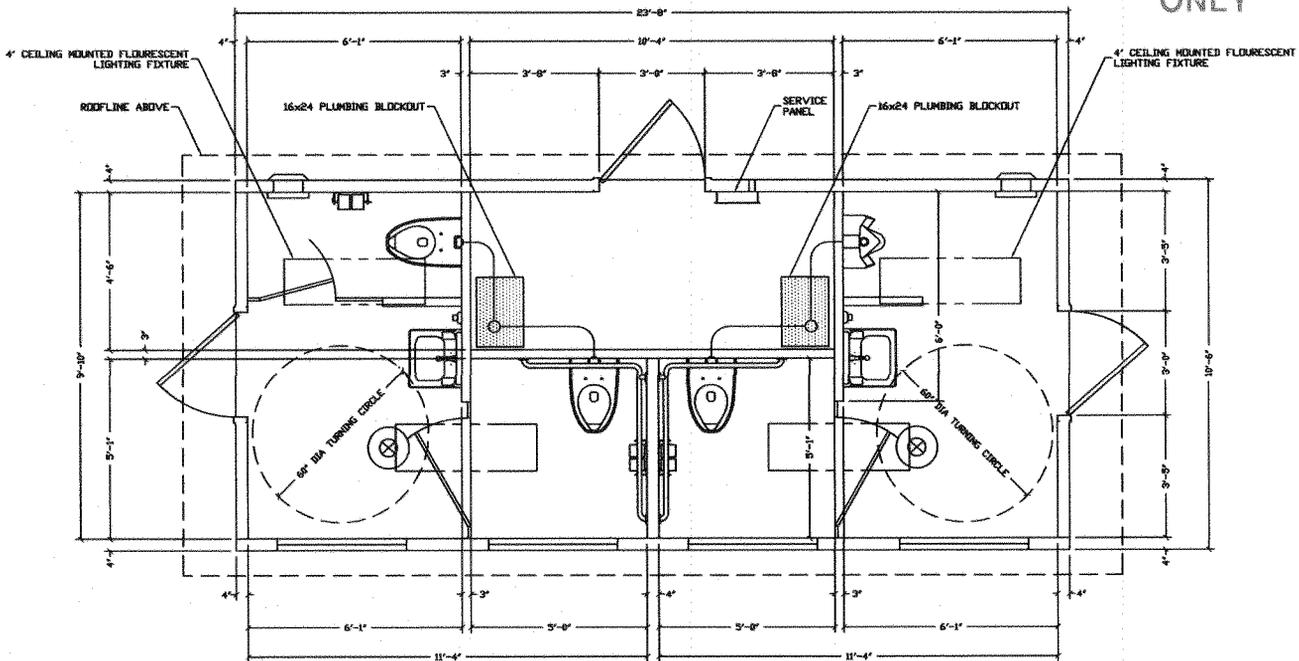
Hookup of the three utility lines can be completed in a matter of hours by connecting the pre-plumbed and wired lines to those stubbed up through the base material.

QUALITY AND VALUE:

Because of our two state-of-the-art, 120,000 square foot production facilities, CXT can produce consistently higher quality buildings at a lower cost to meet the needs of city, county, state and federal agencies.

We at CXT take pride in our craftsmanship and are ready to provide you with our legendary customer service. See why we say, "Once you buy a CXT produced building you will never purchase anything else."

FOR
REFERENCE
ONLY



FLOOR PLAN

2000 N. Sullivan Blvd. #7 Spokane, WA 99208

ICXT
Precast Products

901 N. Highway 77, Missoula, MT 59802

KODIAK
COT SEWARD BUILDING

The information contained herein is preliminary and the final design of this building shall be the responsibility of the architect. ICXT Precast Products is not responsible for the design, construction, or installation of this building. ICXT Precast Products is not a contractor. ICXT Precast Products is not a general contractor. ICXT Precast Products is not a building contractor. ICXT Precast Products is not a building contractor. ICXT Precast Products is not a building contractor.

NO.	DESCRIPTION	DATE

FLOOR PLAN

DATE: KD-03

**SPECIFICATIONS
FOR KODIAK STYLE
FLUSH TOILET BUILDINGS**

1.0 SCOPE

This specification covers the construction and placing of the Kodiak precast concrete flush toilet building as produced by CXT Incorporated.

2.0 SPECIFICATIONS

ASTM C33	Concrete Aggregates
ASTM C39	Method of Test for Compressive Strength of Cylindrical Concrete Specimens
ASTM C94	Standard Specification for Ready-Mixed Concrete
ASTM C143	Method of Test for Slump of Concrete
ASTM C150	Standard Specification for Portland Cement
ASTM A185	Standard Specification for Steel Welded Wire Reinforcement, Plain, or Concrete
ASTM C192	Method of Making and Curing Test Specimens in the Laboratory
ASTM C231	Standard Test Method for Air Content of Freshly Mixed Concrete by the Pressure Method
ASTM C309	Standard Specifications for Liquid Membrane-Forming Compounds for Curing Concrete
ASTM C494	Standard Specification for Chemical Admixtures for Concrete
ASTM A615	Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement
ASTM C618	Standard Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete
ASTM C979	Standard Specification for Pigments for Integrally Colored Concrete
ACI 211.1	Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete
ACI 306	Cold Weather Concreting
ACI 318	Building Code Requirements Structural Concrete and Commentary (includes Errata)
PCI MNL 116	Quality Control for Plants and Production of Precast Prestressed Concrete Products

3.0 MANUFACTURER CRITERIA

The manufacturer supplying the requested precast concrete multi-flush facility must meet the following:

- A. Manufacturer must be ISO 9001 certified at the time of bid.
- B. Manufacturing plant must be PCI certified at the time of bid.
- C. Manufacturer must not have defaulted on any contract within the last five years.
- D. Manufacturer must provide stamped, engineered drawings prior to acceptance.
- E. Manufacturer must be pre-approved prior to bidding.
- F. Manufacturer must show four examples of precast concrete flush facilities produced, installed, and in use as an example of their ability to perform on this contract.
- G. Manufacture shall provide a 20 year warranty.

Manufacturers meeting these criteria are:

CXT, Incorporated
Spokane Industrial Park
3808 North Sullivan Road, Building 7
Spokane, WA 99216
Phone: 800-696-5766

4.0 DESIGN CRITERIA

The Kodiak has been designed to individually meet the following criteria. Calculations and Engineer's stamped drawings are available, for standard buildings, upon request by the customer and are for their sole and specific use only. The design criteria are to ensure that the Kodiak not only will withstand the forces of nature listed below but will provide protection from vandalism and other unforeseen hazards. Design criteria include 2006 IBC Code, 2006 IPC, 2008 NEC.

- A. **Roof Snow Load**
 - 1. The Kodiak is designed to withstand a 250 pounds per square foot snow load
- B. **Floor Load**
 - 1. The Kodiak is designed to withstand 400 pounds per square foot floor load

C. Wind Load

1. The Kodiak will withstand the effects of 150 mile per hour (3-second gust) wind exposure C

D. Earthquake

1. The Kodiak will withstand the effects of a seismic group 1 seismic design category E earthquake.

E. Additional Design Standards

1. The Kodiak is designed to meet the requirements of the Americans with Disabilities Act Requirements and Uniform Federal Accessibility Standards as of the date of this specification.
2. The Kodiak is an all concrete. Design with a minimum 3/12 roof pitch.
3. The Kodiak shall have a minimum 4 inch wall, 4 ½ inch roof, and 5 inch floor thickness.
4. All wall to floor interior surface seams shall have a minimum 1" radius coving made of high strength grout.

5.0 MATERIALS

A. Concrete - General

The concrete mix design will be designed to ACI 211.1 to produce concrete of good workability.

1. Concrete will contain a minimum of 675 pounds of cementitious material per yard. Cement will be a low alkali type I/II or III conforming to ASTM C-150
2. Coarse aggregates used in the concrete mix design will conform to ASTM C33 with the designated size of coarse aggregate #67.
3. Minimum water/cement ratio will not exceed .45.
4. Air-entraining admixtures will conform to ASTM C260. Water reducing admixtures will conform to ASTM C494, Type A.
5. If Self Compacting Concrete (SCC) is used, it must conform to ASTM C1611

B. Colored Concrete

1. Color additives will conform to ASTM C979. A 12"x12"x1" color sample will be available for customer approval.
2. The following will contain colored concrete:
 - a. Toilet building roof panels
 - b. Building walls
 - c. Screen panels
3. The same brand and type of color additive will be

- used throughout the manufacturing process.
4. All ingredients will be weighed and the mixing operation will be adequate to ensure uniform dispersion of the color.

C. Cold Weather Concrete

1. Cold weather concrete placement will be in accordance with ACI 306.
2. Concrete will not be placed if ambient temperature is expected to be below 35 degrees F. during the curing period unless heat is readily available to maintain the surface temperature of the concrete at least 45 degrees F.
3. Materials containing frost or lumps of frozen materials will not be used.

D. Hot Weather Concrete

The temperature of the concrete will not exceed 95 degrees F. at the time of placement. When the ambient reaches 90 degrees F. the concrete will be protected with moist covering.

E. Concrete Reinforcement

1. All reinforcing steel will conform to ASTM A615. All welded wire fabric will conform to ASTM A185.
2. All reinforcement will be new, free of dirt, oil, paint, grease, loose mill scale and loose or thick rust when placed.
3. Details not shown of drawings or specified will be to ACI318.
4. Steel reinforcement will be centered in the cross-sectional area of the walls and will have at least 1 1/4" of cover on the under surface of the floor.
5. The maximum allowable variation for center-center spacing of reinforcing steel will be 1/2".
6. Full lengths of reinforcing steel will be used when possible. When splices are necessary on long runs, splices will be alternated from opposite sides of the components for adjacent steel bars. Lap bars #4 or smaller a minimum of 12". Lap bars larger than #4 a minimum of 24 bar diameters.
7. Reinforcing bars will be bent cold. No bars partially embedded in concrete will be field bent unless approved by the customer.

F. Sealers and Curing Compounds

1. Curing compounds, if used, will be colorless, complying with ASTM C309, type I or 1-D.
2. Weatherproofing sealer for exterior of building will be a clear water repellent penetrating sealer.

G. Caulking, Grout, Adhesive and Sealer

1. Caulking service temperatures from -40 to +194 degrees Fahrenheit.
2. Interior and exterior joints will be caulked with a paintable polyurethane sealant.
3. Grout will be a non-shrink type and will be painted to match the color of surrounding concrete as nearly as possible.
4. Cement base coating is formulated with a very fine aggregate system and is a built in bonding agent.

H. Paint

1. All paints and materials will conform to all Federal specifications or be similar "top-of-the-line-components". Paints will not contain more than .06 percent by weight of lead.
2. Type of paints for toilets
 - a. Inside concrete surfaces
 - I Interior floors will be a chemical resistant urethane. The color will be gray.
 - II Interior walls and ceilings will be a modified acrylic, water repellent penetrating stain. The color will be white followed by a clear acrylic anti-graffiti sealer.
 - b. Metal surfaces both inside and out
 - I DTM ALKYD
 - c. Exterior concrete surfaces
 - I Exterior slab will be clear sealer
 - II Exterior walls and roof will be a water repellent penetrating stain in the same color as the walls or roof followed by a clear acrylic anti-graffiti sealer

I. Grab bars

Grab bars will be 18 gauge, type 304 stainless steel with 1-1/2" clearance. Grab bars will each be able to withstand 300 pound top loading.

J. Toilet Paper Dispenser

Dispenser will be constructed of 1/4" thick, type 304 stainless steel. Dispenser will be capable of holding three (3) standard rolls of toilet paper. Toilet paper holder fastening system will be able to withstand 300 pound top loading.

K. Steel Doors

1. Doors will be flush panel type 1-3/4" thick, minimum 16 gauge Galvanized steel, top painted with DTM ALKYD.
2. Door frames will be knockdown or welded type, single rabbet, minimum 16 gauge prime coated steel top painted with DTM ALKYD, width to suit wall thickness. Three (3) rubber door silencers will be provided on latch side of frame.

L. Door Hinges

Door hinges will be 3 per door with dull chrome plating 4-1/2"x4-1/2", adjustable tension, automatic-closing for each door.

M. Lockset

1. Lockset will meet ANSI A156.2 Series 4000, Grade 1 cylindrical lockset for exterior door.
2. Lever handle both inside and out
3. U.S. 26D finish.

N. Dead Bolt

Deadbolt will be a Lori Lock standard model with a double cylinder, 2 3/4" backset, and US26D finish. The cylinder will be a standard 1 1/8" Schlage Mortise cylinder with compression ring and 626 finish.

O. Door Stop

Doorstop will be a dome style stop meeting ANSI 156.16.

P. Double Coat Hook

Coat hook will be 304 stainless steel 16 gauge (1.5mm), formed construction with a satin finish and have 3/16"x 7/8" nail in anchor. Upper hook will extend at least 2-1/2" inches from the wall. Lower hook will extend at least 1-1/4" from the wall.

Q. Door Sweep

Door sweep will be provided at the bottom of door and will be an adjustable brush type.

R. Wall Vent

Wall vent will be crank operated allowing the unit to be opened or closed. Crank will be removable. Vent cover will be 14 gauge 304 stainless steel painted with DTM and anchored into the concrete wall with high strength anti-rust tap con fasteners. Vent to come with insect screen. Cover to be recessed a minimum 3/4" on exterior walls with a 45 degree bevel. Interior to be flush mounted. Wall vent will not protrude from the wall.

S. Signs

1. Signs to have raised pictograms, letters and Braille to meet ADA.
2. All signs inset a minimum of 3/4" into wall with 45 degree bevel.
3. All signs to be anchored into concrete with 1/4" x 3/4" concrete anchor nails.

T. Windows

1. Window frames will be constructed from steel.
2. Window glazing will be 3/16" thick translucent pebble finished mar-resistant Lexan.
3. Windows to have 3/4" recess with 45 degree bevel.
4. Window frames to have vandal resistant fasteners.

V. Plumbing

1. All fixtures to meet ANSI A112.19.2
2. Waste and vent material will be ABS or PVC plastic and will be plumbed to meet Uniform Building Codes.
3. Water material will be copper tubing Type L, hard drawn. A gate valve will be provided at the inlet end of the water line. All water lines will be of a size to provide proper flushing action based on a nominal water pressure of 40 psi.
4. All plumbing will be concealed in the service area.
5. Toilet will be constructed of vitreous china, wall hung, with siphon jet action. Toilet will have a back spud for a concealed flush valve connection and will be mounted with the top of the seat 18 inches above the finished floor. Seat will be heavy duty solid plastic with an open front. Optional stainless steel fixtures available.
6. Flush valve will be concealed closet flush-o-meter constructed of rough brass. Furnish valve with integral vacuum breaker and wall mounted push button. Valve will be of a water saver type with a flow of 1.6 gallons per flush.
7. Lavatory will be vitreous china with back splashguard, front overflow opening, equipped with brass trap and drain pipe without stopper. Sink will be 20 inches wide x 18 inches front to back x 5 3/4" inches deep with ADA trap cover. Optional stainless steel fixtures available.
8. Water valve will be self-closing water set with indexed push button.

9. Urinals will be constructed of vitreous china, wall hung with siphon jet action. Urinal will have a back spud for a concealed flush valve connection and will be mounted with the lip no higher than 17 inches above the finished floor. Valve will be water saver .5 gallon flush. Optional stainless steel fixtures available.
10. Hose bib provided in the chase area.
11. Hammer arrester to be installed on water line.
12. Trap primer distribution unit shall be installed
13. Optional 30 gallon electric hot water tank available.
14. Main Shut off valve and drain.

W. Electrical

1. All components to be UL listed
2. All electrical wiring will be in conduit, surface mounted in the service area and concealed in the user compartments. All wire will be copper.
3. A 200 amp breaker panel will be provided.
4. Interior lights will be wall mounted vandal resistant 2 bulb T8 4 foot wrap around lens fixtures with low temperature ballast, emergency battery pack and fluorescent night light.
5. Lighting on the exterior of building will be photocell activated; interior will be motion activated, chase switch activated.
6. 3 exterior 35-watt High Pressure Sodium lights, polycarbonate vandal resistant.
7. 1 GFI outlets located next to the sink.
8. 2 restroom HVI certified exhaust fans with 270 CFM speed controlled (control in chase area).
9. The optional hand dryer will be an air compression type with remote motor unit. Push button switch located in cast nozzle housing with flexible hose connecting blower motor, housing and nozzle. Power input 120VAC, 7A (non-heated air).

X. Stalls

1. Stall partition walls to be produced of 3-inch concrete. Stall doors to be solid HDPE, in matching white color.

6.0 MANUFACTURE

A. Mixing and Delivery of Concrete

Mixing and delivery of concrete will be in accordance with ASTM C94, section 10.6 through 10.9 with the following additions:

1. Aggregate and water will be adjusted to compensate for differences in the saturated surface-dry condition.

B. Placing and Consolidating Concrete

Concrete will be consolidated by the use of mechanical vibrators. Vibration will be sufficient to accomplish compaction but not to the point that segregation occurs.

C. Finishing Concrete

1. Interior floor and exterior slabs will be floated and troweled.
2. All exterior building walls and exterior screen walls will be any one of the available textures.
3. All exterior surfaces of the roof panels will be cast to simulate any one of the available textures. The underside of the overhang will have a smooth finish.

D. Cracks and Patching

1. Cracks in concrete components which are judged to affect the structural integrity of the building will be rejected.
2. Small holes, depressions and air voids will be patched with a suitable material. The patch will match the finish and texture of the surrounding surface.
3. Patching will not be allowed on defective areas if the structural integrity of the building is affected.

E. Curing and Hardening Concrete

1. Concrete surfaces will not be allowed to dry out from exposure to hot, dry weather during initial curing period.

7.0 FINISHING AND FABRICATION

A. Structural Joints

1. Wall components will be joined together with two welded plate pairs at each joint. Each weld plate will be 6" long and located one pair in the top quarter and one pair in the bottom quarter of the seam. Weld plates will be anchored into the concrete panel and welded together with a continuous weld. The inside seams will be a paintable caulk. The outside seams will use a caulk in a coordinating building color or clear.
2. Walls and roof will be joined with weld plates, 3"x6" at each building corner.
3. The joint between the floor slab and walls will be joined with a grout mixture on the inside, a matching colored caulk on the outside and two weld plates 6" long per wall.

B. Painting/Staining

1. An appropriate curing time will be allowed before paint is applied to concrete.
2. Some applications may require acid etching. A 30% solution of hydrochloric acid will be used, flushed with water and allowed to thoroughly air dry.
3. Painting will not be done outside in cold, frosty or damp weather.
4. Painting will not be done outside in winter unless the temperature is 50 degrees F. or higher.
5. Painting will not be done in dusty areas.
6. All surface voids to be filled prior to painting
7. Schedule of finishes
 - a. Inside concrete surfaces
 - I Inside floors will be 1 coat of 1-part water based chemical resistant urethane.
 - II Interior walls and ceilings will be 2 coats of a modified acrylic, water repellent penetrating stain, followed by 1 coat of clear sealer.
 - b. Metal surfaces both inside and out
 - I 2 coats of DTM ALKYD
 - c. Exterior concrete surfaces
 - I Exterior walls will be 2 coats of water repellent penetrating stain in the same color as the walls or roof followed by 1 coat of clear acrylic anti-graffiti sealer.

8.0 TESTING

The following tests will be performed on concrete used in the manufacture of toilets. All testing will be performed in the CXT (PCI certified) laboratories. Testing will only be performed by qualified individuals who have been certified ACI Technician Grade 1. Sampling will be in accordance with ASTM C172.

1. The air content of the concrete will be checked per ASTM C231 on the first batch of concrete. The air content will be in the range of 5.0% +/- 2.0%.
2. The compressive strength of the cylinders will be tested to ASTM C39. We will make one (1) cylinder for release, one (1) for 7-days and one (1) for 28-days. The release must be a minimum strength of 2500 psi, the 7-day must be a minimum of 4500 psi and the 28-day must be a minimum of 5000 psi.
3. A copy of all test reports will be available to the customer as soon as 28-day test results are available.

9.0 INSTALLATION

A. Scope of Work

Work specified under this Section relates to the placement of the unit by CXT on customer prepared foundations.

B. Location

It's the responsibility of the customer to:

1. Provide exact location by stakes or other approved method.
2. Provide clear and level site free of overhead and/or underground obstructions.
3. Provide access to the site for truck delivery and sufficient area for the crane to install and the equipment to perform the contract requirements.
4. Water, electrical, and sewage site connections to be placed per CXT drawings. Must be placed to easily connect to the building.

C. Compacting

The bottom of the area must be compacted after it has been dug out. After the base has been placed, it must be compacted as well. The bearing of the soil and base should be a minimum of 1,500 pounds per square foot.

D. Base

After compacting the bottom of the area, a minimum of 6" of a compacted, ¾" minus material base of gravel (i.e. road base) should be placed for support, leveling and drainage purposes. The base also limits frost action. The base must be confined so as to prevent washout, erosion or any other undermining.

E. Access to Site

Delivery to site made on normal highway trucks and trailers. If at the time of delivery conditions of access are hazardous or unsuitable for truck and equipment due to weather, physical constraints, roadway width or grade, CXT may require an alternate site with better access provided to ensure a safe and quality installation. In any such case, additional costs for cranes, trucking, and etc. will be charged to the account of the customer.

10.0 WARRANTY—PRECAST DIVISION

CXT provides a warranty against defects in material or workmanship for a period of twenty (20) years on all concrete components. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;
2. To any goods which have been subject to misuse, negligence, acts of God or accidents or
3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

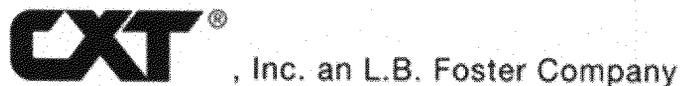
11.0 DISCLAIMER OF OTHER WARRANTIES

The warranty set forth above is in lieu of all other warranties, express or implied. All other warranties are hereby disclaimed. CXT makes no other warranty, express or implied, including, without limitation, no warranty of merchantability of fitness for a particular purpose or use.

12.0 LIMITATION OF REMEDIES

In the event of any breach of any obligation hereunder, breach of any warranty regarding the goods or any negligent act or omission or any party, the parties shall otherwise have all rights and remedies available at law; however, **IN NO EVENT SHALL CXT BE SUBJECT TO OR LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES.**

Quote #: KMEE502107-1

**Mailing Address:**

CXT Incorporated, an LBFoster Co.
3808 North Sullivan Road Bldg. #7
Spokane Valley, WA 99216

To: **Tusayan**
845 Mustang Dr
Tusayan, AZ 86023

Attention: Will Wright
Phone: (928) 638-9909

Phone: (800) 696-5766
Fax: (509) 928-8270
Date: 05/19/2014

Our quotation for the Kodiak Flush Building building is as follows:

Per Building

Kodiak multi-user flush toilet building with standard simulated cedar shake roof and barnwood wall texture, three 16-gauge galvanized steel doors and frames, stainless steel plumbing fixtures (2-lavatories, 3-water closets, 1-urinal), three 3-roll toilet paper holders, two exhaust fans, three GFI outlets, three floor drains, two s/s mirrors, ADA grab bars, ADA signs, one hose bib in chase area, and motion controlled interior lights and photo cell controlled exterior lights.

\$84,930.09

Price is prepaid freight to Tusayan, AZ. Price includes delivery, crane and setting building on customer provided gravel pad. Customer is responsible for compacted gravel pad, stubbing utilities 1 foot above grade and attaching utilities once building is set. Price includes state tags if applicable. Price includes stamped plans, lprice does not include ocal permits or taxes.

Site must be accessible to standard over the semi and trailer. Short trucks are available for additional costs.

Contractor/owner will be responsible for additional charges if road restrictions require special permits, escorts (private or state patrol) or road closures.

Freight

\$84,930.09

FOB: Freight FOB Plant Prepaid and Add.

Terms: Net 30 with Credit Approval.

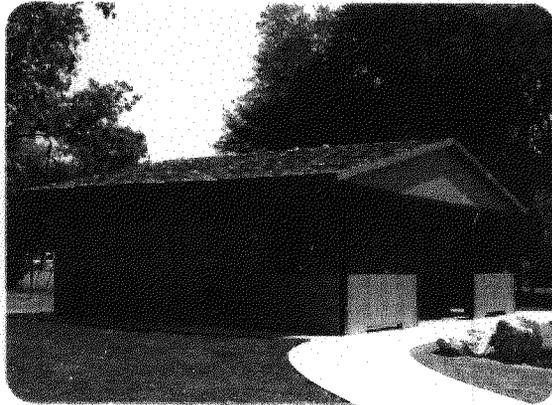
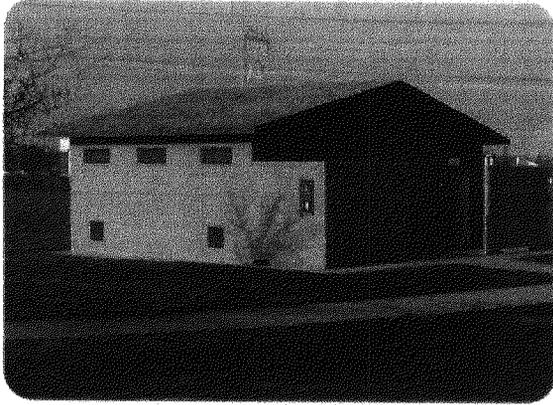
Notes: Sales tax not included
Number of Units: ____



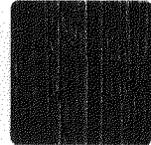
Contact Us | Site Map

- BUILDINGS
- GOVERNMENT PURCHASING
- INSTALLATION / MAINTENANCE
- REQUEST for QUOTE
- WARRANTY AND REPLACEMENT PARTS
- PARK PRODUCTS
- TEXTURES
- COLORS
- REFERENCES AND NEWS

Montrose Flush Restroom



WALL TEXTURES:
STANDARD



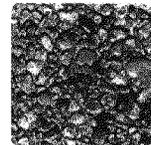
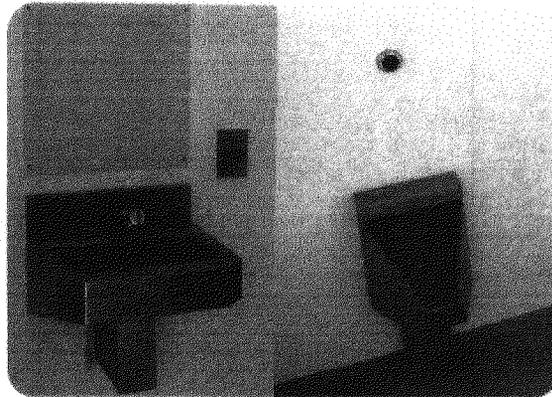
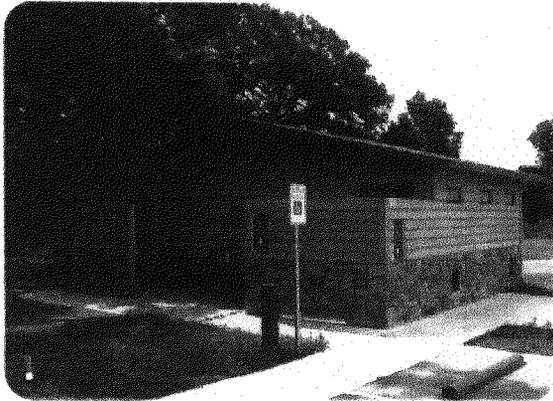
Barnwood
AVAILABLE
OPTIONS



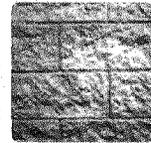
Stucco

**Split Face Block Walls in Liberty Tan
Cedar Shake Roof in Granite**

**Barnwood Walls in Western Wheat
Cedar Shake Roof in Nuss Brown**



Aggregate



Split Face Block

**Horizontal Lap Walls in Natural Honey
with Napa Valley Stone
Cedar Shake Roof in Rich Earth color**

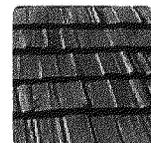
**Interior Photos with Stainless Steel
Fixtures**

MULTI-FLUSH, FULLY ACCESSIBLE BUILDING

- Brochure
- Specifications
- Drawings
- Drawings w/SCREEN
- Drawings w/PORCH

Request
for Quote

ROOF TEXTURES:
STANDARD

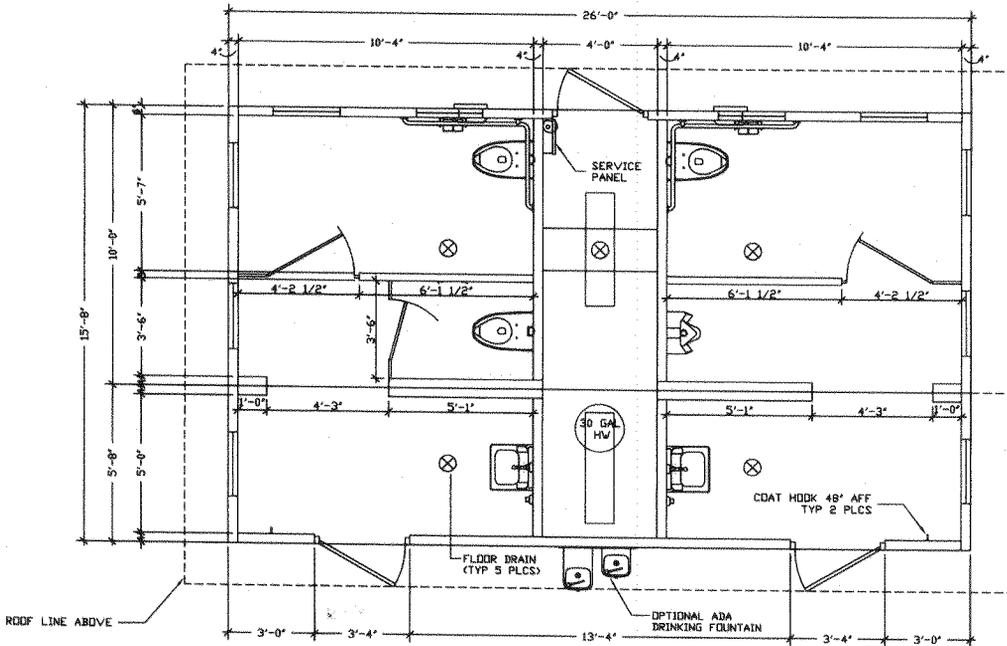


Aggregate
AVAILABLE
OPTIONS

The Montrose is a versatile multi-flush building designed to meet the needs of most high use parks. The Montrose is designed to meet all current American with Disabilities Act requirements. Standard features include sinks, toilet bowls, urinals, interior and exterior lights.

The Montrose can be ordered in several different textures and multiple different and unique earth tone colors. It can be configured with a privacy screen, full porch, or without either.

FOR
REFERENCE
ONLY



PROJECT FOR
MONTROSE
CXT STANDARD BUILDING

NOTE:
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DATE	DESCRIPTION	BY	CHK

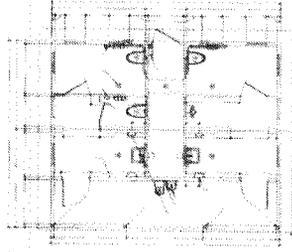
FLOOR PLAN

DATE NO.			

NOTES: 1. SEE DRAWING M-27 FOR SIZE AND LOCATION OF FLOOR BLOCKOUTS

M-03

MONTROSE W/SCREEN



Montrose with chase restroom building. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded and set up at site.

Base Price

	Price per unit	Click to select	
Montrose w/Screen	\$ 85,000.00		85,000.00

Added Cost Options:

Final Connection to Utilities	\$ 4,000.00	<input type="checkbox"/>	0.00
Optional Wall Texture -choose one <input type="checkbox"/> Split Face Block <input type="checkbox"/> Struck Trowel <input type="checkbox"/> Exposed Aggregate	\$ 2,000.00		0.00
Optional Roof Texture -choose one <input type="checkbox"/> Delta Rib <input type="checkbox"/> Exposed Aggregate	\$ 900.00		0.00
"Front Porch" Style Privacy Screen	\$ 1,500.00	<input type="checkbox"/>	0.00
Two-Tone Color Scheme	\$ 350.00	<input type="checkbox"/>	0.00
Stainless Steel Plumbing Fixtures	\$ 3,650.00	<input type="checkbox"/>	0.00
Electric Hand Dryers	\$ 2,100.00	<input type="checkbox"/>	0.00
Electronic Flush Valves -Building without Urinals	\$ 1,900.00	<input type="checkbox"/>	0.00
Electronic Lavatory Faucets	\$ 950.00	<input type="checkbox"/>	0.00
Exterior Mounted ADA Drinking Fountain	\$ 2,700.00	<input type="checkbox"/>	0.00
30-gallon Electric Water Heater	\$ 750.00	<input type="checkbox"/>	0.00
Skylight in Restroom (each) Qty: 4	\$ 425.00	<input type="checkbox"/>	0.00
Marine Grade Skylight in Restroom (each) Qty: 4	\$ 1,400.00	<input type="checkbox"/>	0.00
Marine Package for Extra Corrosion Resistance	\$ 6,000.00	<input type="checkbox"/>	0.00
Tile Floor in Restroom	\$ 5,750.00	<input type="checkbox"/>	0.00
Fiberglass Entry and Chase Doors and Frames	\$ 3,450.00	<input type="checkbox"/>	0.00
VandlShield XT	\$ 7,500.00	<input type="checkbox"/>	0.00
Timed Electric Lock System (does not include chase door)	\$ 3,115.00	<input type="checkbox"/>	0.00
Exterior Frostproof Hose Bib with Box	\$ 385.00	<input type="checkbox"/>	0.00
Paper Towel Dispenser	\$ 85.00	<input type="checkbox"/>	0.00
Toilet Seat Cover Dispenser	\$ 75.00	<input type="checkbox"/>	0.00
Sanitary Napkin Disposal	\$ 48.00	<input type="checkbox"/>	0.00
CXT Wastebasket	\$ 38.00	<input type="checkbox"/>	0.00
Paint Touch up Kit - Single Color	\$ 40.00	<input type="checkbox"/>	0.00
Paint Touch up Kit - Two Tone Color	\$ 50.00	<input type="checkbox"/>	0.00

Total Cost of Selected Accessories from Accessories Price List: \$ 0.00

Estimated One-Way Transportation Costs to Site (quote): \$ 39,900.00

Custom Options: stamped plans, \$3,000 \$ 3,000.00

Estimated monthly payment on 5 year lease \$ 2,570.79

Total Cost per Unit Placed at Job Site: (excludes all taxes) \$ 127,900.00

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date

I accept this quote. Please process this order.

NJPA Member Number

Company Name

Customer

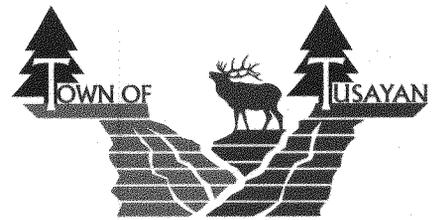
Date

NJPA AWARDED CONTRACT
Contract #022113-CXT

ITEM NO. 8D

TOWN OF TUSAYAN

at the entrance to Grand Canyon National Park



DATE: January 29, 2015

TO: Mayor and Members of the Tusayan Town Council

FROM: Will Wright, Town Manager

SUBJECT: Budget for FY2015-16

This memo proposes the dates for the Town Council to adopt the Fiscal Year (FY) 2015-16 budget given the comments by the Council in the last meeting to expedite this process and provide the citizens an opportunity for adequate input as this important policy document is developed. The following schedule is proposed with dates and actions necessary to comply with State regulations and guidelines.

TOWN OF TUSAYAN BUDGET CALENDAR FOR FY2015-16

- Council begins to consider preliminary budget figures in the February 18, 2015 meeting.
- Council holds public meetings on draft budget estimates on March 18 & April 15, 2015.
- Council adopts a tentative budget on June 3, 2015 (must be before July 20, 2015). It is worth noting that the Council may reduce the final budget figures from the tentative budget, but may not increase it.
- Seven (7) days after adoption, post entire tentative budget on town's website. Publish a summary of the tentative budget once a week for two consecutive weeks (June 10th & 17th), including the time and place of the budget hearing and a statement indicating where the proposed budget may be examined (usually town hall).
- Hold public hearing on proposed budget and adopt it as final on June 24, 2015 (this must occur on or before the third Monday in August (17th)).

This schedule would require that the Council move the regular meeting on June 17th to the 24th for adopting the final budget for FY2015-16. Let me know if you need any additional information or have any comments/concerns about this proposed budget schedule.

ITEM NO. 9

MANAGER'S REPORT

February 4, 2015

1. ADMINISTRATION: Coconino County Community Development Department representatives are planning to make a presentation at the February 4th Council meeting regarding their performing the building services work for the town.
2. ADOT – Town will renew contact of the three service organizations and the chamber about producing signs (2' x 2' to 4' sign) for highway display. Town has submitted encroachment permits for sidewalk extension and received info from 4MConcrete which is being passed onto ADOT for permit request. The town also submitted TAPCO info for blinker signs that ADOT requested for them to consider this encroachment permit.
3. BROADBAND – Commnet has installed equipment for 5 megs of internet services and Canyon Horizon is tentatively scheduled for February to establish the process to stream Council meetings. Commnet indicated they would come check the service as town hall is only receiving about 3 megs of service instead of the 5 purchased, but has not given a definitive date when this will be done.
4. CDBG – Woodson has presented extensive detail for the utilities connection for the park project and continues to work to put easement/maintenance agreements together for the Vails to consider as the town moves forward to use their lines to service the park.
5. COMMUNITY PARK – Rick Schuller of Woodson Engineering has given extensive design/engineering detail for utilities connection to estimate expenditures for Council consideration. The provided the detail from the topographical mapping project.
6. COUNCIL FOLLOWUP: a) staff is putting a snow removal plan together for private property owners to consider and agree to allow town staff access.
7. DEVELOPMENT/P&Z MEETING – Staff met with Woodson on initial draft of Subdivision/Development Regulations for the town and staff, including the town attorney, has reviewed for Woodson to incorporate these comments. Willdan has also submitted a final draft of the Zoning Code that is being reviewed by staff as well as the town attorney.
8. DRAINAGE – J2 Engineering coordinating with Woodson on best way to proceed with applications to put in drainage basin improvements on Forest Service land located to the northeast of the community. Staff has had discussions with Woodson about working to obtain re-designation of FEMA floodplain areas in town.
9. MUNICIPAL CODE – Staff put draft Municipal Code in binders and presented to the Council. Council will now work through these chapters as scheduled with the attorney involved to insure we keep it legal.
10. PUBLIC OUTREACH – 1) A working group met with Fire District representatives and recommended a work session be held at 5 pm on February 18th to discuss future funding alternatives with the Council.
11. STILO – The Town and FS representatives have signed the Cost Recovery Agreement. The town received the first billing from the FS and sent that check to them to initiate the scoping process for access Kotzin and town parcel.
12. UPCOMING TRAINING AND MEETINGS: 1) the Manager attended the January 13th – 15th Hazard Mitigation training for Emergency Managers training in Flagstaff as part of updating the Five-Year Hazard Mitigation Plan and is working to provide a community profile and other data per County requests for this updated plan.