MINUTES[1]

TUSAYAN TOWN COUNCIL SPECIAL MEETING

PURSUANT TO A.R.S. § 38-431.02 & § 38-431.03
Wednesday, November 19, 2025, at 6:00 p.m.
Grand Canyon Unified School District
100 Boulder St., Grand Canyon Village, AZ 86023

TOWN COUNCIL SPECIAL MEETING MINUTES[2]

1. ***CALL TO ORDER AND PLEDGE OF ALLEGIANCE***

Mayor Vail called the meeting to order at 6:00 p.m.

2. ***ROLL CALL*** *- One or two Council Members may attend by telephone.*

MAYOR CLARINDA VAIL – Present ***COUNCIL MEMBER ANDREW ALDAZ*** – Present

VICE MAYOR GREG BRUSH – Present ***COUNCIL MEMBER ELENA VILLANUEVA*** – Present

COUNCIL MEMBER JOSH COLLET – Present

Also, in attendance from the ***GRAND CANYON UNIFIED SCHOOL DISTRICT #4*** *were:*

JIMELIA TALASYOUSIEA, GOVERNING BOARD PRESIDENT
CASSIDY WOLF GIBSON, GOVERNING BOARD VICE PRESIDENT/CLERK
ASHTON BEDFORD, GOVERNING BOARD MEMBER
SENA STILES, GOVERNING BOARD MEMBER
MATTHEW YOST, SUPERINTENDENT

3. ***DISCUSSION ITEM***

A. Consideration and discussion regarding the First Amendment to the Intergovernmental Agreement (IGA) between the Town of Tusayan and the Grand Canyon Unified School District

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[1] *For economy of space and ease of reading the minutes have been organized according to the agenda language. Items as they appear on the agenda have been italicized with the actual minute entries entered in plain type for reader convenience.*

[2] *Minutes are organized by agenda item in the order in which they were discussed.*

Mayor Vail commented on the many projects the Council wants to complete, including the Sports Complex improvements. She noted that a lease with a 19-year term is not long enough; a longer term is needed.

It was noted that the School District has been working closely with the Town on the Ramada and other projects. It was further noted that the School District was pleased that this matter is being discussed again.

The School District's attorney provided some background on the legal issue of 'right of reversion to USFS' - (U.S. Forest Service). The attorney explained that an amendment to the IGA is needed for USFS to sign off.

There was a discussion concerning pursuit of legislation at the federal level.

Mayor Vail expressed that the Town would not be interested in a legislative remedy.

Frank Cassidy, Development Law Attorney for the Town, explained that in looking at the IGA Amendment, he found that the IGA term should be at least as long as the bond repayment, and it really should be as long as the reasonable life of the facilities. He spoke about a statute requiring leases of educational property for 20 or more years to be put to a public vote. He also spoke of a reversionary clause on federal land triggered by a transfer.

Mayor Vail started a discussion about a future high school site. She commented that she wants to get as much of the Sports Complex improvements project done as possible. She noted that the reversionary concern may have been overblown in the past because USFS is happy with the school owning it.

Council Member Aldaz commented that the Town wants to continue its partnership with the school. He spoke about the history of transportation and busing.

Town Attorney Arnson advised that he has been working with Nathan, the school's attorney, and years ago they discussed the issue of the term reflecting the useful life of the property or at least bonding ability. He noted that he was not sure where the breakdown occurred – we have gone full circle.

Nathan commented that reasonable life of a facility is a good standard and could be 30 to 50 years.

Mayor Vail asked if the attorneys could work on a contract consistent with these comments.

Town Attorney Cassidy explained that it is hard to know what useful life is – it is hard to determine. He added that it could be as long as the facilities are useable for these purposes, but not less than the length of bonding.

Town Attorney Arnson echoed the thought of the bond as the least amount and then as long as the useful life of facility.

Nathan advised that typically, a bond period is 30 years.

Council Member Aldaz commented that we will not be able to build it all at one time; it will be incremental.

Council Member Collet commented that the cost of the improvements is estimated at $27 million as listed in the Master Plan.

Both Council Members Aldaz and Collet commented that the Town is in it for the long term.

District Governing Board Vice President Cassidy Wolf Gibson asked about road maintenance to the facility.

Mayor Vail replied that the Town and the Tusayan Fire District will make certain that it is plowed.

There was a question as to who would draft the language.

Town Attorney Cassidy commented that more clear language regarding bonding could be that the minimum is the life of the bond, and the maximum would be the useful life of the facility.

Nathan responded that we need to figure out a definition of 'useful lifetime.'

4. REPORTS

5. CALL TO THE PUBLIC

No one spoke.

6. MOTION TO ADJOURN

At 6:55 p.m., Mayor Vail moved to adjourn, and Council Member Collet seconded the motion. Motion Carried. Aye: Mayor Vail, Vice Mayor Brush, Council Member Collet, Council Member Aldaz, Council Member Villanueva

Clarinda Vail, Mayor 12/9/25 Date

ATTEST:

Tina M. Abriani, Town Clerk

CERTIFICATION

STATE OF ARIZONA §
§
COCONINO COUNTY §

I, TINA M. ABRIANI, do hereby certify that I am the Town Clerk of 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 held on NOVEMBER 19, 2025. I further certify that the meeting was duly called and held, and that a quorum was present.

Tina M. Abriani 11-19-25
Town Clerk Date