MINUTES[1]

TUSAYAN TOWN COUNCIL SPECIAL MEETING

PURSUANT TO A.R.S. § 38-431.02 & § 38-431.03
Tuesday, February 24, 2026, at 1:00 p.m.
TUSAYAN TOWN HALL BUILDING
845 Mustang Drive, Tusayan, Arizona

TOWN COUNCIL SPECIAL MEETING MINUTES[2]

1. *CALL TO ORDER AND PLEDGE OF ALLEGIANCE*

Mayor Vail called the meeting to order at 1:00 p.m. and led the Council and public in the Pledge of Allegiance.

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 at 1:05 p.m.
COUNCIL MEMBER JOSH COLLET – Present

Also in attendance: Matt Yost, Grand Canyon Unified School District #4 Superintendent, and Town Attorney Aaron Arnson

3. *ACTION ITEMS*

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. Consideration, discussion, and possible approval of an employment agreement with Greg Clifton to serve as Tusayan Town Manager

Council Member Collet moved that we execute the contract for Town Manager employment as presented, and Vice Mayor Brush seconded the motion. Motion Carried. Aye: Mayor Vail, Vice

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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 Brush, Council Member Collet, Council Member Aldaz; Absent: Council Member Villanueva

B. Consideration, discussion, and possible approval of contract with Michael Taylor Architects, Inc. to perform Architectural Services and Construction Administration for new Town Hall Facility

Town Manager Clifton commented that in December, they were chatting about the architectural services related to the new Town Hall facility. They decided to pause that process for a bit and in the interim, over the past several weeks, they went through a procurement process. Town Manager Clifton noted that he worked closely with the Town Attorney to draft a request for statement of qualifications, then issued that and published it. He explained that there was a three-week submittal during which Mr. Taylor turned his submittal in; it was the sole submittal received.

Town Manager Clifton noted that Mr. Taylor has assisted the Town on a number of projects and assisted a few businesses in the community on some projects. He stated that Mr. Taylor is quite familiar with the Tusayan community.

Town Manager Clifton commented that the next step, assuming there is action by the Council to approve this, would be to get the professional services agreement before the Council. He noted that we will be moving expeditiously on this.

Michael Taylor of Michael Taylor Architects, on Zoom, thanked the Mayor and Council for the opportunity to present the proposal, and he commented that he is looking forward to moving the project forward.

At 1:05 p.m., Mayor Vail announced Council Member Villanueva was in attendance.

Council Member Collet moved that we approve Michael Taylor's proposal, and Vice Mayor Brush seconded the motion. Motion Carried. Aye: Mayor Vail, Vice Mayor Brush, Council Member Collet, Council Member Aldaz, Council Member Villanueva

4. WORKSHOP ITEMS

A. Introduction of Finance and Accounting Team (Greg Clifton)

Town Manager Clifton introduced Jean McGann, Tessa Beuning, and Annette Storm of Abdo Financial Solutions; and Johanna Klomann of Klomann Accounting, LLC – all of which meet on a regular basis.

Jean McGann spoke about her team at Abdo and her experience in the finance sector.

Tessa Beuning and Annette Storm, on Zoom, spoke about their experience in the finance sector.

Johanna Klomann spoke about her experience in the finance sector and her own business.

5. OVERVIEW OF FINANCES (TESSA BEUNING, JEAN McGANN, ANNETTE STORM)

A. Overview of Town Budget

B. Discussion of Funding Structure (Capital Fund, Grants)

C. Overview of Fiscal Policies

D. Budget Timeline

E. Financial Forecast

Abdo gave a presentation with information provided on each of these topics.

(Please see presentation attached to the online Agenda.)

6. *OVERVIEW OF BOND FINANCING (ZACH SAKAS, JANELLE GOLD)*

Town Manager Clifton introduced Janelle Gold of Hilltop Securities, Inc. on Zoom.

Town Manager Clifton introduced Zach Sakas of Greenberg Traurig on Zoom.

A. General Obligation Bonds

B. Certificates of Participation

C. Excise Tax Revenue Bonds

D. Considerations for Capital Projects

1. Essential Nature of Projects

2. Capacity for Bonding

3. General Obligation vs Specific Revenue

4. TPT Tax Considerations

5. Timeline

A presentation was given with information on each of these topics.

(Please see presentation attached to the online Agenda.)

7. *BREAK*

8. *DISCUSSION OF CAPITAL PROJECTS (GREG CLIFTON, JEAN McGANN)*

A. Top 3 Capital Priorities

The Council agreed that the three capital priorities were the Drainage Master Plan, the Town Hall Project, and the Sports Complex.

There was a discussion about new FTEs for community use and programming in the new Town Hall.

There was a discussion about multi-family housing and storage needs in relation to a parcel that was offered up.

There was a discussion about other local communities' TPT numbers (Transaction Privilege Tax.)

There was a discussion about a reasonable TPT rate increase.

There was a discussion about projects that the community would like to have completed. The list included: landscaping, curbing, the Cook-Out Site, expanding the Community Garden, the trails, and Internet.

There was a discussion concerning making sure there is enough money in the budget for advertising for tourism.

Town Manager Clifton commented that he introduced the Mayor, virtually, to a gentleman in Washington who runs a firm called Nexxus Consulting. Town Manager Clifton noted that the gentleman's name is Bob Holmes, and he is a federal lobbyist. Town Manager Clifton stated he has a long-standing working relationship with Mr. Holmes and his firm, and he is very reasonable cost-wise at about $75,000 per year. Town Manager Clifton spoke about Mr. Holmes' work and effectiveness in Washington to redirect our tax dollars back home.

B. One-time vs Ongoing Costs

C. Funding Strategies

9. DISCUSSION OF OTHER PRIORITIES (TOWN COUNCIL)

A. Housing

10. WRAP-UP (MAYOR)

11. REPORTS

A. Town Manager Report

12. CALL TO THE PUBLIC

13. MOTION TO ADJOURN 456 – Josh and VM

At 4:56 p.m., Council Member Collet moved to adjourn, and Vice Mayor Brush seconded the motion. Motion Carried. Aye: Mayor Vail, Vice Mayor Brush, Council Member Collet, Council Member Aldaz, Council Member Villanueva

Clarinda Vail 4/14/26

Clarinda Vail, Mayor Date

ATTEST:

Tina M. Abriani

Tina M. Abriani, Town Clerk

CERTIFICATION

STATE OF ARIZONA §

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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 FEBRUARY 24, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Tina M. Abriani 04-14-26

Town Clerk Date