



**GRAND CANYON UNIFIED SCHOOL DISTRICT #4 - JOINT SPECIAL MEETING WITH TOWN OF TUSAYAN TOWN COUNCIL**

**Nov 19, 2025, Minutes**

Wednesday, November 19, 2025 at 6:00 PM

Grand Canyon School, 100 Boulder Street, Grand Canyon, Arizona - Room #405

**1. OPENING ITEMS**

- A. CALL TO ORDER  
Jimelia Talasyousieal, Governing Board President, opened the meeting at 6:00 p.m.
- B. ROLL CALL  
Mayor Clarinda Vail and Board Secretary Susan Kerley called the roll.

TUSAYAN TOWN COUNCIL		GCUSD BOARD OF EDUCATION	
Clarinda Vail, Mayor	Present	Jimelia Talasyousiea, President	Present
Greg Brush, Vice Mayor	Present	Cassidy Wolf Gibson, Vice President	Present
Elena Villanueva, Council Member	Present	Ashton Bedford, Board Member	Present

Each of the three attorneys spoke about their roles. Nathan Schott, GCUSD Attorney, said that he has been working mostly with Frank Cassidy to increase the duration of the IGA. Earlier, he had asked the Town to get assurances from the Forest Service that they had no intent to enact the reversionary clause that could be triggered if anyone other than GCUSD had control over the property. However, the Town no longer has interest in pursuing legislation to delete the reversionary clause from the deed.

Town Attorney Frank Cassidy got involved about 15 months ago. He stressed that the Town has to have property rights that extend as long as the bond retainment or for the reasonable life of the facilities being funded. He said it's hard to know what the useful life of the facilities would be. They could say as long as the facilities are useful for the purpose for which they were created, that the facilities are useful and being used for their designated purpose, including those terms set forth in the original IGA, and would be no less than the term for bonding. He believes that, keeping all of that in mind, everyone should be able to come to some agreement.

Town Attorney Aaron Arnson stated that his interest is in focusing on current items rather than on history. He's mostly focused on the duration of the IGA reflecting adequate time for bonding. He agreed with the statement (above) made by Attorney Frank Cassidy.

GCUSD Attorney Nathan Schott noted that, if an end time is in the IGA, it can always be extended; however, he does not like the idea of its being perpetual. If additional development occurs, would that trigger another extension of the IGA?

Council Member Andrew Aldaz pointed out that the Town cannot complete their Master Plan all at once. It is a phased plan, and improvements would be made on a phased schedule.

The next item for discussion was how the IGA would allow for one phase to be completed at the beginning of a 30-year period and then allow for the completion of newer phases. Mayor Vail noted that an election might be required to approve a long-term IGA.

Voicing his agreement with Attorney Nathan Schott, Attorney Frank Cassidy offered a summary:

- The Town will not have the desire or financial capability to complete the Master Plan all at once.
- An Agreement for improvements as they are scheduled is needed.
- When the next phase occurs, bonds for the original phase may be re-bonded so that the Town will need rights [to the property] for 30 years after each re-bonding.
- Any improvements bonded would require additional time on the IGA.
- While these facilities are being used, rolling bond financing would be needed so a phased approach would work.

The time frame for the total development cannot be estimated until the Town completes its budgeting for the Master Plan.

The attorneys responded to Mayor Vail's question of whether the attorneys could provide the appropriate language for an amendment to the IGA.

- Nathan Schott said they had put together the First Amendment a couple of years ago which could be used as a starting point and go from there.
- Frank Cassidy felt there is a need for clearer language about the Town's requirements, at a minimum, the life of the bond and useful life of the facilities. He feels the attorneys have a clear understanding of how the Council and Board feel.

- Aaron Arnson believed the proposed amendment from 2024 would be a good starting point if all agree that its termination is changed to “shall be in no event less than \_\_\_\_ years.”

Matt Yost thanked everyone for their participation and input. He concluded that this open discussion offered the attorneys and staff the clarity and direction needed to proceed.

### **3. ADJOURNMENT**

**Jimelia Talasyousiea closed the meeting at 6:54 p.m.**

### **4. SIGNATURES**

A. Respectfully Submitted:

\_\_\_\_\_  
Susan Kerley, Board Secretary

Date: \_\_\_\_\_

\_\_\_\_\_  
Jimelia Talasyousiea, President

\_\_\_\_\_  
Cassidy Wolf Gibson, Vice President/Clerk

\_\_\_\_\_  
---Ashton Bedford, Board Member

\_\_\_\_\_  
Sena Stiles, Board Member

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CAO

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Mayor

Draft