

SHOW LOW CITY COUNCIL
REGULAR MEETING - TUESDAY, MAY 6, 2025

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low City Council and to the general public, that a **Regular Meeting** of the Show Low City Council will be held on Tuesday, May 6, 2025, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

1. Call to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.

5. **CALL TO THE PUBLIC:**

Any citizen desiring to speak on a matter that is within the jurisdiction of the City Council may do so at this time. Comments shall be limited to three minutes per person and shall be addressed to the City Council as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the City Council. Pursuant to the Arizona Open Meeting Law, the City Council cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual City Council members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.

6. **SPECIAL EVENTS:**

- A. Recognition of Outgoing Planning and Zoning Commissioner
- B. White Mountain Advisory Group Proposed Workforce Housing Project Presentation

7. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming May 1 through 7, 2025, as **Youth Week** in the City of Show Low (Rachael Hall)
- B. Proclamation by the Mayor Proclaiming May 18 through 25, 2025 as **Public Works Week** in the City of Show Low (Rick Austin)
- C. Consideration of Acceptance of Well 5 Emergency Repairs, City of Show Low Project No. W-1821 JO7 (Rick Austin)
- D. Consideration of Award to Purchase New Public Works Maintenance Van (Shane Hemesath)
- E. Consideration of Minutes of Show Low City Council meetings:
 1. Study Session of April 15, 2025

2. Regular Meeting of April 15, 2025

8. **NEW BUSINESS:**

- A. Consideration of Award of Construction Contract for City of Show Low Slurry Seal 2025, City of Show Low Project No. R-8625 (Shane Hemesath)
- B. Consideration of Award of Construction Contract for Citywide Roadway Improvements 2025, City of Show Low Project No. R-5025 (Shane Hemesath)
- C. Consideration of Award of Construction Contract for Downtown Parking Lot, City of Show Low Project No. R-6624 (Shane Hemesath)
- D. Consideration of Award of Construction Contract for Show Low Public Works Building Design Build, City of Show Low Project No. FM-0125 (Bill Kopp)
- E. Consideration of Approval of Contract for Reidhead House Restoration, Adobe and Plaster Repair, City of Show Low Project No. FM-5225 2.0 (Bill Kopp)

9. **SUMMARY OF CURRENT EVENTS:**

- A. Council Members
- B. Mayor
- C. City Manager

10. **SCHEDULE OF MEETINGS:**

Scheduling of meetings, which may be brought up at this time.

11. **EXECUTIVE SESSION:**

- A. Confidentiality Statement.
- B. Discussion or consultation for legal advice with the attorney or attorneys of the public body or with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale, or lease of real property pursuant to A.R.S. Sections 38-431.03(A)(3) and 38-431.03(A)(7).

(1) A.P. No. 210-23-009E.
- C. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law. Pursuant to A.R.S. Section 38-431.03(A)(2)

1. Executive Session Minutes of March 18, 2025

12. POST EXECUTIVE SESSION:

- A. Consideration of any item on the Executive Session portion of this agenda which the Council may wish to take action upon in Open Session.
1. Consideration of Approval of the Minutes of the Executive Session of the Show Low City Council held on March 18, 2025.

13. ADJOURNMENT:**SCHEDULED MEETINGS/EVENTS:**

DATE	TIME	EVENT NAME
05/06/2025	7:00 P.M.	CITY COUNCIL - REGULAR MEETING
05/13/2025	7:00 P.M.	P&Z COMMISSION REGULAR MEETING
05/20/2025	7:00 P.M.	CITY COUNCIL - REGULAR MEETING
05/27/2025	7:00 P.M.	P&Z COMMISSION REGULAR MEETING

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low City Council regular meetings are recorded and may be viewed on the City of Show Low's website. If you permit your child to attend/participate in a televised City Council meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Pursuant to the Americans with Disabilities Act (ADA), the City Council endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

Council Chambers will open at least fifteen minutes prior to the meeting to allow public access to the room. Council Chambers has a maximum occupancy of 139 people.

Rachael Hall, City Clerk

I, Rachael Hall, do hereby certify that the foregoing notice was posted on May 2, 2025.



Proclamation

*City of Show Low
Office of the Mayor and City Council*

WHEREAS, the Benevolent and Protective Order of Elks has designated May 1 through 7 as Youth Week to honor America's Junior Citizens for their accomplishments, and to give fitting recognition of their services to Community, State, and Nation; and

WHEREAS, the City of Show Low will sponsor an observance during that week in tribute to the Junior Citizens of this Community; and

WHEREAS, no event could be more deserving of our support and participation than one dedicated to these young people who represent the nation's greatest resource, and who in the years ahead will assume the responsibility for the advancement of our free society; and,

WHEREAS, our Youth need the guidance, inspiration, and encouragement which we alone can give in order to help develop those qualities of character essential for future leadership; and go forth to serve America; and,

WHEREAS, to achieve this worthy objective, we should demonstrate our partnership with Youth, our understanding of their hopes and aspirations, and a sincere willingness to help prepare them in every way for the responsibilities and opportunities of citizenship:

NOW, THEREFORE, I, John Leech, Jr., Mayor, on behalf of the Show Low City Council, do hereby proclaim the first week in May, as

♣ Youth Week ♣

in the City of Show Low and urge all citizens to support and participate wholeheartedly in its observance.

Dated this **6th** day of **May, 2025**.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Show Low.

John Leech, Jr.
Mayor



Proclamation

*City of Show Low
Office of the Mayor and City Council*

WHEREAS, public works infrastructure, facilities, and services are of vital importance to the health, safety, and well-being of the people of Arizona; and

WHEREAS, such facilities and services could not be provided without the dedicated efforts of public works professionals, engineers, and administrators who are responsible for and must design, build, operate, and maintain the transportation, water supply, sewage, and refuse disposal systems, public buildings, and other structures and facilities essential to serve our citizens; and

WHEREAS, it is in the public interest for the citizens and civic leaders of the City of Show Low to gain knowledge of and to maintain a progressive interest in the public works needs and programs of the community; and

WHEREAS, Arizonans should join with representatives of governmental agencies and the American Public Works Association in paying tribute to our public works employees and to recognize the substantial contributions they have made to our national health and welfare.

NOW, THEREFORE, I, John Leech, Jr., Mayor, on behalf of the Show Low City Council, do hereby proclaim **May 18 through 25, 2025** as

♣ Public Works Week ♣

in the City of Show Low and extend appreciation to the public works professionals for the vital services they perform and their exemplary dedication to the community they represent.

Dated this **6th** day of **May, 2025**.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Show Low.

John Leech, Jr.
Mayor

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Well 5 Emergency Repairs, City of Show Low Project No. W-1821 JO7 (Rick Austin)

RECOMMENDATION

I **MOVE** to accept the Well 5 Repairs, City of Show Low Project No. W-1821 JO7, completed by Willis Drilling & Pump for a total project cost of \$68,562.00, and initiate the two-year warranty period.

BACKGROUND

On January 19, 2021, the City Council approved a Job Order Contract (JOC) for three well services companies to provide labor, furnish, and install materials for repairing and maintaining water wells and repairing existing water facilities at various locations. The three companies are Willis Drilling and Pump, Beeman Drilling, and Weber Water Resources. JOCs streamline procuring all repair and replacement services, which saves several weeks in the procurement process of each project. As repairs arise, the work is competitively bid among the three JOC Contractors on the City's JOC roster.

On April 4, 2025, Willis Drilling & Pump finalized the emergency repairs to Well 5, located at 551 West Whipple. Repairs included cleaning 100 feet of sand from the 16-inch casing, rebuilding the pump and motor, running a camera down the well for before and after video footage, brushing the well, and labor to pull and install the pump to working condition. The total project cost was \$68,562.00.

Staff recommends accepting the Well 5 Repairs City of Show Low Project No. W-1821 JO7, completed by Willis Drilling & Pump for a total project cost of \$68,562.00, and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$68,562.00

Funding source (account no.): Water Maintenance (43-760-490-4120-0000)

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award to Purchase New Public Works Maintenance Van (Shane Hemesath)

RECOMMENDATION

I **MOVE** to award the purchase of the new Public Works maintenance van to Show Low Ford in the amount not to exceed \$53,312.86.

BACKGROUND

The 2025 City Budget includes \$61,500.00 in funding to purchase a new Public Works maintenance van. The new van will replace the older maintenance van, which is over 20 years old and requires additional costs to repair and maintain.

City staff sent a request for proposals to three local dealerships in the City of Show Low with the following results:

<u>Dealership</u>	<u>Total Bid</u>
Show Low Ford	\$53,312.86
Horne Auto Center	No Proposal Submitted
Horne C, D, R, J, Show Low	No Proposal Submitted

The City requested that the proposals include all taxes and fees.

Staff recommends awarding the purchase of the new Public Works maintenance van to Show Low Ford for an amount not to exceed \$53,312.86.

ATTACHMENTS

1. Maintenance Van Bid Tab

FISCAL IMPACT

Anticipated cost: \$53,312.86

Funding source (account no.): Vehicle Purchase (11-445-495-7420-0000)

City of Show Low

	BID SCHEDULE A		Show Low Ford	Horne Auto Center	Horne C,D,R,J Show Low	
Item	Description	No. of Units				
1	Commercial/Cargo Van, V-6 (Min), Auto trans, AWD, Low Roof, 130" wheelbase, Body length-Regular, Rear view cam, Sliding side door, w/Bulkhead.	1		No RFP submitted.	No RFP submitted.	
2	Sub Total		\$49,168.00			
3	Taxes		\$4,144.86			
4						
5						
6						
7						
8						
9						
13						
14						
15						
16						
17						
18						
	Base price w/fees and taxes		\$53,312.86	\$0.00	\$0.00	\$0.00
1	Warranty 5yr/100k		\$2,910.00			
2						
			\$2,910.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL		\$56,222.86	\$0.00	\$0.00	\$0.00

City of Show Low

New 2025 Ford Transit Cargo Van T-150 Low RF 8670
GVWR AWD

VIN: 1FTYE2Y88SKA15024

Stock #: SS0829



City of Show Low

\$51,942



MINUTES OF THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, APRIL 15, 2025, AT 6:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

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

2. Roll Call.

COUNCIL MEMBERS PRESENT: Mayor Leech, Vice Mayor Kakavas, Councilman Adams, Councilman Clark, Councilman Hatch, Councilman Judd, and Councilman Whipple.

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Steve North, Economic Development Director; Jay Brimhall, Community Services Director; Grace Payne, Communications Manager; Lisa Robertson, Grants Manager; Shannon Adams, Grants Coordinator; and Rachael Hall, City Clerk.

GUESTS: John Hannah, Jim Hammett, Steve Coffinger, Cathy Huling, Sunshine Brewer, Christian Caron, Stefan Wehnau, Mark McCloy, Doug Roberts, and others.

3. Matrix Design Group Affordable Housing Study Presentation

Steve North welcomed representatives from Matrix Design, Christian Caron, Project Manager, and Laney Corey, Senior Planner, who were present to share their findings on the Show Low Housing Needs Assessment and Action Plan.

Dr. Caron said Matrix was founded in Colorado in 1999 and had offices in Phoenix and Mesa. Matrix was an employee-owned multidisciplinary firm specializing in planning, economic analytics, consulting, and civil engineering. They had extensive local and national housing experience, spanning the urban-rural spectrum. They had projects in Tempe, Surprise, Peoria, Scottsdale, Buckeye, Tolleson, Goodyear, and Phoenix.

Dr. Caron said the needs assessment was based on a data-driven analysis of the community's housing market and demographics, identified housing supply and affordability gaps, and examined factors like population trends, income levels, and housing stock. The action plan outlined strategies and goals to address identified housing needs, proposed specific actions to improve housing availability and affordability, and guided policy decisions and rehouse allocation.

Ms. Corey said that regarding community engagement, Matrix held two community meetings last November and hosted 30-plus attendees to hear community feedback.

Ms. Corey said Matrix also conducted a community survey and received 544 responses. All the responses were included in the Housing Needs Assessment report. Today, she highlighted the emerging themes, which included a desire for diverse housing options at 72%. Affordability for younger homebuyers was at 21%.

Rental affordability was at 19%. The need for senior housing was at 18%. The impact of short-term rentals was 11%.

Dr. Caron said regarding needs assessment, Matrix gathered data from the U.S. Census 2022 Five-Year American Community Survey (ACS), Redfin, Zillow, Apartments.com, and the Environmental Systems Research Institute, Inc. They looked at peer communities and made regional comparisons with Sedona, Payson, Navajo County, and Arizona.

Dr. Caron said that the population of Show Low was 12,294. Seniors and college graduates propelled the recent population growth. The average household size was 2.4 people. Over 2000 residents reported living with a disability. The median income was \$57,406.00, and the poverty rate was nine percent. Approximately 5,000 workers commute to Show Low.

Dr. Caron said there were 7,756 total housing units in Show Low, 60 % of which were single-family detached homes. The ownership rate was 68%. The median year of construction was 1998. Approximately 440, or six percent of the units, were short-term rentals. The vacancy rate had declined over the years to about three percent.

Dr. Caron discussed the affordability and gaps that the City faced. He said 62% of the renters were cost-burdened, meaning they had minimal funds after paying their rent. He said homeowners with mortgages were at a 29% cost-burdened rate, and homeowners without mortgages were at an 8% cost-burdened rate.

Dr. Caron said the median home price in Show Low was \$465,000.00 and required an income of \$155,000.00 to purchase. The median rental rate was \$2,150.00 and required an income of \$98,760.00.

Dr. Caron said 721 renters earned below 80% of the average median income (AMI) or \$40,729.00, yet only 681 units were affordable to them. Many homeowners would not be able to afford their homes at current market values. Show Low required between 665 and 2,177 additional units to accommodate the workforce.

Councilman Judd asked how the survey was conducted. Ms. Corey said the survey was distributed through social media, the City's website, and hard copies were also printed off and made available for residents.

Vice Mayor Kakavas asked if the data indicated how many homes were shared by multiple families living under the same roof. Dr. Caron said it was hard to capture that information because of how the Census and ACS gathered data.

Ms. Corey said the action plan, or phase two, included looking for opportunities to increase ownership and rental options, improving housing affordability and choice, and contributing to Show Low's economic development.

Ms. Corey offered some strategies to build on the City's workforce development housing initiatives. For those projects that demonstrated they provided affordable

housing, the City could provide density bonuses, reduce parking minimums, promote design flexibility for affordability, institute a first-time home buyer program, and create a workforce housing trust fund.

Ms. Corey said that senior housing was an important issue to the community. The City could partner to develop affordable, age-restricted communities. The City could allow more flexible Accessory Dwelling Unit (ADU) development and facilitate ADU financing options. She said the City could connect seniors with nonprofits specializing in home accessibility upgrades and create a senior housing rehab fund with affordability requirements.

Ms. Corey said the City could diversify its housing stock with multifamily and "gentle density" projects, encourage mixed-use and higher-density master plans, and offer density bonuses for unique housing composition. The zoning code could be amended for diverse infill development and for reducing minimum lot sizes and setback requirements.

Ms. Corey said that to preserve existing affordable housing, the City could launch a housing rehabilitation program. An inventory of all naturally occurring affordable housing properties should be inventoried to guide interventions. Tax abatement could be offered to landlords who maintain affordability. The City could partner with nonprofits, land trusts, and mission-driven developers.

Ms. Corey said the City should look at strategic land use and redevelopment for workforce housing. The City should inventory all city-owned land for housing and prioritize infill and downtown redevelopment parcels. City-owned land could be used to attract mission-aligned developers. Utilize Requests for Proposals for affordable and mixed-income projects and offer long-term land leases for affordability commitments.

Ms. Corey said the City could utilize short-term rental (STR) revenue to expand revenue without burdening local taxpayers by building on the existing registration program. Dedicate STR fees to an affordable housing fund and use those funds for housing rehabilitation, down payment aid, or gap financing.

Ms. Corey said the City could leverage partnership opportunities by collaborating with nonprofits, developers, and schools. Support community land trust with Northland Pioneer College and explore joint ventures and public-private partnerships. She said some model programs included HopeTech with EVIT, Mesa, which combined affordable housing with career technical education, and Chicago Housing Trust, which used city-owned land for permanent low- and moderate-income households.

Ms. Corey suggested the City look for state and federal funding opportunities that could be applied to affordable housing, such as Community Development Block Grants, PRO Housing, Self-Help Ownership Program, HOME, Section 811, Arizona is Home, ARPA Mortgage Assistant Program, and Residential Loan Serving.

Mayor Leech said that due to time constraints, he recommended that Council members ask the City Manager any questions they might have.

4. Adjournment.

There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL OF APRIL 15, 2025, AT 6:51 P.M.**

ATTEST:

APPROVED:

Rachael Hall, City Clerk

John Leech, Jr., Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Show Low held on April 15, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Rachael Hall, City Clerk

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, APRIL 15, 2025, AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

Mayor Leech called the meeting to order at 7:00 p.m.

2. Roll Call.

COUNCIL MEMBERS PRESENT: Mayor Leech, Vice Mayor Kakavas, Councilman Adams, Councilman Clark, Councilman Hatch, Councilman Judd, and Councilman Whipple.

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Jay Brimhall, Community Services Director; Brad Provost, Police Chief; Greg Westover, Police Commander; Jacob Allen, Airport Manager; Shannon Adams, Grants Coordinator; and Rachael Hall, City Clerk.

GUESTS: Steve Coffinger, John Hannah, Sunshine Brewer, Cathy Huling, Laney Corey, Trish Lawler, Cory Johnson, Steve Dobbs, Rick Goodman, Jim Hammatt, Gwyn Lee, and others.

3. Invocation.

Councilman Whipple gave the invocation.

4. Pledge of Allegiance.

Councilman Judd led the Council and audience in the pledge of allegiance.

5. CALL TO THE PUBLIC:

Any citizen desiring to speak on a matter that is within the jurisdiction of the City Council may do so at this time. Comments shall be limited to three minutes per person and shall be addressed to the City Council as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the City Council. Pursuant to the Arizona Open Meeting Law, the City Council cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual City Council members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.

Steve Coffinger, with the building division of Torreon Realty, said they were very interested in the City's workforce housing incentive and were aware of the affordable housing challenges that the City was experiencing. Torreon had been applying concepts and techniques that were more focused on workforce housing-type products. He said the group was developing plans and building homes focused on affordability. They were encouraged by the City's work on workforce housing and would like to offer their services to the City.

Mr. Coffinger said they started a non-profit entity, Arizona Housing Focus, to educate and facilitate incentives available through the City, State, lenders, etcetera. This non-profit could be a valuable resource for people to understand what was available and access those resources regarding homeownership.

Mayor Leech encouraged Mr. Coffinger to continue meeting with City Staff.

6. **SPECIAL EVENTS:**

A. Presentation by Show Low High School Music Department

Cynthia Whipple announced the annual musical "Crazy For You," which would run April 24 through 26 and May 1 through 3; tickets were available at the door or online.

B. Presentation Regarding Giving Machine

Cory Johnson presented a video about the Giving Machine, sponsored by Light the World. He said the Giving Machine allowed individuals to select an item that would go directly to their chosen charity.

Mr. Johnson said last year the Giving Machine was installed in Snowflake during the last two weeks of December. This year, one would be installed in Snowflake and Show Low. One hundred percent of the donations to the Giving Machine would go directly to the selected charity. The Church of Jesus Christ of Latter Day Saints covered all costs associated with the Giving Machine.

Mr. Johnson said that since the inception of the Giving Machines in 2017, over \$50,000,000.00 had been donated. Last year, the single local machine in Snowflake had over 4,000 transactions, with 700 for the White Mountain Safe House. He presented a check for \$23,670.00 to the White Mountain Safe House.

C. Update on the TRACKS White Mountain Trail System

Steve Dobbs with White Mountain TRACKS gave an update on the White Mountain TRACKS system. He said TRACKS had nearly 700 members. In 2024, the trail crew contributed 3,200 hours to maintaining the White Mountain trail system. They had 190 volunteers assist with the Tour of the White Mountains bike race, and 20 members served as course marshals for Zia Rides' inaugural gravel event in September. TRACKS was a force in the community as their members logged nearly 9,000 volunteer hours beyond trail work.

Mr. Dobbs said that thanks to a Navajo County grant, TRACKS partnered with Big Loop Trails to build the 3.25-mile Lumberjack Trail, which formed a 5.5-mile loop with the Blue Ridge Trail at Trailhead #2. The trail crew finished and marked it with quarter-mile emergency reference markers. Usage was high, based on observed trail traffic.

Mr. Dobbs said Pinetop planned two short connectors from the Mountain Meadow Recreation Complex to the Hitching Post Trail. TRACKS was able to build those connectors last November. One was east of the bathrooms, and the other was at the north end with a pedestrian bridge. Both trails had bike rollovers.

Mr. Dobbs said the Chipmunk Connector Trail, from diamond marker eight to 18, included a badly eroded section of logging road. TRACKS mapped a 2.25-mile re-route, which had Eastern Arizona Trails Collaborative (EATC) approval and was awaiting Forest Service review.

Mr. Dobbs said near Show Low, the Buena Vista Trail System, at US 60 and 300 Road, was in the final stage of Forest Service approval. Though some mileage of the original Buena Vista was lost due to the private land transfer, new trails and scenic viewpoints were added. TRACKS hoped to begin construction this year.

Mr. Dobbs said that at Los Burros, a steep eroded section known as “Collarbone Drop” had become difficult to maintain. A quarter-mile re-route was planned, and a contractor provided a mechanical construction estimate. The EATC was expected to approve the re-route in May.

Mr. Dobbs said the Show Low Bike Course continued to develop. With City funding, Big Loop Trails was designing a system north of town. TRACKS also flagged and mapped an extended system further north. This project had EATC approval and was awaiting Forest Service review.

Mr. Dobbs said the Los Caballos Trail west of Show Low was 16.5 miles long, scenic but underused, with erosion, rocks, and steep climbs. Jay Brimhall was instrumental in helping TRACKS obtain funding from the City and hiring Big Loop Trails from Dolores, CO. They designed a 21.7-mile replacement system, including a second trailhead at Joe Tank Road and shorter loop options of three to six miles. The new plan improved access to Chihuahua Pines and connected to the Buena Vista Trail System, creating a continuous network from Los Caballos to Buena Vista.

Councilman Whipple thanked TRACKS for all the time and effort they put into these trails.

D. Presentation by Show Low Chamber of Commerce

Sunshine Brewer, Executive Director of the Show Low Chamber of Commerce, presented an update on the Show Low Chamber of Commerce. She said that in 2024, 3,002 visitors came through the Tourist Information Center. With the help of the new website and social media, digital visitor counts were up. Organic search results were up 87%, with over 54,000 website visitors and almost 1,000,000 social media views.

Ms. Brewer said the Show Low Chamber of Commerce memberships were up

239% from November 2022, with 361 members. Year over year, member retention was at 99%.

Ms. Brewer said elections were held in November and a new Executive Board was voted in: Cathy Huling, President; Kyle Beecroft, Vice President; Daris Gibbons, Secretary; Cassie Bryant, Treasurer. Also, three new members were added: Mayor John Leech Jr., Pamela Arlaud, and Trevor Tinkel.

Ms. Brewer said the new Business Liaison Group was a committee chaired by Steve North. The Group would visit both member and non-member businesses in Show Low to identify opportunities, resolve challenges, and drive value-added initiatives to support the business community. She said the Chamber Ambassadors were a group of volunteers led by Pam Arlaud, who served as the welcoming face of the Chamber. They played a vital role in member engagement, helped new and existing members connect, stay informed, and get involved. These Ambassadors helped strengthen the local business network and enhanced the overall membership experience.

Ms. Brewer reviewed the upcoming Chamber events, including the no-cost business classes in partnership with the Arizona Small Business Development Center and Northland Pioneer College, the 2025 BizExpo, the 2025 Chamber Gala and Awards Dinner, the inaugural Show Low Music Festival, and Show Low Days. These events were in addition to the monthly business roundtable discussions, business luncheons, ribbon cuttings, mixers, and more.

Mayor Leech thanked Ms. Brewer and the Chamber Board members for all their great work and for the direction the Chamber was going.

7. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming April 13 through 19, 2025, as **Public Safety Telecommunicators Week** in the City of Show Low (Brad Provost)
- B. Proclamation by the Mayor Proclaiming April 18, 2025, as **Two Lights for Tomorrow Day** in the City of Show Low (Rachael Hall)
- C. Proclamation by the Mayor Proclaiming April 25, 2025, as **Arbor Day** in the City of Show Low (Jay Brimhall)
- D. Proclamation by the Mayor Proclaiming May 1, 2025, as **Loyalty Day** in the City of Show Low (Rachael Hall)
- E. Consideration of Noncommercial Hangar Development and Ground Lease Agreements with Tallus Sol L.L.C. at Show Low Regional Airport (Jacob Allen)
- F. Consideration of Minutes of Show Low City Council meetings:
 - 1. Study Session Minutes of April 1, 2025

2. Regular Meeting of April 1, 2025
3. Town Hall Budget Meeting and Study Session Minutes of April 3, 2025

COUNCILMAN ADAMS MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED; SECONDED BY VICE MAYOR KAKAVAS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

Ms. Hall read the Public Safety Telecommunicators Week Proclamation aloud.

Council members expressed their appreciation for all the fantastic work done by the dispatchers.

Ms. Hall read the Two Lights for Tomorrow Day and Loyalty Day Proclamations aloud.

8. **NEW BUSINESS:**

- A. **PUBLIC HEARING** and Consideration of Prioritization of Projects for Community Development Block Grant Funding and Consideration of Resolution No. R2025-13 Authorizing Submitting Application for Community Development Block Grant Funds and Rescinding Resolution No. R2025-03 (Shannon Adams)

Ms. Adams said approximately \$271,163.00 was being offered to the City of Show Low by the Arizona Department of Housing through the Community Development Block Grant (CDBG) program. This program funded projects to assist persons of low-to-moderate income, to prevent or eliminate slums or blight, or to solve an urgent need or health hazard.

Ms. Adams said the first public hearing on this matter was held on December 5, 2024, to obtain community input on the use of CDBG funds. No public input was received at the public hearing. The City Council selected a project at a public hearing on January 21, 2025, but the Public Hearing Notice requirement was not met. Tonight's public hearing was to ensure that notice requirements were met and to solicit additional public input on possible projects for CDBG funds. Following the hearing, the City Council could select the final Community Development Block Grant project to be submitted for application and adopt an applicable resolution. Staff recommended the sidewalk improvement project on 9th Street between Deuce of Clubs and Frontier Park.

Ms. Adams said that should the City Council, after hearing public input, accept the staff's recommendation and determine that the City's priority use of the 2025 CDBG funds was the 9th Street sidewalk improvement project, the staff would submit an application to the Northern Arizona Council of Governments.

Mayor Leech opened the matter for a public hearing. There being no input, Mayor Leech closed the public hearing.

COUNCILMAN JUDD MOVED TO APPLY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING AND APPROVE THE PROPOSED PROJECT AS THE SIDEWALK IMPROVEMENTS ON BOTH SIDES OF 9TH STREET BETWEEN DEUCE OF CLUBS AND FRONTIER PARK, AND FURTHER, I MOVE TO ADOPT RESOLUTION NO. R2025-13 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FISCAL YEAR 2025 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, CERTIFYING THAT THE SELECTED PROJECT AIDS IN THE PREVENTION OR ELIMINATION OF SLUM OR BLIGHT WITHIN THE COMMUNITY'S ESTABLISHED DOWNTOWN REDEVELOPMENT AREA AS ADOPTED BY RESOLUTION R2024-35, AND RESCIND RESOLUTION NO. R2025-03; SECONDED BY VICE MAYOR KAKAVAS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- B. Consideration of Approval of Contract with Flock Safety for New Drone as First Responder Program (Greg Westover)

Commander Westover said recent significant events in the City of Show Low highlighted the need for a more robust drone program. Flock Safety's Drone as a First Responder program, formerly known as Aerodome, was the only system that offered an interface with the Flock Safety Automated License Plate Readers and integrated with the City's RMS/CAD system.

Commander Westover said Flock Safety excelled in various areas, including autonomous flight control, artificial intelligence interface, and audit controls. The system provided automated monthly flight reports, handled Federal Aviation Administration Certificates, and could automate the transfer of video footage to various sources. Flock Safety's platform, integrated with multiple platforms, was controlled from a desktop computer, and could be viewed on a cell phone or in-car computer.

Commander Westover said that the ability to provide an aerial view and pre-arrival intelligence to first responders would help increase officer safety and minimize liability to the City.

Commander Westover said the terms of the agreement allowed for a 60-day opt-out period to test the product and services. After the testing and evaluation phase, the program would cost \$49,999.00 plus applicable taxes for the first year, FY 2025-2026. Prior to the conclusion of the first year, the City could opt out of the program, or it could renew for \$150,000.00 plus taxes per year for two additional years, FY 2026-2027 and FY 2027-2028, depending on approval of funding.

Commander Westover said the City's cost for these services was discounted compared to the market. Flock Safety discounted the first year of service by more than \$250,000.00 to make the program more affordable for an agency of

Show Low's size and to help the City become a national leader in leveraging artificial intelligence to keep our community and officers safe.

Commander Westover said this contract was based on Flock Safety being a sole-source provider. A sole-source letter was attached to the Staff Summary Report. Staff recommended approving the contract with Flock Safety for a new Drone as a First Responder program.

Commander Westover presented a short video that the Scottsdale Police Department put together regarding their Drone as a First Responder program.

Mayor Leech asked for a brief explanation of the benefits the community would receive from implementing the drone program. Commander Westover said the program allowed the Show Low Police Department to leverage Artificial Intelligence and technology. This drone could arrive at the scene in less than one minute before any officers arrived and would provide real-time intelligence to officers. The drone had infrared capabilities for nighttime use. All flights would be recorded, and an automated log would be kept. The Drone as a First Responder program would make officers and the community safer.

MAYOR LEECH MOVED TO APPROVE A THREE-YEAR CONTRACT WITH FLOCK SAFETY FOR AN AMOUNT NOT TO EXCEED \$49,999.00, PLUS \$4,250.00 IN TAXES, FOR THE FIRST YEAR AND \$150,000.00, PLUS \$12,750.00 IN TAXES, FOR EACH ADDITIONAL YEAR; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- C. Consideration of Adopting Resolution No. R2025-12, Amending *Rules of Order* for Conduct of Meetings and Rescinding Resolution No. R2011-43 (Anna Atencio)

Ms. Atencio said that ensuring effective governance and community engagement required a structured and respectful environment for public meetings. On October 17, 2000, the City Council adopted Resolution No. 886, which set forth *Rules of Order* for the Conduct of Meetings. On November 15, 2011, Resolution No. 886 was rescinded, and Resolution No. R2011- 43 was adopted, amending the *Rules of Order*.

Ms. Atencio said the current *Rules of Order* specifically addressed City Council meetings. The proposed amendments expanded applicability to all public city meetings, addressed the process and length of public comments, precluded signs inside the meeting, and clarified that speakers did not have to give their address, just indicate whether they were residents of the City. The amendments set forth expectations for all public municipal meetings, allowing City Council, Commissions, and Committees to conduct business effectively and efficiently while still considering public input.

Mayor Leech said he appreciated that individuals were no longer required to provide a physical address.

COUNCILMAN WHIPPLE MOVED TO ADOPT RESOLUTION NO. R2025-12 AMENDING THE "RULES OF ORDER" FOR THE CONDUCT OF MEETINGS AND RESCINDING RESOLUTION NO. R2011-43; SECONDED BY COUNCILMAN HATCH; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

None.

B. Mayor

Mayor Leech said there would be a lot of upcoming events in the City.

C. City Manager

Mr. Brown said the Show Low BizExpo was scheduled for April 25 and 26. This event would showcase the products and services of over 40 regional businesses. It was a great way to shop and learn where these businesses were located, their business hours, and what they provided.

Mr. Brown said the annual MLK Day of Service, when volunteers worked on a community project, would be held on April 26. Volunteers should meet at the Show Low School District Office for work assignments and return to the District Office for lunch prepared for all the volunteers. Volunteers should remember to wear closed-toe shoes and bring gloves and a hat.

Mr. Brown said the "City Incorporation Anniversary Party" was scheduled for May 2 at the Frontier Fields. Many events were scheduled, including live music, free hot dogs and hamburgers with chips and dessert, giveaway prizes, games, and raffle prizes.

10. **SCHEDULE OF MEETINGS:**

Scheduling of meetings, which may be brought up at this time.

None.

11. **ADJOURNMENT:**

There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL OF APRIL 15, 2025, AT 7:58 P.M.**

ATTEST:

APPROVED:

Rachael Hall, City Clerk

John Leech, Jr., Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the City Council of Show Low held on April 15, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Rachael Hall, City Clerk

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for City of Show Low Slurry Seal 2025, City of Show Low Project No. R-8625 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to award the construction contract for the City of Show Low Slurry Seal 2025, City of Show Low Project No. R-8625 to American Pavement Preservation in an amount not to exceed \$497,605.00.

BACKGROUND

The 2025 Capital Improvement Plan includes funding for the 2025 annual slurry seal project. The City's current pavement preservation plan includes a minimum maintenance of crack-filling, patching, and resurfacing every City street and parking lot with a slurry seal every six years. City crews are currently crack-filling and patching repairs for the areas identified for slurry sealing this year.

Rehabilitation includes furnishing all labor, equipment, and materials required to place approximately 275,000 square yards of type II polymer-modified asphalt slurry seal on selected City streets, as well as replacing the pavement markings for the roadways after the slurry seal placement.

The engineer's construction cost estimate for the work was \$550,000.00. The invitation to bid was published as required, and sealed bids were opened publicly, with the following results:

<u>Contractor</u>	<u>Total Bid</u>
American Pavement Preservation	\$497,605.00
Lejas Corporation	\$626,875.00
VSS International	\$780,120.00

Staff recommends awarding the 2025 Slurry Seal Project, City of Show Low Project No. R-8625, to American Pavement Preservation, in an amount not to exceed \$497,605.00.

ATTACHMENTS

1. R-8625 Slurry Plan
2. R-8625 Slurry Seal Maps
3. R-8625 BID TAB SHEET

FISCAL IMPACT

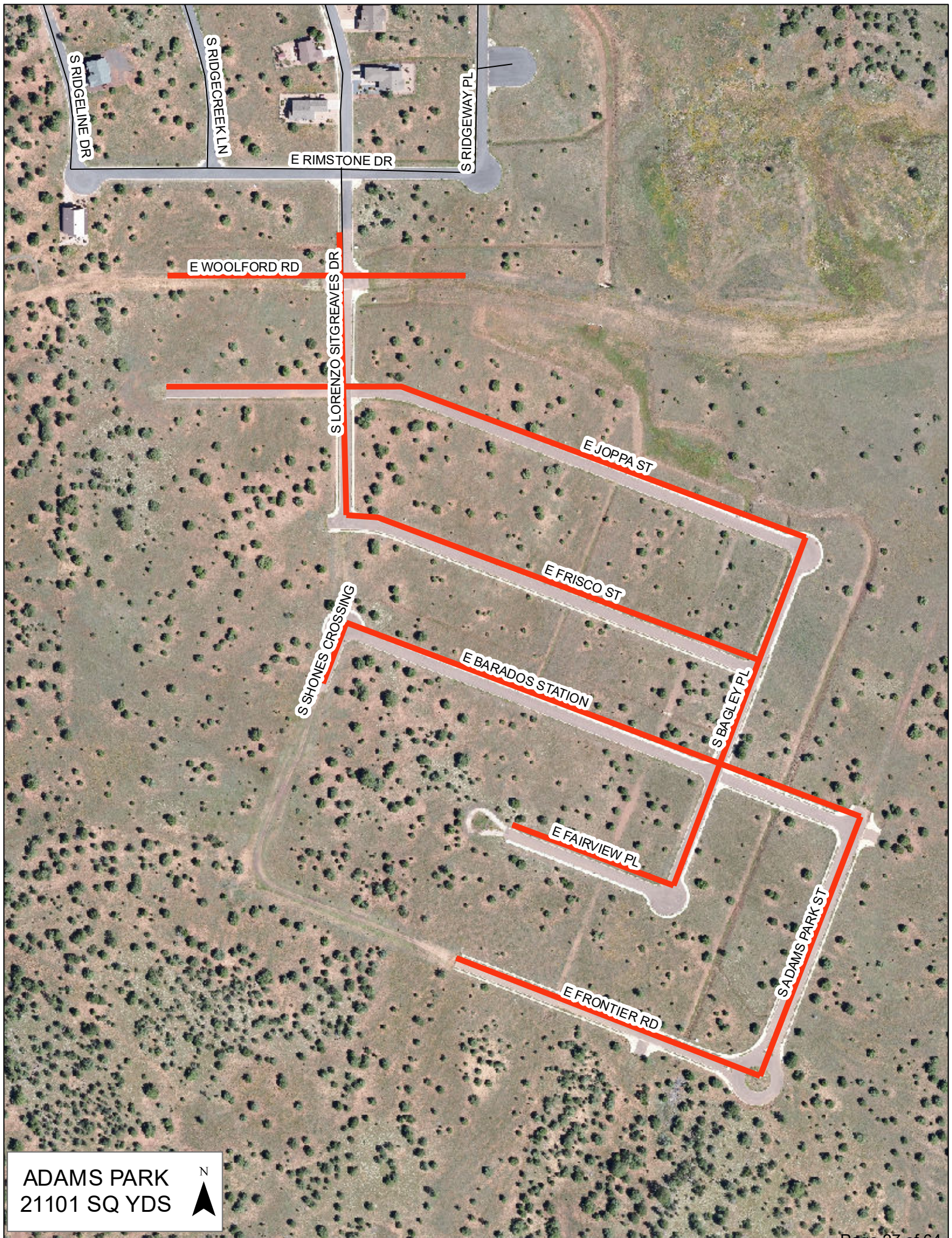
Anticipated cost: \$497,605.00

Funding source (account no.): Annual Slurry Seal/Striping Maintenance (12-500-495-7300-5791)

LEGEND

- <all other values>
- 2025 (273,584 Sq Yds)
- 2026 (258,700 Sq Yds)
- 2027 (271,660 Sq Yds)
- 2028 (268,604 Sq Yds)
- 2029 (283,864 Sq Yds)
- 2030 (275,843 Sq Yds)







CENTRAL AVE AND
WESTWOOD
21163 SQ YDS





S PALOMA DR

E SAVAGE

N 2ND PL

E WILLIS

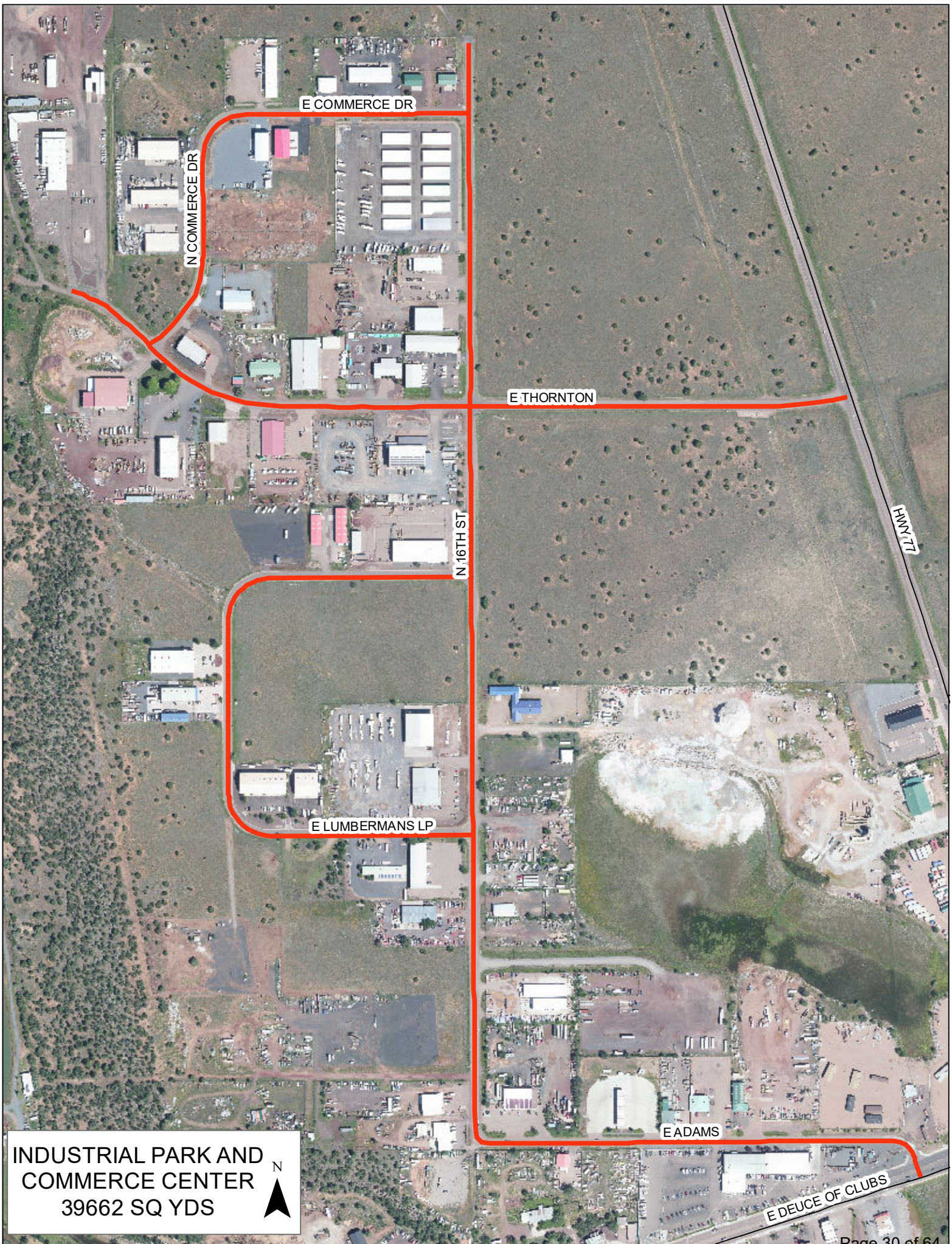
N 2ND PL

N 3RD ST

RALAVE

E WILLIS, N 2ND PL
AND N 3RD ST
5716 SQ YDS





E COMMERCE DR

N COMMERCE DR

E THORNTON

N 16TH ST

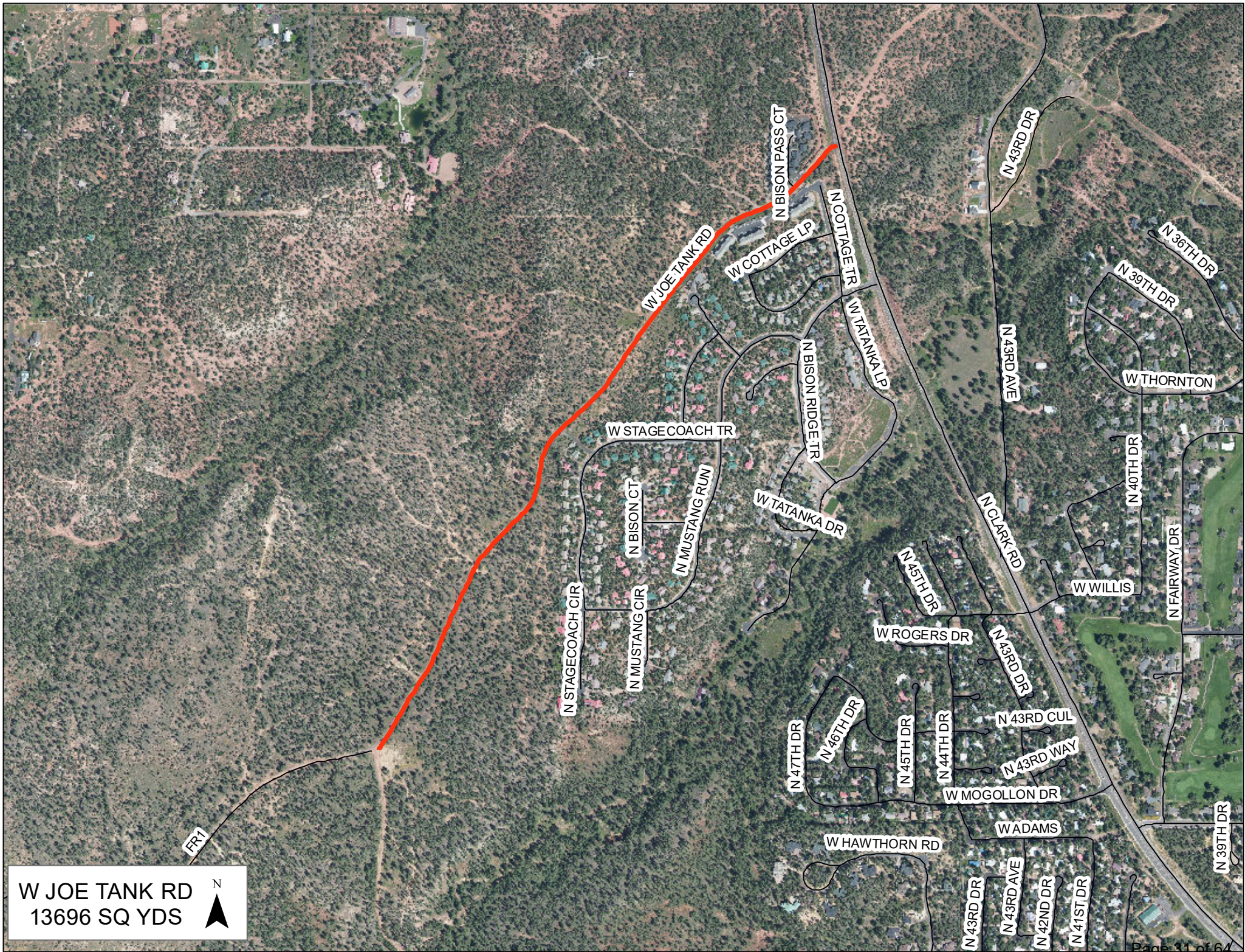
E LUMBERMANS LP

E ADAMS

E DEUCE OF CLUBS

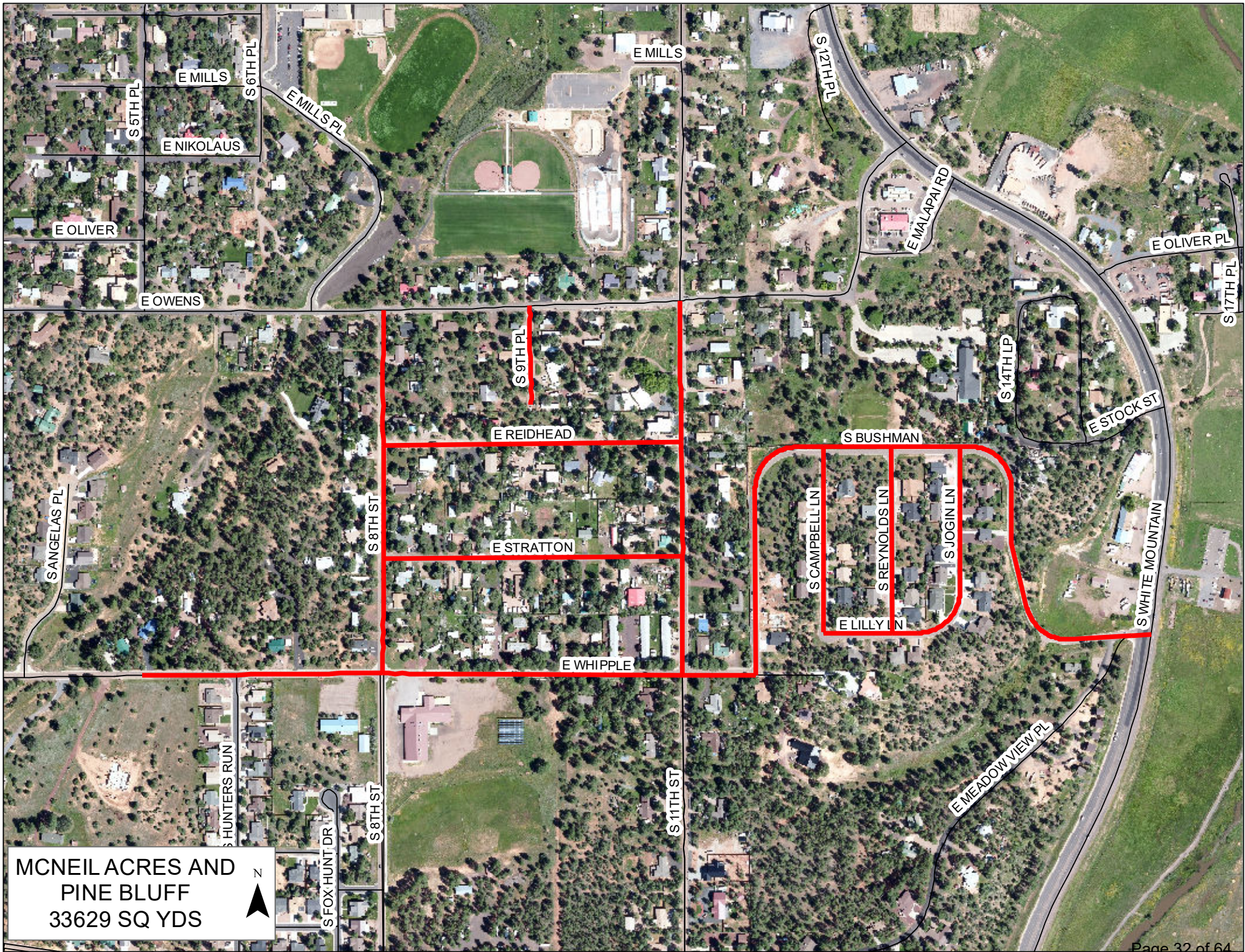
INDUSTRIAL PARK AND
COMMERCE CENTER
39662 SQ YDS





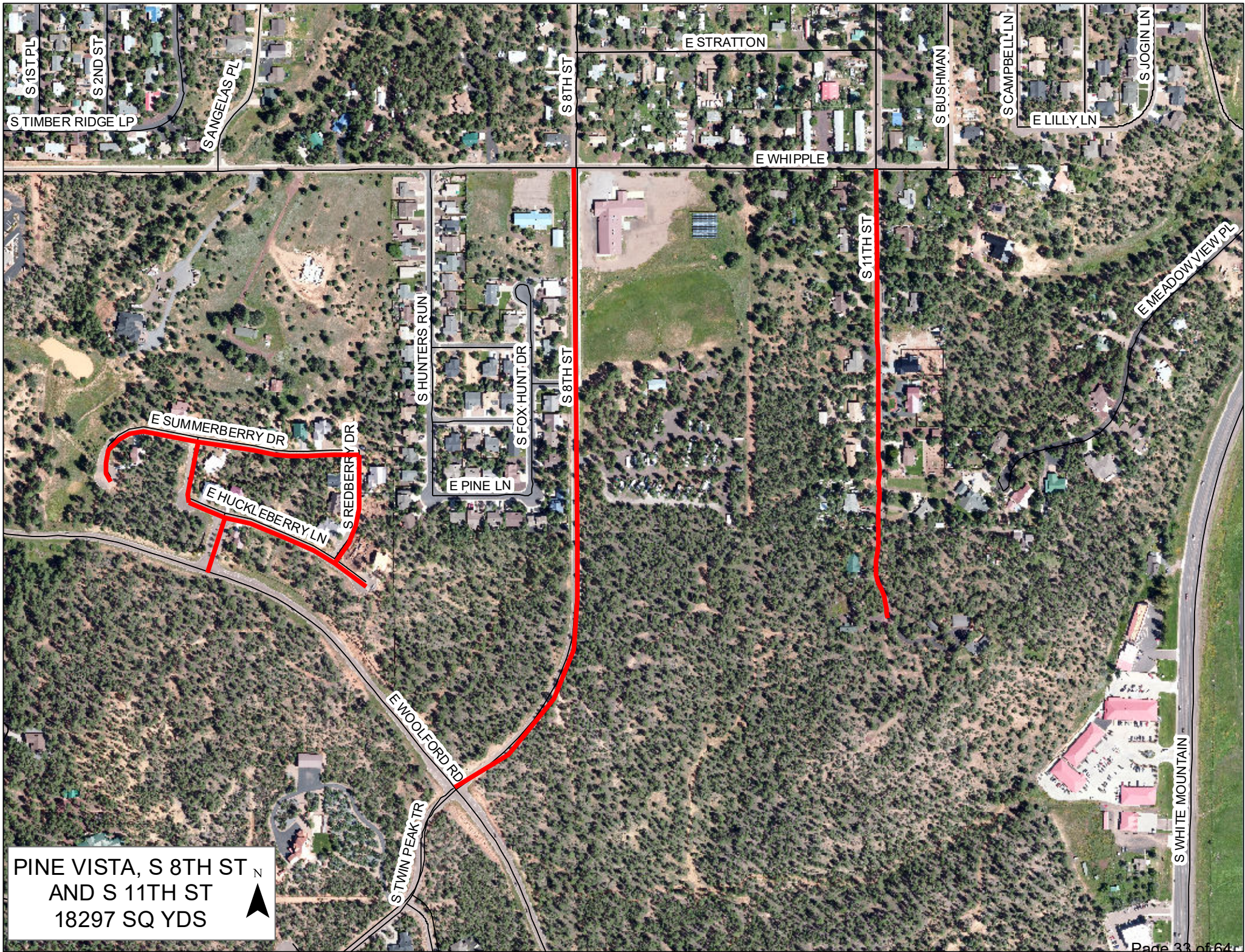
W JOE TANK RD
13696 SQ YDS





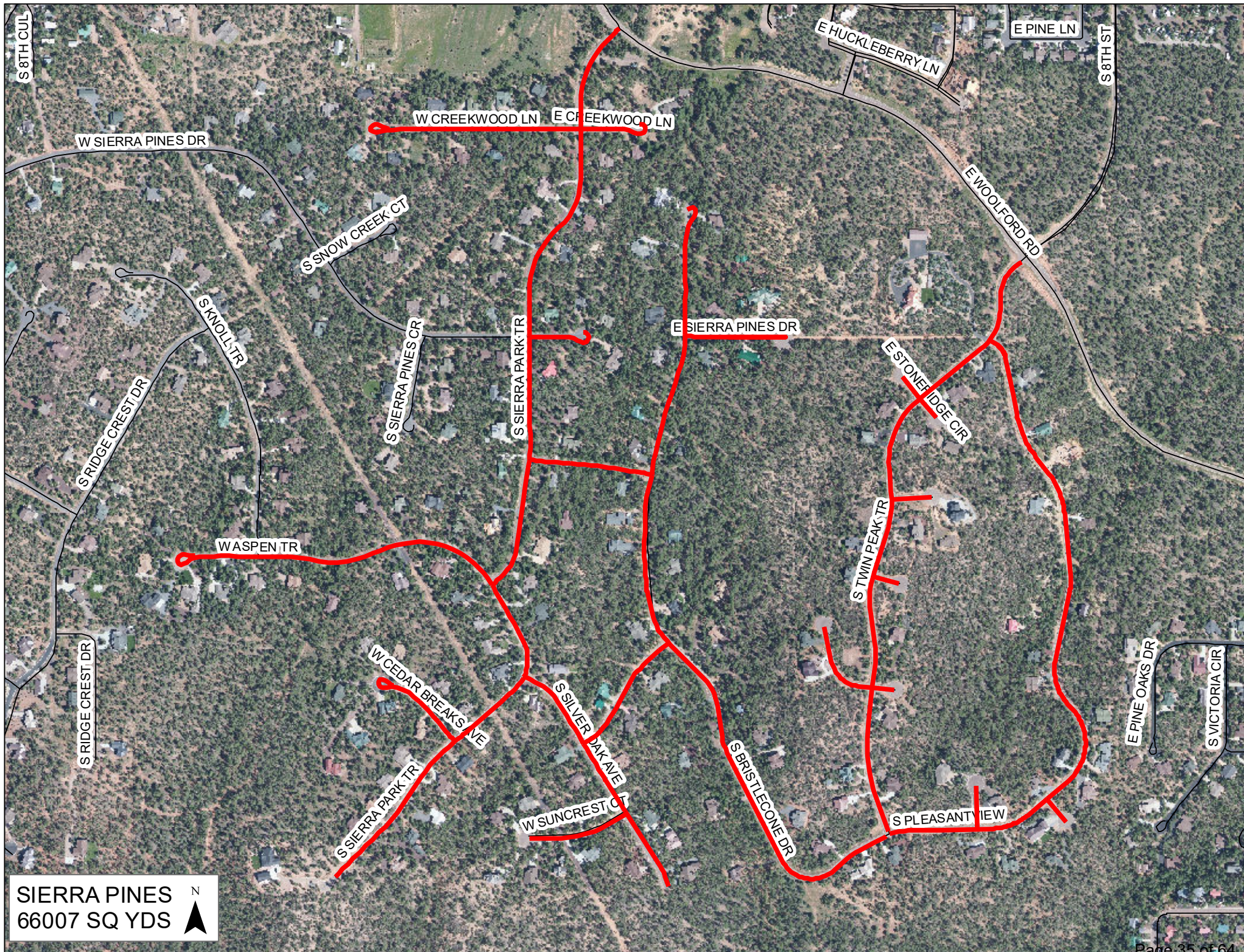
MCNEIL ACRES AND
PINE BLUFF
33629 SQ YDS





PINE VISTA, S 8TH ST
AND S 11TH ST
18297 SQ YDS





Project: R-8625 Slurry Seal 2025
Bid Opening of: April 23, 2025 at 2:00 PM

BID SCHEDULE A				American Pavement Preservation	1	Lejas Corporation	2	VSS International	3
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$10,000.00	\$10,000.00	\$30,000.00	\$30,000.00	\$120,698.00	\$120,698.00
2	Install Polymer Modified Asphalt Slurry Seal Type II	SY	275,000	\$1.67	\$459,250.00	\$1.25	\$343,750.00	\$2.31	\$635,250.00
3	Install Double Yellow Centerline Paint, both Solid (both lines per LF)	LF	16,000	\$0.36	\$5,760.00	\$5.00	\$80,000.00	\$0.35	\$5,600.00
4	Install Yellow Centerline Paint One Solid / One Dashed (both lines per LF)	LF	11,000	\$0.22	\$2,420.00	\$6.00	\$66,000.00	\$0.22	\$2,420.00
5	Install 4" White Solid Edge Marking	LF	20,000	\$0.18	\$3,600.00	\$2.50	\$50,000.00	\$0.17	\$3,400.00
6	Install 8" White Turn Pocket Paint	LF	3,000	\$0.35	\$1,050.00	\$5.00	\$15,000.00	\$0.35	\$1,050.00
7	Install 12" White Stop Bar/Crosswalk Paint	LF	2,500	\$1.25	\$3,125.00	\$3.25	\$8,125.00	\$0.52	\$1,300.00
8	Install "ONLY" Turn Pocket Symbol Paint - White	EA	61	\$60.00	\$3,660.00	\$300.00	\$18,300.00	\$37.80	\$2,305.80
9	Install Directional Arrow Turn Pocket Symbol Paint - White	EA	29	\$60.00	\$1,740.00	\$300.00	\$8,700.00	\$37.80	\$1,096.20
10	MISC Force Account	F.A.	1	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00
GRAND TOTAL					\$497,605.00		\$626,875.00		\$780,120.00

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for Citywide Roadway Improvements 2025, City of Show Low Project No. R-5025 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to award the construction contract for the Citywide Roadway Improvements 2025, City of Show Low Project No. R-5025 to Surface Contracting, Inc. in an amount not to exceed \$979,550.00 and authorize the associated budget transfers.

BACKGROUND

The 2025 Capital Improvement Plan includes \$750,000.00 in funding for a roadway improvement project labeled Golf & Country Club Subdivision. The City also identified South Ridge Crest Drive as needing roadway improvements in the current year. The scope of the work consists of pulverization/removal of approximately 24,000 square yards of existing asphalt roadway, subgrade preparation and compaction, reshaping the roadway grade, installing new three-inch asphalt pavement overlay, adjusting water valves and manholes, and other items necessary for the accomplishment of the improvements. This work shall take place on portions of South Ridge Crest Drive, West Country Club Drive, West Cooley, North 34th Drive, and West Country Club Circle.

The engineer's construction cost estimate for the work was \$890,000.00. The invitation to bid was published as required, and sealed bids were opened publicly, with the following results:

<u>Contractor</u>	<u>Total Bid</u>
Surface Contracting, Inc.	\$979,550.00
Perkins Cinders, Inc.	\$987,176.23

Staff recommends awarding the Citywide Roadway Improvements 2025, City of Show Low Project No. R-5025, to Surface Contracting, Inc. in an amount not to exceed \$979,550.00 and authorizing the associated budget transfers.

ATTACHMENTS

1. R-5025 BID TAB
2. R-5025 Map

FISCAL IMPACT

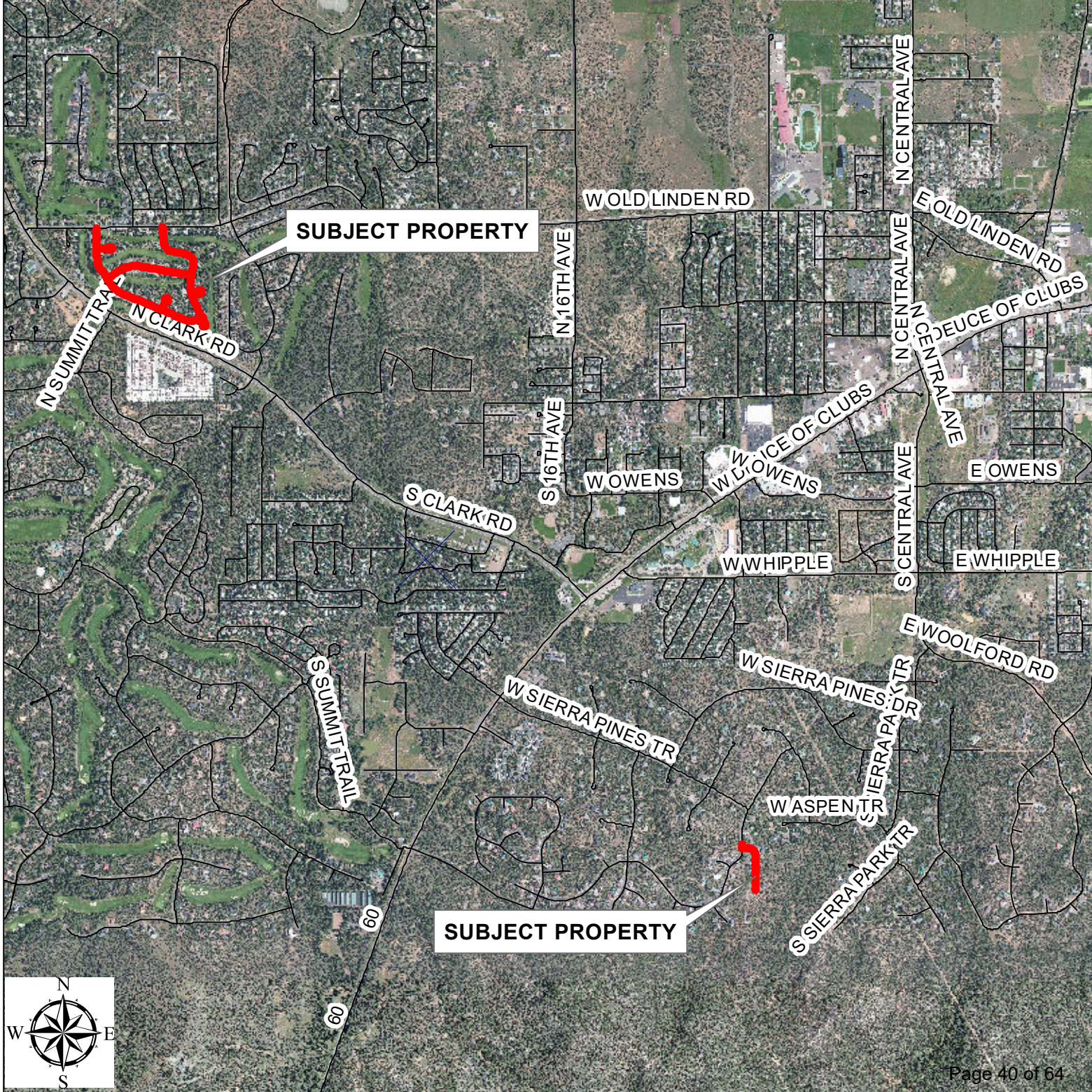
Anticipated cost: \$979,550.00

Funding source (account no.): Golf and Country Club Subdivision (12-500-495-7310-2532)

Description	Account	Approved Budget	Transfer	Amended Budget
Woolford Reconstruction	12-500-495-7310- 2420	250,000	(229,550)	20,450
Golf and Country Club Subdivision	12-500-495-7310- 2532	750,000	229,550	979,550
Total		1,000,000	0	1,000,000

Project: R-5025 Citywide Roadway Improvements 2025
Bid Opening of: April 23, 2025 at 2:00 PM

BID SCHEDULE A			Surface Contracting, Inc.	1	Perkins Cinders, Inc.	2
Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price
Mobilization	LS	1	\$34,000.00	\$34,000.00	\$56,998.77	\$56,998.77
Traffic Control	LS	1	\$25,000.00	\$25,000.00	\$25,495.42	\$25,495.42
Lower the Existing Sewer Manhole and raise to finished Asphalt Grade Per COSL Std Dtl S-01, S-02, S-06	EA	21	\$980.00	\$20,580.00	\$2,549.54	\$53,540.34
Lower the Existing Sewer Cleanout and raise Steal Monument to finished Asphalt Grade Per COSL Std Dtl S-07	EA	10	\$980.00	\$9,800.00	\$1,274.77	\$12,747.70
Pulverize Existing Asphalt Per Plan Detail and Specifications and remove	SY	24,600	\$4.25	\$104,550.00	\$0.84	\$20,664.00
Reshape Roadway and Compact	SY	24,600	\$2.70	\$66,420.00	\$4.12	\$101,352.00
Install 3" Asphalt Overlay	Tons	4,600	\$152.00	\$699,200.00	\$151.09	\$695,014.00
Roadway Base Repair - Excavate 6-inches minimum depth of Subgrade and dispose of material. Install and compact Asphalt Millings provided by City. Per Special Provisions	CY	200	\$50.00	\$10,000.00	\$56.82	\$11,364.00
Force Account ©	F.A.	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
GRAND TOTAL				\$979,550.00		\$987,176.23



SUBJECT PROPERTY

SUBJECT PROPERTY



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for Downtown Parking Lot, City of Show Low Project No. R-6624 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to award the construction contract for the Downtown Parking Lot, City of Show Low Project No. R-6624, to McCauley Construction LLC, Inc., in an amount not to exceed \$511,085.00.

BACKGROUND

The 2025 Capital Improvement Plan includes \$600,000.00 in funding for a Parking Lot improvement project labeled, Downtown Parking Lot – Woody’s East of Library. The scope of the work consists of constructing a parking lot located at the southwest corner of North 11th Street and East Hall next to the City Library. The parking lot improvements include asphalt for 57 parking stalls, installation of sidewalk, ADA sidewalk ramps, irrigation conduit, electrical conduit with parking lot lights, and necessary drainage improvements required by the improvements. The work also includes the installation of streetscape improvements along the west side of North 11th Street between East Hall and East Huning.

The project was designed by City engineering staff with an engineer’s construction cost estimate for the work of \$550,000.00. The invitation to bid was published as required, and sealed bids were opened publicly, with the following results:

<u>Contractor</u>	<u>Total Bid</u>
McCauley Construction LLC	\$511,085.00
Western Grade LLC	\$515,286.98
Gunner Contracting	\$595,307.00
Lejas Corporation	\$613,489.25
Central Arizona Civil Construction	\$619,693.00
Perkins Cinders, Inc	\$640,933.43

Staff recommends awarding the Downtown Parking Lot, City of Show Low Project No. R-6624, to McCauley Construction LLC, Inc., in an amount not to exceed \$511,085.00

ATTACHMENTS

1. R-6624 BID TAB
2. Downtown Parking Lot Map

FISCAL IMPACT

Anticipated cost: \$511,085.00

Funding source (account no.): Downtown Parking Lot/Sidewalk (12-500-495-7310-2534)

Project Name: R-6624 Downtown Parking Lot
Bid Opening of: April 23, 2025 at 2:00 PM

	BID SCHEDULE A			McCauley Construction, LLC	1	Western Grade, LLC		Gunner Contracting	3	Lejas Corporation	4	Central Arizona Civil Construction	5	Perkins Cinders, Inc.	6
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 60,510.00	\$ 60,510.00		\$ -	\$ 26,000.00	\$ 26,000.00	\$ 9,575.00	\$ 9,575.00	\$ 25,770.73	\$ 25,770.73
2	Traffic Control	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 17,500.00	\$ 17,500.00		\$ -	\$ 4,500.00	\$ 4,500.00	\$ 2,230.00	\$ 2,230.00	\$ 4,226.90	\$ 4,226.90
3	Remove Tree	EA	5	\$ 150.00	\$ 750.00	\$ 190.00	\$ 950.00		\$ -	\$ 375.00	\$ 1,875.00	\$ 655.00	\$ 3,275.00	\$ 1,350.51	\$ 6,752.55
4	Remove Existing Chain link fence	LF	215	\$ 5.00	\$ 1,075.00	\$ 5.34	\$ 1,148.10		\$ -	\$ 12.50	\$ 2,687.50	\$ 28.00	\$ 6,020.00	\$ 10.22	\$ 2,197.30
5	Sawcut and Remove Existing Asphalt	SY	125	\$ 10.00	\$ 1,250.00	\$ 8.00	\$ 1,000.00		\$ -	\$ 56.25	\$ 7,031.25	\$ 73.00	\$ 9,125.00	\$ 32.56	\$ 4,070.00
6	Remove Existing Curb	LF	60	\$ 6.00	\$ 360.00	\$ 24.50	\$ 1,470.00		\$ -	\$ 12.50	\$ 750.00	\$ 55.00	\$ 3,300.00	\$ 23.88	\$ 1,432.80
7	Remove and Relocated Existing Parking Lot Light	EA	1	\$ 3,850.00	\$ 3,850.00	\$ 520.00	\$ 520.00		\$ -	\$ 1,250.00	\$ 1,250.00	\$ 2,990.00	\$ 2,990.00	\$ 3,623.05	\$ 3,623.05
8	Install 5-foot Vertical Curb to Ribbon Curb Transition	EA	1	\$ 400.00	\$ 400.00	\$ 240.00	\$ 240.00		\$ -	\$ 1,750.00	\$ 1,750.00	\$ 275.00	\$ 275.00	\$ 301.92	\$ 301.92
9	Install 6" Vertical Curb and Gutter Per MAG Std Dtl 220 Type "A"	LF	1350	\$ 60.00	\$ 81,000.00	\$ 48.00	\$ 64,800.00		\$ -	\$ 25.00	\$ 33,750.00	\$ 52.00	\$ 70,200.00	\$ 57.97	\$ 78,259.50
10	Install ABC under Sidewalk, Curb, and Driveway (3" Min)	CY	100	\$ 65.00	\$ 6,500.00	\$ 55.30	\$ 5,530.00		\$ -	\$ 125.00	\$ 12,500.00	\$ 377.00	\$ 37,700.00	\$ 74.99	\$ 7,499.00
11	Install Pavers (Per Project Specifications)	SF	1,000	\$ 9.50	\$ 9,500.00	\$ 12.00	\$ 12,000.00		\$ -	\$ 25.00	\$ 25,000.00	\$ 14.00	\$ 14,000.00	\$ 17.68	\$ 17,680.00
12	Install Ribbon Curb Per MAG Std Dtl 220-1 Type "B"	LF	10	\$ 40.00	\$ 400.00	\$ 48.00	\$ 480.00		\$ -	\$ 25.00	\$ 250.00	\$ 53.00	\$ 530.00	\$ 55.55	\$ 555.50
13	Install Sidewalk Per MAG Std Dtl 230	SF	6,500	\$ 8.80	\$ 57,200.00	\$ 9.60	\$ 62,400.00		\$ -	\$ 15.00	\$ 97,500.00	\$ 12.00	\$ 78,000.00	\$ 12.08	\$ 78,520.00
14	Install Mid-Block ADA Sidewalk Ramp Per MAG Std Dtl 238-1	EA	3	\$ 3,400.00	\$ 10,200.00	\$ 2,160.00	\$ 6,480.00		\$ -	\$ 1,563.00	\$ 4,689.00	\$ 2,300.00	\$ 6,900.00	\$ 5,796.89	\$ 17,390.67
15	Install ADA Sidewalk Ramp Per MAG Std Dtl 236-1	EA	2	\$ 4,200.00	\$ 8,400.00	\$ 2,160.00	\$ 4,320.00		\$ -	\$ 1,563.00	\$ 3,126.00	\$ 2,300.00	\$ 4,600.00	\$ 10,567.24	\$ 21,134.48
16	Install ADA Sidewalk Ramp Per MAG Std Dtl 235-6 Modified Straight	EA	1	\$ 3,500.00	\$ 3,500.00	\$ 2,160.00	\$ 2,160.00		\$ -	\$ 1,563.00	\$ 1,563.00	\$ 2,300.00	\$ 2,300.00	\$ 3,019.21	\$ 3,019.21
17	Install Valley Gutter Per MAG Std Dtl 240	SF	950	\$ 12.00	\$ 11,400.00	\$ 15.60	\$ 14,820.00		\$ -	\$ 31.25	\$ 29,687.50	\$ 18.00	\$ 17,100.00	\$ 24.15	\$ 22,942.50
18	Install Storm Drain Manhole Per MAG Std Dtl 520	EA	1	\$ 8,400.00	\$ 8,400.00	\$ 4,080.00	\$ 4,080.00		\$ -	\$ 4,350.00	\$ 4,350.00	\$ 6,031.00	\$ 6,031.00	\$ 11,473.00	\$ 11,473.00
19	Install 9" Plastic Square NDS area drain with 32 LF of 4" drainage piping	LS	1	\$ 2,300.00	\$ 2,300.00	\$ 250.00	\$ 250.00		\$ -	\$ 6,650.00	\$ 6,650.00	\$ 1,350.00	\$ 1,350.00	\$ 1,811.53	\$ 1,811.53
20	Install CMPA 15" HDPE	LF	20	\$ 90.00	\$ 1,800.00	\$ 105.00	\$ 2,100.00		\$ -	\$ 93.75	\$ 1,875.00	\$ 97.00	\$ 1,940.00	\$ 115.81	\$ 2,316.20
21	Install CMP 18"	LF	20	\$ 100.00	\$ 2,000.00	\$ 115.00	\$ 2,300.00		\$ -	\$ 98.50	\$ 1,970.00	\$ 102.00	\$ 2,040.00	\$ 125.88	\$ 2,517.60
22	Install Drainage Catch Basin per MAG Std Dtl 530 Type "A"	EA	1	\$ 4,200.00	\$ 4,200.00	\$ 4,600.00	\$ 4,600.00		\$ -	\$ 3,890.00	\$ 3,890.00	\$ 2,880.00	\$ 2,880.00	\$ 9,661.48	\$ 9,661.48
23	Install split face Block CMU wall for landscape box with Top Block Cap	SF	150	\$ 30.00	\$ 4,500.00	\$ 49.20	\$ 7,380.00		\$ -	\$ 15.50	\$ 2,325.00	\$ 57.00	\$ 8,550.00	\$ 52.33	\$ 7,849.50
24	Install 3" AC of 3/4" Mix	TONS	550	\$ 125.00	\$ 68,750.00	\$ 176.00	\$ 96,800.00		\$ -	\$ 188.00	\$ 103,400.00	\$ 215.00	\$ 118,250.00	\$ 153.88	\$ 84,634.00
25	Install 8" thick of ABC	CY	650	\$ 60.00	\$ 39,000.00	\$ 95.53	\$ 62,094.50		\$ -	\$ 85.00	\$ 55,250.00	\$ 77.00	\$ 50,050.00	\$ 96.82	\$ 62,933.00
26	Install additional ABC Fill material	CY	100	\$ 60.00	\$ 6,000.00	\$ 37.50	\$ 3,750.00		\$ -	\$ 85.00	\$ 8,500.00	\$ 112.00	\$ 11,200.00	\$ 76.48	\$ 7,648.00
27	Install 2" Electrical Conduit	LF	260	\$ 20.00	\$ 5,200.00	\$ 21.34	\$ 5,548.40		\$ -	\$ 30.00	\$ 7,800.00	\$ 41.00	\$ 10,660.00	\$ 59.41	\$ 15,446.60
28	Install 2 1/2" Electrical Conduit	LF	420	\$ 25.00	\$ 10,500.00	\$ 21.90	\$ 9,198.00		\$ -	\$ 33.00	\$ 13,860.00	\$ 42.00	\$ 17,640.00	\$ 42.97	\$ 18,047.40
29	Install #3 1/2 Electric Pull Box Per Specifications	EA	14	\$ 750.00	\$ 10,500.00	\$ 228.57	\$ 3,199.98		\$ -	\$ 2,200.00	\$ 30,800.00	\$ 1,060.00	\$ 14,840.00	\$ 822.43	\$ 11,514.02
30	Install Decorative Lighting Pole Base Per Project Specifications	EA	8	\$ 2,000.00	\$ 16,000.00	\$ 1,200.00	\$ 9,600.00		\$ -	\$ 3,125.00	\$ 25,000.00	\$ 1,440.00	\$ 11,520.00	\$ 1,439.26	\$ 11,514.08
31	Install Parking Lot Lighting Pole Base Per Project Specifications	EA	4	\$ 1,900.00	\$ 7,600.00	\$ 1,200.00	\$ 4,800.00		\$ -	\$ 3,125.00	\$ 12,500.00	\$ 1,440.00	\$ 5,760.00	\$ 2,878.52	\$ 11,514.08
32	Install New Parking Lot Light with Pole Per Technical Specifications	EA	3	\$ 3,000.00	\$ 9,000.00	\$ 1,200.00	\$ 3,600.00		\$ -	\$ 6,250.00	\$ 18,750.00	\$ 3,700.00	\$ 11,100.00	\$ 3,838.02	\$ 11,514.06
33	Install New Parking Lot Light Head on existing pole (create double head) Per Technical Specifications	EA	3	\$ 2,500.00	\$ 7,500.00	\$ 1,200.00	\$ 3,600.00		\$ -	\$ 1,500.00	\$ 4,500.00	\$ 3,500.00	\$ 10,500.00	\$ 3,838.02	\$ 11,514.06
34	Install 2" PVC Irrigation Sleeve	LF	600	\$ 20.00	\$ 12,000.00	\$ 17.63	\$ 10,578.00		\$ -	\$ 8.00	\$ 4,800.00	\$ 36.00	\$ 21,600.00	\$ 27.72	\$ 16,632.00
35	Install Irrigation Precast Concrete Access Box with Cast Iron Bolt Down Lid	EA	6	\$ 1,000.00	\$ 6,000.00	\$ 300.00	\$ 1,800.00		\$ -	\$ 3,330.00	\$ 19,980.00	\$ 1,457.00	\$ 8,742.00	\$ 1,026.53	\$ 6,159.18
36	Install 1" Electrical Conduit	LF	600	\$ 20.00	\$ 12,000.00	\$ 0.80	\$ 480.00		\$ -	\$ 11.80	\$ 7,080.00	\$ 26.00	\$ 15,600.00	\$ 32.34	\$ 19,404.00
37	Install 4" White Pavement Marking for Parking	LF	1200	\$ 3.00	\$ 3,600.00	\$ 2.50	\$ 3,000.00	\$ 3.50	\$ 4,200.00	\$ 4.00	\$ 4,800.00	\$ 1.00	\$ 1,200.00	\$ 1.01	\$ 1,212.00
38	Install Handicap Parking Stall Symbol	EA	1	\$ 450.00	\$ 450.00	\$ 200.00	\$ 200.00	\$ 375.00	\$ 375.00	\$ 1,500.00	\$ 1,500.00	\$ 120.00	\$ 120.00	\$ 241.53	\$ 241.53
39	FORCE ACCOUNT ^c	F.A.	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
	GRAND TOTAL				\$511,085.00		\$515,286.98		\$595,307.00		\$613,489.25		\$619,693.00		\$640,933.43

N 9TH ST

E HALL

SUBJECT PROPERTY

N 11TH ST

E HUNING



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for Show Low Public Works Building Design Build, City of Show Low Project No. FM-0125 (Bill Kopp)

RECOMMENDATION

I **MOVE** to approve the Construction Contract for the Show Low Public Works Building Design Build, City of Show Low Project No. FM-0125, to LD&B, LLC in an amount not to exceed \$2,306,904.43.

BACKGROUND

At its regular meeting on August 6, 2024, the City Council approved the pre-construction contract for the design of a building to house the Public Works Operations staff. The building will accommodate up to 70 employees. The building will have offices, cubicles, a kitchen/break room, restrooms, showers, lockers, an assembly room, a computer lab/study room, a public foyer, a file storage/copier room, and other spaces identified during the design process.

The project delivery method is Design-Build, which is a qualifications-based selection process. Two contracts are needed for the design-build process: Pre-construction and Construction. The design has been completed, and a Guaranteed Maximum Price has been presented by the contractor, LD&B, LLC.

Staff recommends approving the construction contract for Show Low Public Works Building Design Build, City of Show Low Project No. FM-0125, to LD&B, LLC with a Guaranteed Maximum Price of \$2,306,904.43.

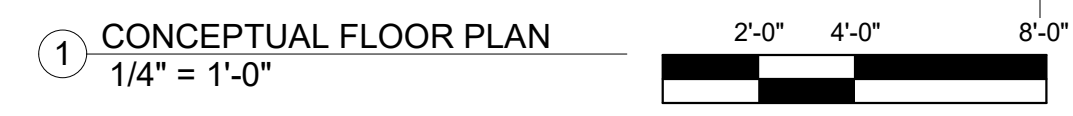
ATTACHMENTS

1. Public Works Building Floor Plan
2. Public Works Building Images
3. Public Works Building Map
4. Public Works Building Schedule of Values

FISCAL IMPACT

Anticipated cost: \$2,306,904.43

Funding source (account no.): Public Works Building (43-760-180-1620-0000/7602549);
Public Works Building (12-500-495-7300-2533/5002533)



10.03.2024















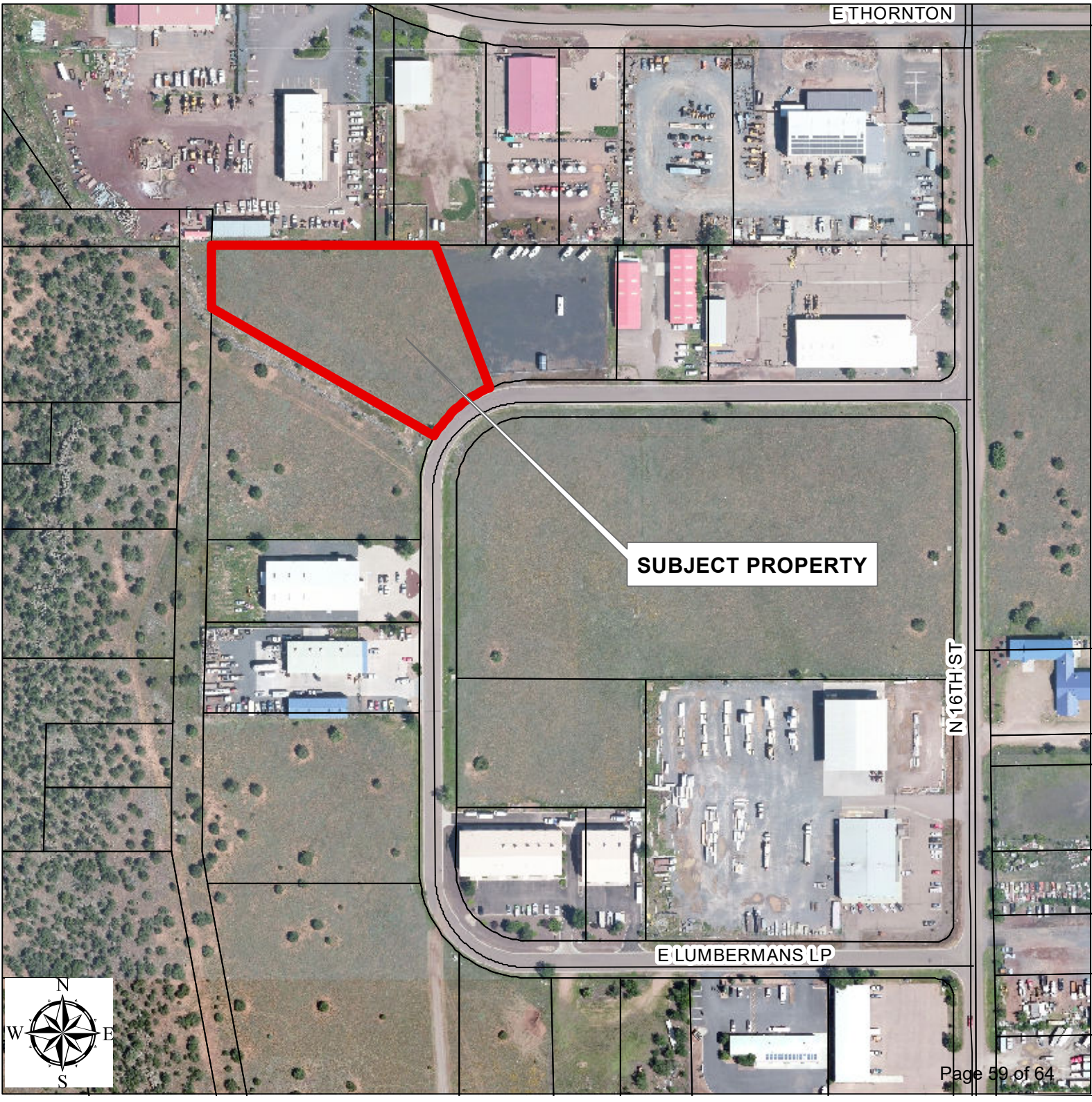












SUBJECT PROPERTY

N 16TH ST

E LUMBERMANS LP



LD#B, LLC.

PO Box 269 Show Low AZ 85902
Letner Design & Build
www.ld-b.com

Show Low City Public Works Building Project # FM-0125

City of Show Low
May 2nd 2025

Below is a list of items **INCLUDED** in this Cost not to Exceed Proposal based on the plans and specifications provided by LD#B and the City of Show Low.

• Site Prep – Grading	\$10,670.00
• Underground Utility Connections. (Owner to provide connections to within 10' of building pad)	\$8,002.50
• Over Ex 36" of existing dirt and place back with engineered fill at building pad location only (parking area and driveway by Owner)	\$65,505.00
• Building Concrete and Foundations	\$208,780.00
• Site Concrete – Sidewalks, Curb and Gutter	\$57,750.00
• Termite Pre Treatment	\$5,142.50
• Labor and Material to erect steel building	\$229,460.00
• Labor and Material for interior framed walls.	\$49,280.00
• Complete Plumbing including Fixtures	\$60,500.00
• Complete Electrical including Fixtures	\$269,500.00
• Complete HVAC systems per plans	\$167,200.00
• Insulation per plans	\$53,900.00
• Drywall, Taped and Textured	\$46,200.00
• Interior and exterior paint	\$66,000.00
• Interior Doors Frames and Hardware	\$22,880.00
• Millwork with Laminate Tops & Solid Surface Desk	\$66,000.00
• Flooring, Wall Tile, and Base Cove per plan	\$94,600.00
• Windows, Glazing, and Storefronts	\$192,500.00
• Grid and Suspended Ceiling Systems	\$90,475.00
• Site Clean Up, Trash Haul off, Porta Jon, Final Cleaning	\$12,072.50
• Handi Cap Bath Accessories and Partition Walls	\$4,950.00
• Low Voltage Wiring access control - cameras.	\$27,500.00
• Breakroom Appliances and Installation	\$10,450.00
• Fire Alarm	\$33,000.00
• Fire Sprinkler System	\$60,500.00
• Overhead and General Conditions	\$267,578.75
• Equipment Rental	\$13,200.00
• Sales Tax	\$109,444.18
• Builders Risk Insurance	\$3,864.00

The Guaranteed Maximum Price Total is:

\$2,306,904.43

LD&B, LLC.

PO Box 269 Show Low AZ 85902

Letner Design & Build

www.ld-b.com

This Proposal is assuming that all work will be performed in a continuous manner. Any deviations from the above estimate will result in a Change Order per mutual agreement between both parties.

Note: this is not a contract document and is for bid purposes only.

Below is a list of items **NOT INCLUDED** in this proposal:

- All Utility lines provided and installed by City of SL within 10' of building pad
- Fire Water from main to building
- City of Show Low to provide subgrade at all areas outside of building pad.
- Hard Dig Conditions will be billed at approved T&M rates.
- Card access equipment
- Cameras, NVR, or Network Equipment or Racks
- City of Show Low Signage
- Building Furniture or equipment
- Building Permits or Impact Fees
- Course of Construction Insurance

If you have any questions, please feel free to contact me at any time.

Respectfully,

Jacob Letner

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Approval of Contract for Reidhead House Restoration, Adobe and Plaster Repair, City of Show Low Project No. FM-5225 2.0 (Bill Kopp)

RECOMMENDATION

I **MOVE** to award the contract to Lejas Corporation for the Reidhead House Restoration, Adobe and Plaster Repair, City of Show Low Project No. FM-5225 2.0 in an amount not to exceed \$251,900.00

BACKGROUND

The Reidhead House, constructed in 1912, is the last standing residential structure of this period in Show Low. It is an original homestead built by the Reidhead family, one of the City's founders, and was continuously occupied until the City acquired it in October 2021. The home was acquired to preserve this historic home and its unique characteristics for future generations. Upon completion of the renovation, the home will be open for public tours facilitated by the Show Low Museum.

Repairs have been made to the foundation. Measures have also been taken to protect the foundation from water infiltration, which includes replacing rain gutters and re-routing flood irrigation away from the building. The City has applied for and received grant funding to start the process of restoring the building.

To this end, the City prepared a Request for Qualifications and selected Motley Design Group LLC to develop a Historic Building Preservation Plan and assess the structure to determine eligibility for nomination to the National Register.

Motley prepared a Building Condition Assessment. The report included three categories of improvements: Critical, Serious, and Minor. Staff presented the report with the architect's recommendations to the City Council at a study session on March 5, 2024. The City Council directed staff to move forward with the critical priority work items. The work includes repairing cracks in the adobe walls, foundations, and brick wall. The work also includes repairing plaster, adjusting door and window frames, re-installing pine plank floors, and re-installing plumbing and wiring to code. The City's budget for this work is \$375,000.00.

In January 2025, staff advertised the Reidhead House Restoration, Adobe and Plaster Repair, City of Show Low Project No. FM-5225. Two bids were received on February 21, 2025. Both bids exceeded the City's budget. Staff recommended rejecting all bids, and the City Council approved the action.

As a result, staff reduced the scope to only include the repairs to the adobe and plaster. On April 23, 2025, the project was publicly bid per statutory requirements.

Three bids were received and are as follows.

<u>Contractor</u>	<u>Bid Total</u>
Lejas Corporation	\$251,900.00
G&G Specialty Contractors	\$268,449.00
Kaptive Construction and Renovation	\$334,992.01

Staff recommends awarding the contract to Lejas Corporation for the Reidhead House Restoration, Adobe and Plaster Repair, City of Show Low Project No. FM-5225 2.0 in an amount not to exceed \$251,900.00.

ATTACHMENTS

1. FM-5225 2.0 BID TAB

FISCAL IMPACT

Anticipated cost: \$251,900.00

Funding source (account no.): Reidhead House Repairs (22-445-495-7310-2275/4452275)

Bid Opening: FM-5225 2.0 Reidhead House Adobe and Plaster Repair

Bid Opening of: April 23, 2025 at 2:00 PM

Bid Tabulation Sheet

	BID SCHEDULE A			Lejas Corporation	1	G&G Speciality Contractors	2	Kaptive Construction & Preservation	3
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Each	1	\$ 13,000.00	\$ 13,000.00	\$ 121,178.00	\$ 121,178.00	\$30,000.00	\$30,000.00
2	Adobe Crack Repair per Plans and Specifications and Detail 5 Sheet A-07	Linear Feet	357	\$ 400.00	\$ 142,800.00	\$ 223.00	\$79,611.00	\$455.18	\$162,499.26
3	Plaster Repair and Replacement per Plans and Specifications and Detail 5 Sheet A-07	Square Feet	711	\$ 100.00	\$ 71,100.00	\$ 60.00	\$42,660.00	\$165.25	\$117,492.75
4	Force Account ^B	Each	1	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
	GRAND TOTAL				\$251,900.00		\$268,449.00		\$334,992.01