

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, MAY 6, 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; Brad Provost, Police Chief; Justen Tregaskes, Planning and Zoning Director; Bill Kopp, Public Works Director; Shane Hemesath, City Engineer; Rick Austin, Public Works Operations Manager; Jay Brimhall, Community Services Director; Mike Mariscal, incoming Community Services Director; Lisa Robertson, Grants and Transit Manager; Shannon Adams, Grants Coordinator; and Rachael Hall, City Clerk.

GUESTS: Brian McClaskey, Don Walters, James Ingbreton, Jim Hammett, Doug Roberts, and others.

3. Invocation.

Councilman Clark gave the invocation.

4. Pledge of Allegiance.

Vice Mayor Kakavas 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.

Doug Roberts said the Cruz'n Down the Deuce would be held June 6, and the Cruz'n the Rim Car Show would be held July 7, 2025, at Frontier Park.

6. **SPECIAL EVENTS:**

A. Recognition of Outgoing Planning and Zoning Commissioner

Mr. Tregaskes said Doug Roberts served on the Planning and Zoning Commission for six years, most recently as Vice Chair, and was a great asset to the Commission.

Mayor Leech presented a certificate to outgoing Planning and Zoning Commission member Doug Roberts and thanked him for his service.

Mr. Roberts said he enjoyed the time he served on the Commission and making an impact on the community.

B. White Mountain Advisory Group Proposed Workforce Housing Project Presentation

Jim Hammett with the White Mountain Advisory Group said the Concord Group conducted a project market study, updating previous findings and confirming that housing demand trends had worsened since the presentation of the Matrix report. He said Ironside Engineering did the preliminary engineering. Lusk Contracting and Zenni Homes provided the preliminary construction estimates, the Pinyon Group provided the financial analysis, and Sustainability Partners did the financial underwriting.

Mr. Hammett said the four key factors driving demand were turnover - people leaving due to a lack of housing, aging inventory, population growth, and increases in employment. He said the study found a need for approximately 940 workforce units for households earning between 60% and 120% of the area median income (AMI). When including up to 150% AMI, the need increased by another 120 units, totaling over 1,000. Additionally, due to supply constraints, there was a significant annual rental rate increase of 9% over the last five years, indicating a strained and increasingly unaffordable market.

Mr. Hammett said they studied three avenues for financing: private financing, municipal bonds, and Sustainability Partners. Private financing would require \$18 million in equity to secure a 60% construction loan, making it unattractive to private investors due to insufficient returns. He said private equity typically wanted about 15% returns, which this project could not provide.

Mr. Hammett said municipal bonds would result in a \$5 million net asset value and \$2 million in cash flow, totaling a \$7.4 million return, but placed all development risk and debt on the City's balance sheet, potentially limiting other projects. He said that Sustainability Partners offered the highest return on cost and a residual value of over \$6 million, with no development risk to the City, as they assumed all development risk and the project would be off the City's balance sheet. Sustainability Partners was the most efficient and least risky option for the City, providing the highest return on cost and removing the development risk from the City.

Mr. Hammett said private financing would yield a 5.66% return on cost, municipal bonds 5.45%, and Sustainability Partners 6.06%. At year ten, the asset value was projected to be \$7.38 million with Sustainability Partners and \$5.31 million with municipal bonds. The City would gain all appreciation, and in the future, could sell or refinance the project. The cash flow generated under the municipal bond scenario could help subsidize expanded housing programs, but the City would bear all risk. Under Sustainability Partners, the City received a strong financial position with minimal risk and retained flexibility over rental ranges.

Mr. Hammett said the risks identified included market risk - over 1,000 units needed in five years and pent-up demand due to lack of multifamily projects of scale, construction risk - material pricing volatility, cost overruns, unforeseen conditions, operational risk - maintaining occupancy, maintenance, and lifecycle costs, and the risk of no action - which would exacerbate existing shortages and affordability issues. Sustainability Partners would assume all development risk, but operational and market risks remain relevant.

Mr. Hammett said at the next meeting that project approval would be requested, along with approval of the development services agreement and engagement of Sustainability Partners to fund the project using their Infrastructure as a Service model. Plans included partnering with local institutions and employers and developing and implementing a community outreach program. He said the affordability criteria needed to be established. The modeled rent range was from 80% to 150% AMI, with eligibility extended up to 200% AMI for dual-income families, ensuring they were not penalized for having two wage earners.

Councilman Clark asked whether Sustainability Partners was a sole-source provider of this type of service or if a formal Request for Proposal process was required to comply with the procurement code. Mr. Hammett said that Sustainability Partners was the only funder of this type that he was aware of and could be considered a sole source because no other entity offered this specific funding model. He said the arrangement would not involve City property or funds directly, which was a differentiating aspect of the City's procurement code.

Councilman Clark expressed hesitancy regarding this project and the risks involved. He asked why private equity would not invest despite a projected equity of \$7.38 million in year ten. Mr. Hammett clarified that private investors would avoid the initial entrepreneurial risk of a restrained revenue project but might be interested in a stabilized project after positive cash flow was established after year six. He said that a restrained revenue project limited the City as to what the rents could be, but under the Sustainability Partners model, the City would retain control over rental ranges and could adjust to market conditions.

Councilman Judd asked why the original total development cost was \$44

million, and after ten years, the remaining debt was only reduced to \$43 million. Mr. Hammett said that was because the project would run at a deficit for the first six years due to construction costs and the limited range of rents that could be charged. Positive cash flow was projected to begin in year six, after which the project generates revenue and asset appreciation for the City.

Vice Mayor Kakavas asked what the incentive was for Sustainability Partners to take on the risk of this project. Mr. Hammett said that infrastructure was their business. They had large institutional investors who looked for opportunities to invest money long term, and they had the expertise to control risk.

Mayor Leech asked if the City was ready to move to the next step of signing a contract. Mr. Brown said the staff was working on it; there were some legal issues to work through.

Councilman Clark asked if Mr. Hammett had reached out to other government entities and employers in the area regarding this project. Mr. Hammett said outreach was conducted with the hospital, and they were interested in sub-leasing units. The Show Low School District could not guarantee participation but identified 25 to 30 employees who needed housing. A presentation was also provided to Northland Pioneer College but needed to be revisited. The Town Manager of the Town of Pinetop-Lakeside expressed interest in participating.

Councilman Clark asked if the hospital's participation would involve leasing units or if they were interested in assuming the same risk the City was in building the project. Mr. Hammett said the City was not assuming the risk; Sustainability Partners was assuming all of the risk.

Councilman Clark said he was concerned that the City would assume full financial responsibility for the \$44 million project if the agreement with Sustainability Partners was terminated. Mr. Hammett said the City would have the opportunity to refinance the project.

Councilman Clark said he was concerned that there was no market demand to pay market-rate prices, and that the City would have to subsidize the rents if the project were refinanced. Entities were interested in leasing at reduced rates but unwilling to pay full market rates. No other employer in the area would have that risk. Mr. Hammett said the study focused on the demand for workforce housing within a specific AMI band, but if rental restrictions were lifted, there was also a need for market-rate units.

Councilman Clark expressed concerns about the newness of the Sustainability Partners model and the lack of precedent for this approach elsewhere in the country, raising uncertainty about project outcomes and the City's exposure if the model did not perform as expected. Mr. Hammett said the contract included a provision for asset transfer to the City for \$1 if Sustainability Partners failed or went bankrupt, providing an exit strategy and some risk mitigation.

Councilman Clark said there was still a lot the City did not know about this project, and while there were entities in the community that wanted workforce housing, they wanted to be partners from afar and did not want to assume any risk. He said at this point, he did not feel comfortable saying yes to this project.

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

VICE MAYOR KAKAVAS MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED; SECONDED BY COUNCILMAN JUDD; 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 Youth Week Proclamation aloud.

Mayor Leach presented the Proclamation to the Elks Lodge. Council members thanked the Elks Lodge for everything they did for the community.

Ms. Hall read the Public Works Week Proclamations aloud.

Mayor Leech thanked the Public Works employees for everything they did for the community.

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)

Mr. Hemesath said the 2025 Capital Improvement Plan included funding for the 2025 annual slurry seal project. The City's pavement preservation plan included

a minimum maintenance of crack-filling, patching, and resurfacing every City street and parking lot with a slurry seal every six years. City crews were crack-filling and patching repairs for the areas identified for slurry sealing this year.

Mr. Hemesath said rehabilitation included 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.

Mr. Hemesath said the engineer's construction cost estimate 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

Mr. Hemesath said staff recommended 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.

Mayor Leech asked if the roads would be stripped later or if it was part of the slurry seal project. Mr. Hemesath said stripping was part of the slurry seal project. After putting down the slurry seal, the contractor was responsible for subcontracting the stripping.

Councilman Judd asked if the total amount of roadway receiving slurry seal was equal each year. Mr. Hemesath said most years were pretty equal, but the year that included all the trails differed.

Councilman Judd asked if the slurry seal price was comparable from year to year. Mr. Hemesath said the price had risen constantly from year to year. This was the first year the price was slightly lower than the previous year.

COUNCILMAN CLARK MOVED 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; 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.

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

Mr. Hemesath said the 2025 Capital Improvement Plan included \$750,000.00 in funding for a roadway improvement project labeled Golf & Country Club Subdivision. The City also identified South Ridge Crest Drive needing roadway improvements this year. He said the scope of the work would consist 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 would take place on portions of South Ridge Crest Drive, West Country Club Drive, West Cooley, North 34th Drive, and West Country Club Circle.

Mr. Hemesath said the engineer's construction cost estimate 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

Mr. Hemesath said staff recommended 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.

Mayor Leech asked about the difference between the construction estimate and the actual bid totals received. Mr. Hemesath said the bid was based on past pricing, and while there was a good showing at the pre-bid meeting, the City only received two bids.

Mayor Leech asked if the contractors knew the City's cost estimate. Mr. Hemesath said yes, the contractors were aware of the cost estimate.

Mayor Leech asked where the roadway was located, which was not part of the main project shown on the map. Mr. Hemesath said that the area was a small cul-de-sac development at the top of Sierra Pines, but not part of the Sierra Pines development.

COUNCILMAN WHIPPLE MOVED 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; 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.

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

Mr. Hemesath said the 2025 Capital Improvement Plan included \$600,000.00 in funding for a Parking Lot improvement project, Downtown Parking Lot – Woody's East of Library. The scope of the work consisted 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 included 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 included the installation of streetscape improvements along the west side of North 11th Street between East Hall and East Huning.

Mr. Hemesath said the project was designed by City engineering staff with an engineer's construction cost estimate 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

Mr. Hemesath said staff recommended 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.

Councilman Clark asked if the City had used McCauley Construction for other projects. Mr. Hemesath said yes, McCauley Construction did the streetscape improvements in front of The House and set the box culvert for Whipple Wash.

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

- 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)

Mr. Kopp said at its regular meeting on August 6, 2024, the City Council approved the pre-construction contract to design a building to house the Public Works Operations staff. The building would accommodate up to 70 employees. The building would 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.

Mr. Kopp said the project delivery method was Design-Build, which was a qualifications-based selection process. Two contracts were needed for the design-build process: Pre-construction and Construction. The design was complete, and the contractor, LD&B, LLC, presented a Guaranteed Maximum Price.

Mr. Kopp said staff recommended 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.

Councilman Clark asked staff if the building would be sufficient for the future needs of the public works crew. Mr. Kopp said that 46 employees used that building now, and only seven employees have been added in the last ten years. The building was designed to hold 70 people, so with the slow staffing growth rate, there were quite a few years to grow into the new building. Mr. Hemesath, the building grew during the design phase to make sure the building would accommodate growth over the next 25 years.

COUNCILMAN CLARK MOVED 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; 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.

- 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)

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

Mr. Kopp said repairs were made to the foundation. Measures were taken to protect the foundation from water infiltration, which included replacing rain

gutters and re-routing flood irrigation away from the building. The City applied for and received grant funding to start restoring the building.

Mr. Kopp said 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.

Mr. Kopp said 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 included repairing cracks in the adobe walls, foundations, and brick wall. The work also included 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 was \$375,000.00.

Mr. Kopp said in January 2025, staff advertised the Reidhead House Restoration, 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.

Mr. Kopp said that 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.

Mr. Kopp said three bids were received.

<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

Mr. Kopp said staff recommended 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.

COUNCILMAN CLARK MOVED 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; SECONDED BY COUNCILMAN JUDD; 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

Councilman Adams said Show Low High School was sending 36 kids to compete in the State Track meet this weekend.

B. Mayor

Mayor Leech thanked the City staff for all their hard work for the City Anniversary celebration and the Barbecue Throwdown.

C. City Manager

Mr. Brown said the Show Low Main Street's weekly Saturday Farmers Market and Art Walk would start on May 10, 2025, at Festival Marketplace. The market would run through September 20, 2025. Vendors were selling produce, food products, and arts and crafts.

Mr. Brown said there would be a Community Ceremony for National Police Week on May 15, 2025, at the Law Enforcement Memorial next to City Hall.

Mr. Brown said the first annual Show Low Junior Rodeo was scheduled for June 6 and 7 at Linden Valley Arena. Competitor registration opened on May 12 and would close on May 31.

Mr. Brown said the City's annual Project Clean Sweep would kick off next week. Show Low residents could dump green waste for free for two weeks at Dirty Deeds Green Waste, from May 12 to May 17, and again from May 19 to May 24. Bulk item pickup would begin on June 2 and continue through June 6. He said citizens could also haul debris for free to the Lone Pine Transfer Station from June 2 through June 7.

10. **SCHEDULE OF MEETINGS:**

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

Mr. Brown said the City Council would fill backpacks for the White Mountain Backpack Snacks organization on May 12, at 6:00 p.m. at the Blue Ridge High School Campus.

COUNCILMAN HATCH MOVED TO RECESS INTO EXECUTIVE SESSION TO DISCUSS A.P. NO. 210-23-009E; SECONDED BY COUNCILMAN CLARK; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

The Show Low City Council recessed into Executive Session at 8:15 p.m.

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.

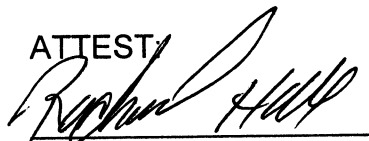
The Show Low City Council reconvened to Open Session at 8:30 p.m.

COUNCILMAN CLARK MOVED TO APPROVE THE MINUTES OF THE EXECUTIVE SESSION OF THE SHOW LOW CITY COUNCIL HELD ON MARCH 18, 2025; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, AND COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN JUDD, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

13. ADJOURNMENT:

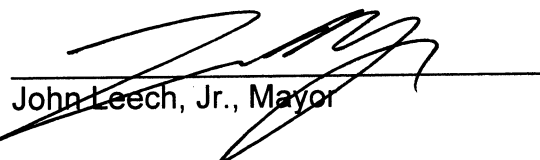
There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL OF MAY 6, 2025, AT 8:31 P.M.**

ATTEST:



Rachael Hall, City Clerk

APPROVED:



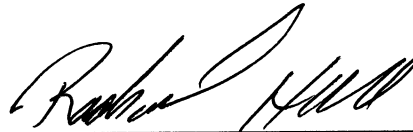
John Leech, Jr., Mayor

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 May 6, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 20th day of May, 2025

(SEAL)



Rachael Hall, City Clerk

