

SHOW LOW CITY COUNCIL
REGULAR MEETING - TUESDAY, MARCH 3, 2026

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, March 3, 2026, 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. **CONSENT CALENDAR:**

- A. Consideration of Resolution No. R2026-09 Approving Call of Election and Rescinding Resolution No. R2026-02 (Rachael Hall)
- B. Consideration of Acceptance of Well 3A Upgrade, City of Show Low Project No. W-1821 JO17 (Rick Austin)
- C. Consideration of Resolution No. R2026-10 Granting Utility Easement at 3150 Airport Loop to Arizona Public Service (Shane Hemesath)
- D. Consideration of Noncommercial Ground Lease with The CB & MB Schuld Trust and Termination of Noncommercial Hangar Development and Ground Lease for 3652 Corporate Way with Tallus Sol L.L.C. (Jacob Allen)
- E. Consideration of Minutes of Show Low City Council meetings:
 1. Regular Meeting of February 17, 2026

7. **NEW BUSINESS:**

- A. Consideration of Appointment of Board Member to Show Low Municipal Property Corporation (Morgan Brown)

- B. Consideration of Award of Job Order Pricing for Bi-Annual Inspection and Maintenance for City HVAC Systems, City of Show Low, Project No. FM-3523 JO25 (Rick Austin)

8. **SUMMARY OF CURRENT EVENTS:**

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

9. **SCHEDULE OF MEETINGS:**

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

10. **EXECUTIVE SESSION:**

- A. Confidentiality Statement
- B. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining, or resignation of a public officer, appointee, or employee of any public body. Pursuant to A.R.S. Section 38-431.03(A)(1)
 - (1) Annual Evaluation of City Manager
- C. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining, or resignation of a public officer, appointee, or employee of any public body. Pursuant to A.R.S. Section 38-431.03(A)(1)
 - (1) Annual Evaluation of City Attorney
- D. 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 December 9, 2025
 - (2) Executive Session Minutes of January 20, 2026

11. **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 December 9, 2025, and Sessions held on January 20, 2026.

12. **ADJOURNMENT:**

SCHEDULED MEETINGS/EVENTS:

<u>DATE</u>	<u>TIME</u>	<u>EVENT NAME</u>
03/03/2026	7:00 PM	CITY COUNCIL - REGULAR MEETING
03/10/2026	7:00 PM	P&Z COMMISSION - REGULAR MEETING
03/24/2026	6:00 PM	CITY COUNCIL - STUDY SESSION
03/24/2026	7:00 PM	CITY COUNCIL - 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 February 27, 2026.

MTG DATE: 3/3/2026
ITEM: 6.A

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution No. R2026-09 Approving Call of Election and Rescinding Resolution No. R2026-02 (Rachael Hall)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-09, rescinding Resolution No. R2026-02 and approving Call of Election, designating a new Primary Election date to fill three city council member seats with four-year terms, designating the deadline for voter registration, designating the pick-up location for candidate packets, and designating the filing period.

BACKGROUND

The City of Show Low is required to provide a notice of a "Call of Election" designating certain dates, deadlines, purpose of elections, and location to file nomination papers relative to the 2026 City of Show Low Primary and General Elections. A Call of Election authorizes the City to proceed with the required election processes, including coordination with Navajo County Elections, candidate filing, ballot preparation, and compliance with all applicable state election statutes. The City of Show Low conducts its municipal elections in coordination with Navajo County. Consolidating the City's election with Navajo County Elections allows for efficient administration of the election, consistent ballot preparation, and cost-effective use of resources.

On January 20, 2026, the City Council adopted Resolution No. R2026-02, designating the Primary Election date of August 4, 2026. On February 6, Arizona Governor Katie Hobbs signed House Bill 2022, which changed the date of the 2026 Primary Election and permanently moved Arizona primaries to the second-to-last Tuesday in July. For the 2026 Primary Election, the date will now be held on July 21.

Navajo County registration and voting lists will be used for the municipal election. In order to be qualified to vote in the Primary Election, electors must be registered by Monday, June 22, 2026.

Candidates seeking office for council member may obtain nomination petitions and other materials from the City Clerk's Office located at City Hall, 180 North 9th Street, Show Low, Arizona 85901. Nomination petitions and other materials are available now. Nomination petitions and other candidate documents must be filed with the City Clerk (by appointment). The new filing period began on February 21, 2026, and will run through March 23, 2026, by 5:00 P.M., in order for candidates' names to appear on the Primary Election Ballot.

Staff recommends adopting Resolution No. R2026-09, rescinding Resolution No. R2026-02, designating a new Primary Election date to fill three city council member seats with four-year terms, designating the deadline for voter registration, designating the pick-up location for candidate packets, and designating the filing period.

ATTACHMENTS

1. Resolution No. R2026-09

FISCAL IMPACT

N/A

CITY OF SHOW LOW RESOLUTION NO. R2026-09

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, CALL OF ELECTION, RESCINDING RESOLUTION NO. R2026-02, DESIGNATING A NEW PRIMARY ELECTION DATE TO FILL THREE CITY COUNCIL SEATS WITH FOUR-YEAR TERMS; DESIGNATING THE DEADLINE FOR VOTER REGISTRATION; DESIGNATING THE PICK-UP LOCATION FOR CANDIDATE PACKETS; AND DESIGNATING THE FILING PERIOD

RECITALS:

WHEREAS, it is provided by law for the holding of a Primary Election; and

WHEREAS, the Mayor and Council had by Resolution No. R2026-02 called a Primary Election to be held on August 4, 2026; and

WHEREAS, on February 6, 2026, the Arizona Governor, Katie Hobbs, signed House Bill 2022, which changes the date of the 2026 Primary Election and permanently moves Arizona primaries to the second-to-last Tuesday in July; and

WHEREAS, the 2026 Primary Election will now be held on July 21, 2026.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Show Low, Arizona as follows:

Section 1

The City of Show Low will hold a primary election on Tuesday, July 21, 2026, in conjunction with the Navajo County election, for the purpose of electing three Council Members (four-year term). Any candidates receiving a majority of all votes cast at the Primary Election will be declared elected as of the date of the General Election without running at the General Election. A general election will be held on Tuesday, November 3, 2026, to fill any seats that remain unfilled after the primary election.

Section 2

Navajo County registration and voting lists will be used for the municipal election. In order to be qualified to vote, electors must be registered by Monday, June 22, 2026.

Section 3

Candidates seeking municipal office may obtain Nomination Papers and other candidate documents from the City Clerk's Office located at City Hall, 180 North 9th Street, Show Low, AZ 85901. Nomination Petitions and other candidate documents must be filed with the City Clerk (by appointment). The filing period is February 21, 2026, through March 23, 2026, by 5:00 P.M., in order for candidates' names to appear on the Primary Election Ballot. Petitions received after 5:00 p.m. on March 23, 2026 will not be considered.

BE IT FURTHER RESOLVED that Resolution No. R2026-02 is rescinded.

PASSED AND ADOPTED this 3rd day of March 2026, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Well 3A Upgrade, City of Show Low Project No. W-1821 JO17 (Rick Austin)

RECOMMENDATION

I **MOVE** to accept Well 3A Upgrade, City of Show Low Project No. W-1821 JO17 and initiate the two-year warranty period.

BACKGROUND

On January 19, 2021, the City Council approved a Job Order Contract (JOC) with three well service companies to provide labor, furnish, and install materials relating to repairing and maintaining water wells and repair existing water facilities at various locations. The three companies are Willis Drilling and Pump, Beeman Drilling, and Weber Water Resources. As repairs arise, the work is competitively bid among the three JOC Contractors on the City's JOC roster.

On November 18, 2025, staff opened bids for the Well 3A Upgrade. The bids included replacing the existing control panel with a Danfoss VFD Control Panel, labor to pull 670 feet of pipe, 500 feet of stainless column piping with heavy-duty couplers, a three-inch stainless steel tee for wellhead, 2,000 pound forged stainless steel, three-inch Flomatic VFD stainless steel check valves, down well transducer for monitoring water level, 740-foot cable length wired to Danfoss VFD control to provide continuous water level reading, and the labor to install the new pump equipment, program and wiring to an operating condition. Two of the JOC well companies submitted Job Order prices: Weber Water Resources and Willis Drilling and Pump. Willis Drilling and Pump had the low bid in the amount of \$50,604.03.

On February 5, 2026, Willis Drilling and Pump completed the well upgrade. The work is now complete. The total project cost was \$50,604.03. Staff recommends accepting Well 3A Upgrade, City of Show Low Project No. W-1821 JO17 and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$50,604.03
Funding source (account no.): Water General Improvements (43-760-180-1620-0000/7601802)

MTG DATE: 3/3/2026
ITEM: 6.C

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution No. R2026-10 Granting Utility Easement at 3150 Airport Loop to Arizona Public Service (Shane Hemesath)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-10 granting a utility easement at 3150 Airport Loop to Arizona Public Service and authorize the Mayor to sign all necessary documents.

BACKGROUND

Recent hangar development has created the need for Arizona Public Service (APS) to extend its power distribution approximately 150 feet on the airport property.

APS requires an easement over its distribution lines on private property in order to maintain these lines in the future. The extension will be installed underground in a conduit as required by the City, and a single transformer and multiple 200-amp electrical services will be installed on the site.

Staff recommends adopting Resolution No. R2026-10, granting a utility easement to APS and authorizing the Mayor to sign all necessary documents.

ATTACHMENTS

1. Resolution No. R2026-10
2. Easement - WA898869
3. Final Design - WA898869
4. Aerial Map

FISCAL IMPACT

N/A

CITY OF SHOW LOW RESOLUTION NO. R2026-10

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
SHOW LOW, ARIZONA, GRANTING UTILITY EASEMENT TO
ARIZONA PUBLIC SERVICE**

RECITALS:

WHEREAS, Arizona Public Service has requested an approximately eight feet in width or as further described in the attached Exhibit A utility easement from the City of Show Low in, upon, over, under, through, and across a portion Tract 37, located in Section 15, Township 10 North Range 22 East, Gila and Salt River Base and Meridian, Navajo County Arizona in at the Show Low Airport, Show Low, Arizona; and

WHEREAS, the easement is needed to supply permanent power to the recent airport hangar development; and

WHEREAS, the requested easements will not adversely impact the property.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Show Low, Arizona, hereby grant a utility easement to Arizona Public Service, as requested, to supply permanent power to the recent airport hangar development.

BE IT FURTHER RESOLVED, authorizing the Mayor to sign all necessary documents to convey the utility easement to Arizona Public Service.

PASSED AND ADOPTED this 3rd day of March 2026, by the Mayor and Council of the City of Show Low, Arizona.

John Leech Jr., Mayor

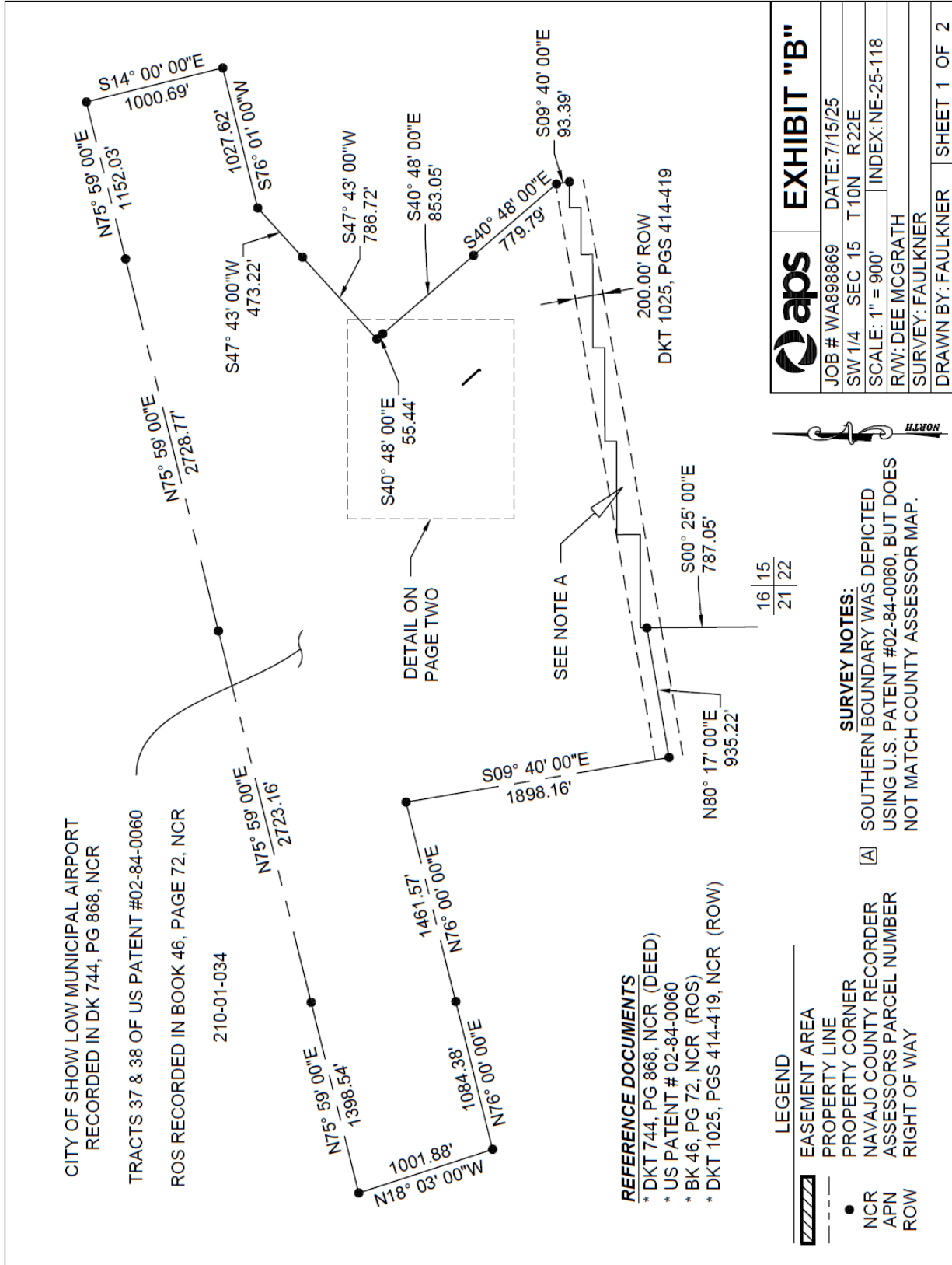
ATTEST:

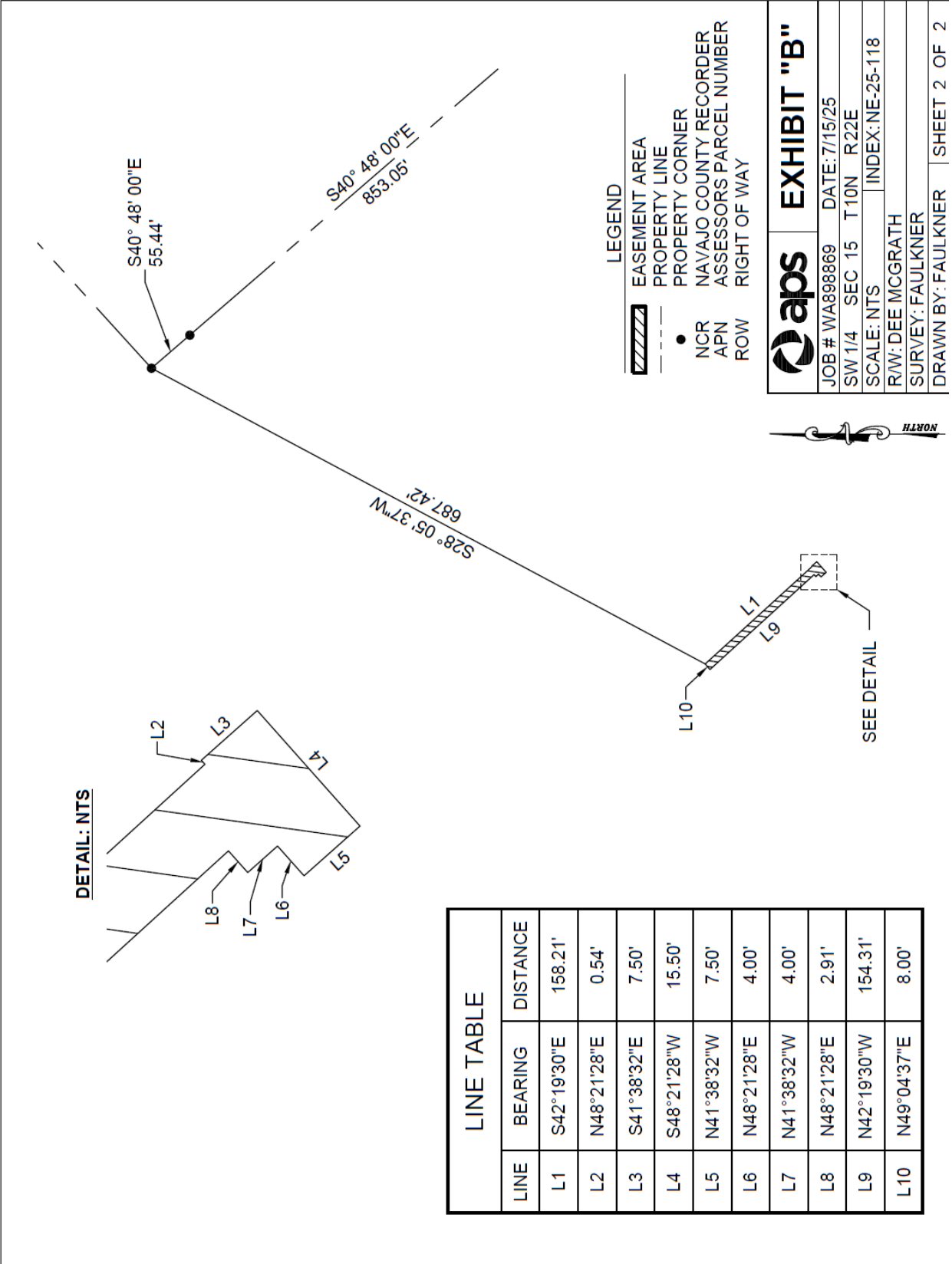
Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

Exhibit A





aps		EXHIBIT "B"	
JOB # WA898869	DATE: 7/15/25		
SW 1/4 SEC 15 T 10N R 22E			
SCALE: NTS	INDEX: NE-25-118		
RAW: DEE MCGRATH			
SURVEY: FAULKNER			
DRAWN BY: FAULKNER		SHEET 2 OF 2	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°19'30"E	158.21'
L2	N48°21'28"E	0.54'
L3	S41°38'32"E	7.50'
L4	S48°21'28"W	15.50'
L5	N41°38'32"W	7.50'
L6	N48°21'28"E	4.00'
L7	N41°38'32"W	4.00'
L8	N48°21'28"E	2.91'
L9	N42°19'30"W	154.31'
L10	N49°04'37"E	8.00'

SW¼-15-10N-22E
210-01-034
NE-25-118
WA898869
MLH/MWR/DAM

CITY OF SHOW LOW-APS UTILITY EASEMENT

CITY OF SHOW LOW, an Arizona municipal corporation, (hereinafter called “Grantor”), is the owner of the following described real property located in Navajo County, Arizona (hereinafter called “Grantor’s Property”):

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called “Grantee”), and to its successors and assigns, a non-exclusive right, privilege, and easement, 8 feet in width or as further described in attached exhibits at locations and elevations, in, upon, over, under, through and across, a portion of Grantor’s Property described as follows (herein called the “Easement Premises”):

SEE EXHIBIT “B” ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; and install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities solely for Grantee’s own use incidental to supplying electricity (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"). Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee’s judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves all other rights, interests and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, driveways, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises without the prior written consent of Grantee, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

By accepting and utilizing this easement, Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee; and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, cement, and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's Property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating Grantee Facilities; and (2) Grantor provides Grantee with a new easement in a form and location acceptable to Grantee and at no cost to Grantee. Upon the acceptance by Grantee of a new easement and after the relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement. The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

If any of Grantee's electric facilities in this easement are not being used or are determined not to be useful, Grantor may request that the facilities that are no longer needed be removed and that portion of the easement be abandoned. Grantee will execute and record a formal instrument abandoning the easement, or a portion thereof. Any facilities that are determined to still be needed for Grantee's electrical system can be relocated pursuant to the above relocation requirements.

Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity (other than to an affiliated entity of Grantee or an entity that acquires from Grantee substantially all of Grantee's electric distribution facilities within the area of Grantor's Property) without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of the transfer, conveyance or assignment of any rights granted herein.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, **CITY OF SHOW LOW**, a Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this ___ day of _____, 2025.

APPROVED AS TO FORM:

CITY OF SHOW LOW, an Arizona municipal corporation

Anna Atencio

By: _____
John Leech, Jr.- Mayor

ATTEST:

Rachael Hall

STATE OF _____ }
 } ss.
County of _____ }

This instrument was acknowledged before me this ___ day of _____, 2025 by
_____ of _____, on behalf of
_____.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal

Notary Public

EXHIBIT "A"

**(LEGAL DESCRIPTION OF GRANTOR'S PROPERTY)
AS RECORDED IN DOCKET 744, PAGES 888-890 N.C.R.**

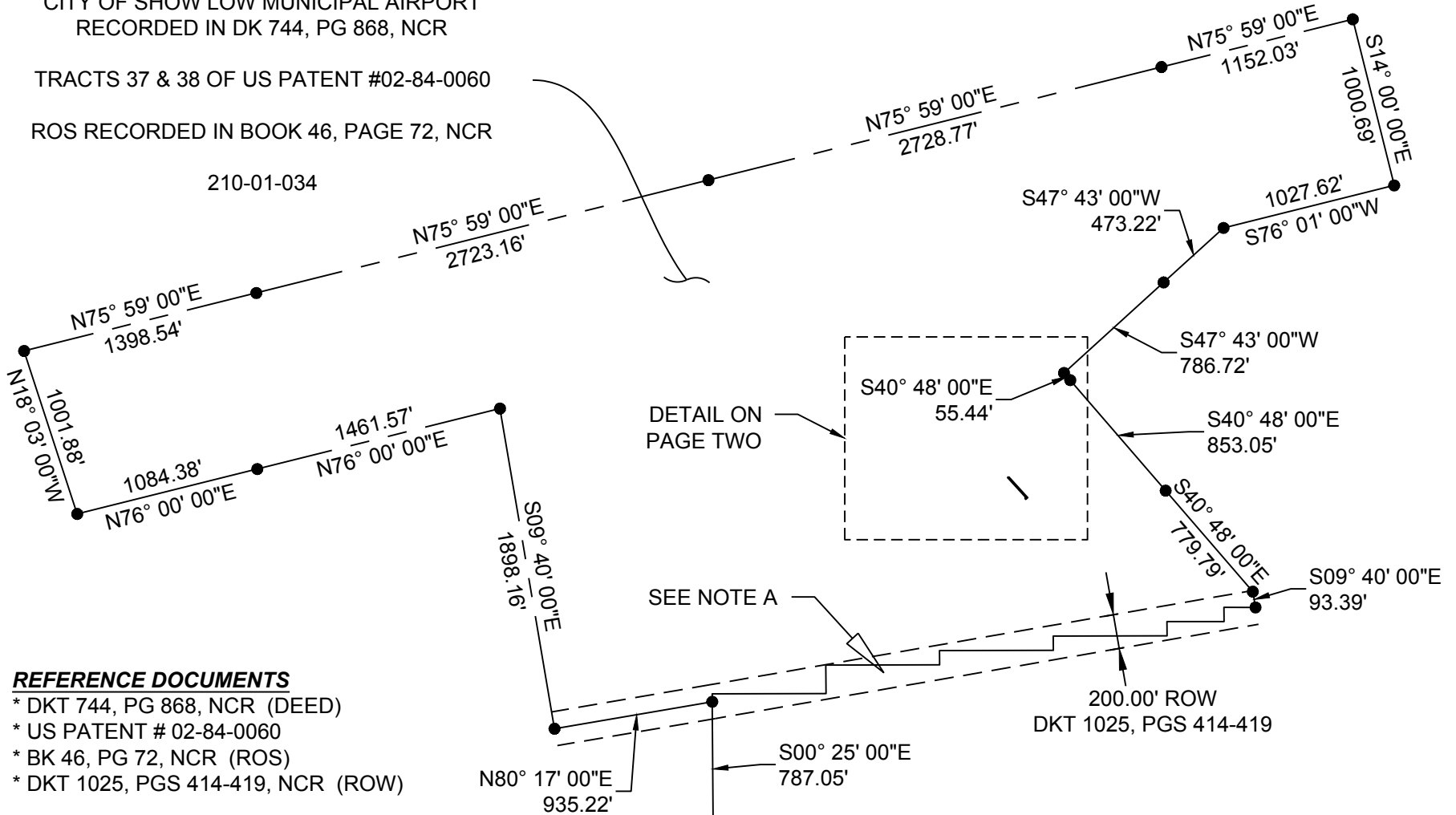
**TRACT 37, LOCATED IN SECTION 15, TOWNSHIP 10 NORTH RANGE 22 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA.**

CITY OF SHOW LOW MUNICIPAL AIRPORT
RECORDED IN DK 744, PG 868, NCR

TRACTS 37 & 38 OF US PATENT #02-84-0060

ROS RECORDED IN BOOK 46, PAGE 72, NCR

210-01-034



REFERENCE DOCUMENTS

- * DKT 744, PG 868, NCR (DEED)
- * US PATENT # 02-84-0060
- * BK 46, PG 72, NCR (ROS)
- * DKT 1025, PGS 414-419, NCR (ROW)

LEGEND

- EASEMENT AREA
- PROPERTY LINE
- PROPERTY CORNER
- NCR NAVAJO COUNTY RECORDER
- APN ASSESSORS PARCEL NUMBER
- ROW RIGHT OF WAY

SURVEY NOTES:

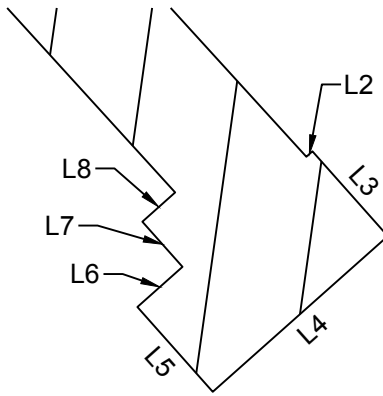
- SOUTHERN BOUNDARY WAS DEPICTED USING U.S. PATENT #02-84-0060, BUT DOES NOT MATCH COUNTY ASSESSOR MAP.

16 | 15
21 | 22

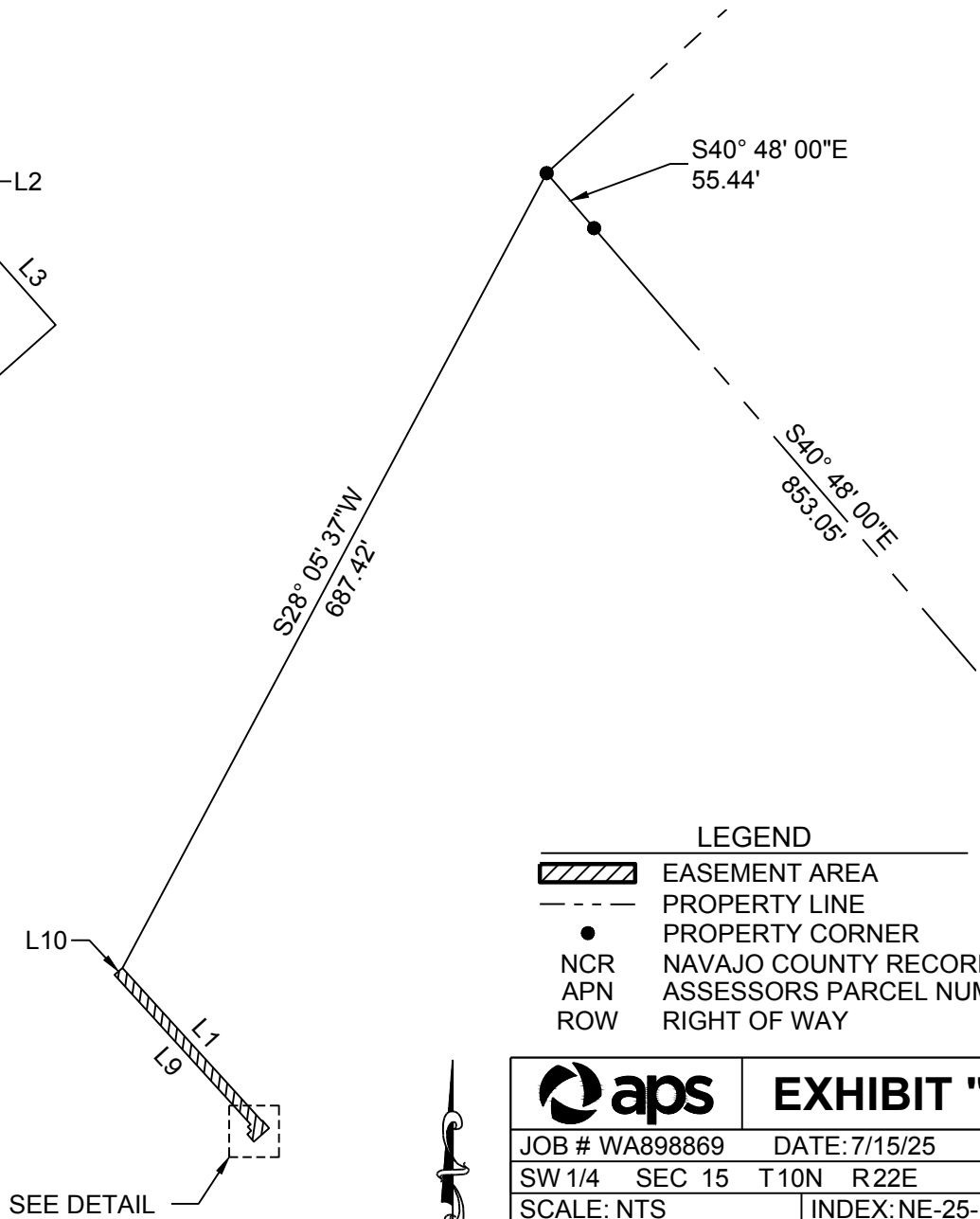


		EXHIBIT "B"	
JOB # WA898869		DATE: 7/15/25	
SW 1/4 SEC 15 T10N R22E			
SCALE: 1" = 900'		INDEX: NE-25-118	
R/W: DEE MCGRATH			
SURVEY: FAULKNER			
DRAWN BY: FAULKNER		SHEET 1 OF 2	


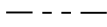

DETAIL: NTS




LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°19'30"E	158.21'
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LEGEND

-  EASEMENT AREA
-  PROPERTY LINE
-  PROPERTY CORNER
- NCR NAVAJO COUNTY RECORDER
- APN ASSESSORS PARCEL NUMBER
- ROW RIGHT OF WAY

	EXHIBIT "B"
JOB # WA898869	DATE: 7/15/25
SW 1/4 SEC 15 T10N R22E	
SCALE: NTS	INDEX: NE-25-118
R/W: DEE MCGRATH	
SURVEY: FAULKNER	
DRAWN BY: FAULKNER	SHEET 2 OF 2



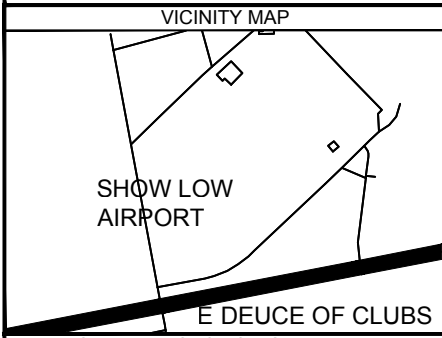
ISSUED-FOR-CONSTRUCTION
FINAL DESIGN
 7/18/25 — DAWN O'KEEFE



UTILITIES KEY	
EXISTING	PROPOSED
W	WATER
S	SEWER
G	GAS
SD	STORM DRAIN
IRR	IRRIGATION
TS	TRAFFIC SIGNAL
T	TELCO
CATV	CABLE TV
FO	FIBER
OH TRANSMISSION (69KV)*	
OH PRIMARY (12,470/7,200V)*	
OH SECONDARY/SERVICE (120/240V)*	
UG TRANSMISSION (69KV)*	
UG PRIMARY (12,470/7,200V)*	
UG SECONDARY/SERVICE (120/240V)*	
SPARE CONDUIT	
TRENCH RUNNING LINE	
* UNLESS OTHERWISE NOTED	

APS SYMBOL LEGEND	
EXISTING	PROPOSED
	PADMOUNT TRANSFORMER
	SWITCHING CABINETS
	1Ø SWITCHING CABINET
	OH/UG CAPACITOR BANK
	J-BOX / PULL BOX
	MANHOLES
	OH TRANSFORMER
	OH SWITCH (KPF)
	APS OWNED POLE
	APS OWNED STEEL POLE
	APS OWNED JOINT USE POLE
	DIP (TRANSITION) POLE
	STREET LIGHT
	DUSK TO DAWN LIGHT

DATA MODIFIED PER FIELD CONDITIONS



QUARTER SECTION GRID DATA			
T10N	R22E	Sec 15 SW 1/4	MAP#
T	R	Sec 1/4	MAP#
T	R	Sec 1/4	MAP#
T	R	Sec 1/4	MAP#
T	R	Sec 1/4	MAP#

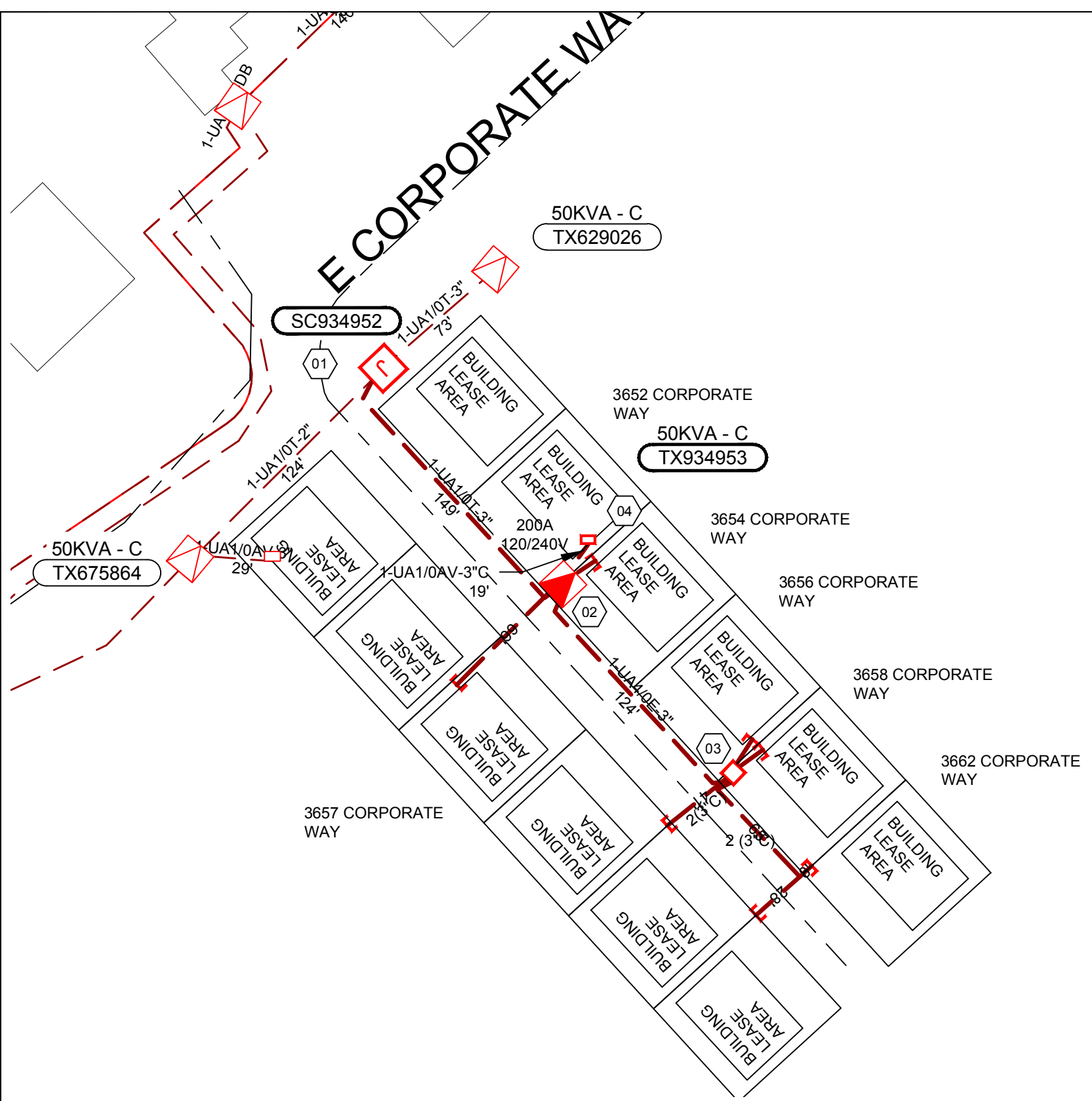
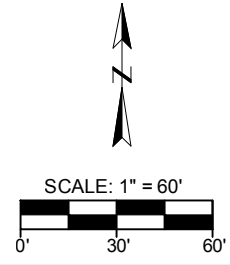
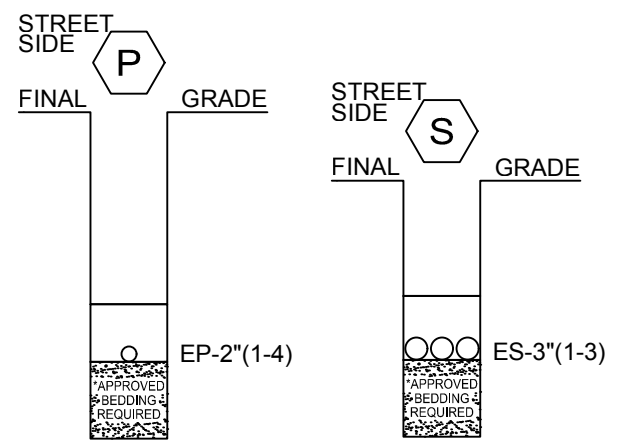
CONTACT: DAWN O'KEEFE
 PHONE: MOBILE: 928-821-4657
 INSPECTOR: DAWN O'KEEFE
 PHONE: MOBILE: 928-821-4657

REVISION		
DATE	DESCRIPTION	BY

WA898869
AARON'S HANGAR
 3652 CORPORATE WAY
 FILE: WA898869.DWG
 BY: DAWN O'KEEFE DATE: 06/04/2025
 SCALE: 1:60 SHEET 1 OF 1

CONSTRUCTION NOTES:

- 01 INSTALL
 8420.112
 8543
 8881.FQ
- 02 INSTALL
 2701.B(2)
 7626.B032A (50KVA, 7200V, 120/240V)
 7922
 8881.FQ(2)
- 03 INSTALL
 2452
 2727.2
 2727.3
 2729.E3
 8657.N
 8881.FQ
- 04 INSTALL
 2702
 8881.FQ
 9030.A (200A, 120/240V, 1Ø, 3W)
- V105 INSTALL
 6215.UA1/0T.M100(162)
 6220.UA1/0AR.V(40)
 6220.UA4/0E.M100(141)
 8890.HF(8)
 8895.ML(4)
 8895.MR(337)



TRANSFORMER ORDER (OVERHEAD OR UNDERGROUND SINGLE PHASE TRANSFORMER)

OPERATING NO.	KVA	INST/REM	PHASING	EQUIPMENT NO.	SERIAL NO.	PRI VOLTAGE	SEC VOLTAGE	ADDRESS/LOT NO.
TX934953	50	Proposed	A			12470Y/7200V	120/240V	3652 CORPORATE WAY

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

8/13/2025 10:40 AM DESIGN DRAWING SHALL BE PRINTED ON "B" OR TABLOID/LEDGER SIZE (11"X17") PAPER.



SUBJECT PROPERTY

E AIRPORT LP

N DAVID A FOIL JR DR

E CORPORATE WY

60



MTG DATE: 3/3/2026
ITEM: 6.D

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Noncommercial Ground Lease with The CB & MB Schuld Trust and Termination of Noncommercial Hangar Development and Ground Lease for 3652 Corporate Way with Tallus Sol L.L.C. (Jacob Allen)

RECOMMENDATION

I **MOVE** to approve a noncommercial ground lease with The CB & MB Schuld Trust, terminate the Noncommercial Hangar Development and Ground Lease for 3652 Corporate Way with Tallus Sol L.L.C. at Show Low Regional Airport, and authorize the Mayor to sign the documents on behalf of the City.

BACKGROUND

On April 15, 2025, the City Council approved a Noncommercial Hangar Development and Ground Lease with Tallus Sol L.L.C. to construct leasehold improvements at 3652 Corporate Way, which consist of a permanent hangar and those additional areas as described in Exhibit B of the agreement for a total leasehold area of approximately 3,960 square feet.

The CB & MB Schuld Trust will be purchasing the hangar from Tallus Sol L.L.C. and has requested a new noncommercial ground lease per the airport ground lease policy. As a result of this purchase, the current Noncommercial Hangar Development and Ground Lease with Tallus Sol L.L.C. will need to be terminated to allow the new owners to enter into a new noncommercial ground lease.

The terms and conditions of the agreement include the new annual lease rate of 0.391 cents per square foot per year for 3,960 square feet, which is \$1,548.36 annually plus tax. The agreement includes an annual Consumer Price Index increase. The CB & MB Schuld Trust is responsible for paying all utility costs. The length of the agreement is 25 years, beginning March 13, 2026, with the option to extend the agreement for five additional five-year periods at an increased rate for a total lease period of 49 years.

Staff recommends approving the noncommercial ground lease with The CB & MB Schuld Trust, terminating the Noncommercial Hangar Development and Ground Lease for 3652 Corporate Way with Tallus Sol L.L.C., and authorizing the Mayor to sign the documents on behalf of the City.

ATTACHMENTS

1. Aerial Map

FISCAL IMPACT

Anticipated revenue: \$150.00 one-time reassignment fee plus a total of \$1,548.36 plus tax per year ground lease, subject to increases stipulated in the lease.



SUBJECT PROPERTY

E AIRPORT LP

N DAVID A FOIL JR DR

E CORPORATE WY

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MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, FEBRUARY 17, 2026, 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; Greg Westover, Police Chief; Justen Tregaskes, Planning and Zoning Director; Shane Hemesath, Public Works Director; Chris Reid, City Engineer; Rick Austin, Operations Manager; Cameron Peterson, Community Relations; Ashley Ryan, Safety/Loss Coordinator; and Kathy Clements, Deputy City Clerk.

GUESTS: Thom Valencia, Sue Campbell, Jackie Mintz, John Connolly, Cathy Huling, Brain Martin, Denise Stow, Michael J. Brekke, Cathy Reed, Sharon Kaiser, Elisabeth Ortega, John and Beth Jarrett, Jon and Wendy Wisner, Janet Peevyhouse, Charles Denham, Mari Louton, Jon Gitt, Phil Uhall, Curtis Roberts, Chris Barr, Doug Roberts, Bill and Rene Stephens, Barbara and Joe Stone, and others.

3. Invocation.

Councilman Whipple gave the invocation.

4. Pledge of Allegiance.

Councilman Adams led the Council and the 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.

Jackie Mintz, President of the Pines Condominium Homeowners Association, at 2700 White Mountain Road, said she wanted to bring to the Councilmembers' attention the residents' concerns about the walking path installed adjacent to their

property, as the landscaping that was removed was not replaced. The homeowners would like the area to look more professional and presentable.

6. **SPECIAL EVENTS:**

A. Public Safety Awards and Recognition Presentation

Chief Westover said each year the Show Low Police Department recognized individuals and teams whose dedication, professionalism, and service elevate public safety in the City of Show Low. He said policing today was not accomplished by officers alone but required strong community partnerships, exceptional civilian professionals, devoted volunteers, resilient dispatchers, and leaders who rose to the occasion in moments of crisis.

Chief Westover said the men and women honored exemplified excellence, innovation, teamwork, and unwavering commitment to the community. Their work in 2025 resulted in safer neighborhoods, stronger interagency collaboration, faster emergency response, and lasting community trust.

Chief Westover presented the 2025 Chief's Award to Cathy Reed and the Darrin Reed Foundation in recognition of their extraordinary community impact and unwavering support of the Show Low Police Department. He presented the 2025 Community Service Award to Denise Stow of Show Low Main Street for her outstanding leadership and dedication to community engagement and public safety.

Chief Westover presented Special Recognition Awards to Chief Willie Nelson of the Taylor Snowflake Fire Department and Assistant Chief Richard Wallace of the Pinetop Fire Department for exceptional leadership and compassion during major emergencies and tragic incidents.

Chief Westover presented a Special Recognition Award to Communications Supervisor Maria Garvin for outstanding dedication, mentorship, and leadership. He also presented a Special Recognition Award to Ivan Zhelev, Public Safety IT Administrator, for his exceptional contributions to the police department's technology and cybersecurity infrastructure.

Chief Westover presented Awards of Commendation for outstanding teamwork on multi-case and drug crime investigations to Sergeant Ashely Ellsworth, Sergeant Justen Butler, Officer Marshall Worden, Officer Joseph Hubbard, Officer Jamie Clark, Officer Toby McIntire, Officer Garrison Fawcett, Officer Joshua Hansen, and Detective Daniel Walker. As a result of their outstanding efforts, repeat offenders were removed from the community, significantly enhancing public safety and demonstrating the highest standards of professional policing.

Chief Westover presented Awards of Commendation for outstanding investigative teamwork in the resolution of a challenging Christmas Eve burglary case to Lieutenant Justin Hart, Detective Clayton Hunt, and Officer

Stavros Castillo. Their outstanding teamwork not only resolved that burglary but also led to the clearance of multiple criminal cases across jurisdictions. This incident reflected the professionalism, dedication, and collaborative spirit that exemplified the highest standards of law enforcement service.

Chief Westover presented Awards of Commendation for exceptional collaborative investigation by Lieutenant Alan Rogers, Detective Daniel Walker, Crime Analyst Cassie Maschino, Community Action Officer Chuck Buffington, and Animal Control Officer Mercedes Maywald for the successful resolution of a regional criminal damage investigation. Coordinated efforts between City departments and regional law enforcement partners led to focused surveillance and the successful arrest of those responsible. The teamwork, professionalism, and dedication demonstrated throughout this investigation reflected the highest standards of service.

Chief Westover presented an Award of Commendation to Officer Stavros Castillo for ending a months-long regional crime spree that caused thousands of dollars in damage to more than 30 vehicles.

Chief Westover presented an Award of Commendation to Rick Buffington for his extraordinary volunteer services as a Civilian Investigator. He devoted hundreds of hours to offender compliance monitoring, neighborhood outreach, and investigative support.

Chief Westover presented the 2025 Unit Citation to the Show Low White Mountain Regional Communications Center/Dispatch, Communications Manager Catherine Salazar, Supervisor Maria Garvin, Supervisor Lauren Clark, Master Dispatcher Dezarae Pease, Shayna Eshom, Audriana Reel, Michelle Holland, Michael Knotts, Anthony Brooks, Kynlee Nikolaus, Justine Mills, Addison Kotterman, Danielle Barlow, Maddie Peterson, and Scott Nikolaus. Throughout the year, dispatchers handled several critical incidents, including major structure fires in Lakeside and Pinetop and multiple tragic fatalities, responding with professionalism, precision, and calm under pressure.

Chief Westover presented the 2025 Volunteer of the Year Award to Dennis Peevyhouse of Senior Patrol, for exceptional dedication and service, and the 2025 Civilian of the Year Award to Cassie Maschino, Communications Manager, for investigative expertise, digital evidence support, and Interagency collaboration. He presented the 2025 Dispatcher of the Year Award to Michelle Holland for outstanding reliability, leadership, training excellence, and commitment.

Chief Westover presented the 2025 Supervisor of the Year Award to Sergeant Ashley Ellsworth for her exceptional leadership, accountability, and professionalism in building a high-performing, disciplined squad, and the 2025 Officer of the Year Award to Officer Joseph Hubbard for his extraordinary dedication, productivity, and mentorship.

The City Council members thanked the police officers, dispatchers, and volunteers for their service to the community.

7. **CONSENT CALENDAR:**

- A. Consideration of Acceptance of Well 6D Upgrades, City of Show Low Project No. W-1821 JO18 (Rick Austin)
- B. Consideration of Cooperative Purchasing Agreements for Mohave Educational Services Cooperative, Inc., Sourcewell, HGACBuy, and OMNIA Partners (Rick Austin)
- C. Consideration of Acceptance of City Campus Training Building Remodel, City of Show Low Project No. FM-0425 (Shane Hemesath)
- D. Consideration of Acceptance of Reidhead House Restoration, Adobe and Plaster Repair, City of Show Low Project No. FM-5225 2.0 (Shane Hemesath)
- E. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of February 3, 2026

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.

8. **NEW BUSINESS:**

- A. Consideration of Approval of Preliminary Plat for Water's Edge (Justen Tregaskes)

Mr. Tregaskes said that in the past, preliminary and final plats would go to the Planning and Zoning Commission for review, and they would forward a recommendation to the City Council. The Councilmembers would then review the recommendation and either make changes or amendments or adopt the Commission's recommendation. Recent changes to state statutes changed this procedure. Preliminary plats were now to be taken directly to the City Council for review, and no public hearing would be held. He said the primary purpose was to inform the City Council of developments coming into the City.

Mr. Tregaskes said at its regular meeting of February 16, 2010, the City Council approved Ordinance 2010-03. This ordinance created the Show Low Lake Planned Unit Development (PUD). This PUD encompassed the property surrounding Show Low Lake. Staff received an application for a subdivision to be called Water's Edge, located on the southwest corner of Show Low Lake and within the PUD.

Mr. Tregaskes said the proposed development was approximately 47.81 acres.

The minimum lot size was 10,000 square feet, with an average lot size of 0.55 acres (23,958 square feet). Private, gated streets were indicated for this development. Homes would be site-built. A 50-foot open space buffer was required along the west property line of the subject property. Dedication of a public trail was also required and was indicated on the submitted plat. He said the Conceptual Development Plan approved in 2010 indicated that this area would be utilized for Multi-Family Residential and Single-Family Residential. The total number of units originally approved for this area included 129 multi-family units and 59 single-family units, for a total of 188 units. A total of 62 units were proposed with this application.

Mr. Tregaskes said in accordance with condition four of Ordinance 2010-03, a private dock consisting of 20 slips was proposed. Staff notified property owners within 300 feet of the subject property regarding this proposed development and the City Council meeting date in accordance with condition 12 of Ordinance 2010-03. The southern portion of this development was recently annexed into the City of Show Low from Pinetop-Lakeside. A zone change for this property would be required to allow the lot sizes indicated for this portion of the project as proposed.

Mr. Tregaskes said in accordance with changes to state statutes and City Code, preliminary and final plats would be reviewed only by the City Council, not by the Planning and Zoning Commission. Staff recommended that the City Council approve the preliminary plat for Water's Edge, subject to the condition that all development comply with all applicable federal, state, and local requirements, including the pre-annexation agreement, the Show Low Lake Dedication, the project narrative, and the conceptual development plan. Additionally, all lots should comply with the requirements of the underlying zoning in place at the time of final plat submittal.

Mayor Leech asked whether the entire development was within the city limits of Show Low. Mr. Tregaskes said yes, the entire development was in Show Low city limits and shared a map of the entire project.

COUNCILMAN WHIPPLE MOVED TO APPROVE THE PRELIMINARY PLAT FOR WATER'S EDGE; 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.

- B. Consideration of Award of Job Order Contracts for Citywide Concrete Work, City of Show Low Project No. 50026115 (Rick Austin)

Mr. Austin said the street's annual operating budget included approximately \$30,000.00 for concrete repair and replacement of citywide sidewalks, curbing, and various cast-in-place structures that had been damaged due to heaving, utility repairs, and age. Staff had a list of these concrete repairs and bid them out when there was enough quantity to make a project. He said there was a list of approximately 28 areas that needed maintenance or replacement.

Mr. Austin said that due to the yearly nature of the work, a Job Order Contract (JOC) was developed to manage the projects. A five-year Job Order Contract was advertised, requesting submittals of qualifications from contractors that were qualified to bid on the yearly job orders. Three contractors submitted Statements of Qualifications to highlight their capabilities to perform the requested work. A review panel that met the qualifications outlined in the Arizona State Statutes was assembled to review the Statements of Qualifications.

Mr. Austin said that, similar to the City's Water Tank JOC, it was determined that the selection of contractors for the JOC would be limited to those who received the top three-ranked Statements of Qualifications.

Mr. Austin said the top three ranked companies were Mountain Top Development, LLC, LD&B, LLC, and TEMCON Concrete Construction, LLC.

Mr. Austin said staff recommended awarding Job Order Contracts for Citywide Concrete Work, City of Show Low Project No. 50026115, to Mountain Top Development, LLC, LD&B, LLC, and TEMCON Concrete Construction, LLC. Job Order #1 would be released in the upcoming months, allowing the selected contractors to bid on the concrete repair and maintenance work.

Vice Mayor Kakavas asked how the jobs would be assigned. Mr. Austin said the jobs would be put out to bid to the three contractors that were awarded the job order contract.

COUNCILMAN JUDD MOVED TO AWARD JOB ORDER CONTRACTS FOR CITYWIDE CONCRETE WORK, CITY OF SHOW LOW PROJECT NO. 50026115, TO MOUNTAIN TOP DEVELOPMENT, LLC, LD&B, LLC AND TEMCON CONCRETE CONSTRUCTION, LLC; 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 Award of NPC Waterline Replacement, City of Show Low Project No. 7602545 (Chris Reid)

Mr. Reid said the 2025 City Budget included \$200,000.00 in funding for a waterline replacement labeled NPC AC Replacement. The project scope included installing approximately 538 linear feet of new eight-inch C-900 PVC waterline, including a fire hydrant, new water services, and required fittings. This work would take place at 1001 West Deuce of Clubs.

Mr. Reid said the project was designed by City engineering staff with an engineer's construction estimate of \$110,000.00. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Mountain Top Development, LLC	\$71,400.60
Western Grade, LLC	\$76,417.71
Apache Underground & Excavating, LLC	\$88,958.00
SJ Contracting, LLC	\$99,501.00
BW Construction, LLC	\$132,921.00
Mountain High Excavating, LLC	\$174,726.00
JUD CO, LLC	\$183,036.00

Mr. Reid said that staff recommended awarding the construction contract for the NPC Waterline Replacement, City of Show Low Project No. 7602545, to Mountain Top Development, LLC in an amount not to exceed \$71,400.60.

COUNCILMAN ADAMS MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR NPC WATERLINE REPLACEMENT, CITY OF SHOW LOW PROJECT NO. 7602545, TO MOUNTAIN TOP DEVELOPMENT, LLC IN AN AMOUNT NOT TO EXCEED \$71,400.00; SECONDED BY MAYOR LEECH; 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 Ellsworth and Sylvester Waterline Replacement, City of Show Low Project No. 76026113 (Chris Reid)

Mr. Reid said the 2025 City Budget had remaining funds available from the NPC Waterline and Fools Hollow Phase 2 Waterline replacement projects. This project scope included installing approximately 880 linear feet of eight-inch C-900 PVC and 107 linear feet of 6-inch C-900 PVC waterline, including two new fire hydrants, new water services, and required fittings. The scope of work also included installing any concrete or pavement removed during the work. This work would take place along 3301 South White Mountain Road and in the Fools Hollow Subdivision along West Sylvester Circle.

Mr. Reid said the project was designed by City engineering staff with an engineer's construction estimate of \$210,000.00. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Apache Underground & Excavating, LLC	\$157,941.00
Mountain Top Development, LLC	\$162,196.31
BW Construction, LLC	\$199,036.95
Western Grade, LLC	\$275,748.00
JUD CO, LLC	\$315,916.00
Mountain High Excavating, LLC	\$342,637.00

Mr. Reid said that staff had identified project savings from the Fools Hollow Phase 2 Waterline Replacement Project to fund this scope of work. Staff recommended awarding the construction contract for the Ellsworth and Sylvester Waterline Replacement, City of Show Low Project No. 76026113, to

Apache Underground & Excavating, LLC, in an amount not to exceed \$157,941.00.

VICE MAYOR KAKAVAS MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR ELLSWORTH AND SYLVESTER WATERLINE REPLACEMENT, CITY OF SHOW LOW PROJECT NO. 76026113, TO APACHE UNDERGROUND & EXCAVATING, LLC IN AN AMOUNT NOT TO EXCEED \$157,941.00; 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.

- E. Consideration of Award of Timothy McKay Memorial Park Building Remodel, City of Show Low Project No. 45526117A (Shane Hemesath)

Mr. Hemesath said that in 2022, the City Council adopted Resolution No. R2022-23, naming the City-owned property, A.P.N. 210-18-015B, as Timothy McKay Memorial Park. The Park's design was completed with direction from the City Council and input from the Parks and Recreation Advisory Committee. In March 2024, the City submitted a pre-application to the Arizona State Parks for a Land and Water Conservation Fund (LWCF) grant to develop Timothy McKay Memorial Park. The City Council adopted Resolution No. R2024-16 approving the grant application on May 21, 2024, and the Notice of Award for the LWCF grant for a 50 percent match was issued on September 3, 2025. The total estimated cost of the project was \$1,735,515.00.

Mr. Hemesath said that, for ease of bidding and construction, the project was divided into phases, with the first phase involving the remodel of the existing structure on site. Work for this phase included adding ADA-compliant accessibility features, remodeling the public restrooms to meet current ADA standards, and remodeling the main space for public use. The project was designed by City engineering staff, with an engineer's construction cost estimate of \$230,000.00. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
D.W. Lusk Contracting, LLC	\$212,060.26
Pointe Companies, Inc.	\$218,643.54
Morris Companies, LLC	\$220,192.08
Diamond Ridge Development	\$306,754.27

Mr. Hemesath said that staff recommended awarding the Timothy McKay Memorial Park Building Remodel, City of Show Low Project No. 45526117A, to D.W. Lusk Contracting, LLC in an amount not to exceed \$212,060.26.

VICE MAYOR KAKAVAS MOVED TO AWARD TIMOTHY MCKAY MEMORIAL PARK BUILDING REMODEL, CITY OF SHOW LOW PROJECT NO. 45526117A, TO D.W. LUSK CONTRACTING, LLC IN AN AMOUNT NOT TO EXCEED \$212,060.26; 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.

- F. Consideration of Ground Lease Agreement with New Cingular Wireless PCS, LLC, located at 551 West Whipple (Anna Atencio)

Ms. Atencio said that on July 17, 2007, Verizon Wireless LLC entered into a Communications Site License Agreement with the City for a telecommunications facility, including a tower located on City property at 551 West Whipple. On December 10, 2024, the City consented to allow Vertical Bridge REIT, LLC to exclusively lease, operate, and manage Verizon's telecommunications facility and tower at the site.

Ms. Atencio said that New Cingular Wireless PCS, LLC, a wholly owned subsidiary of AT&T Inc., approached the City about subleasing a portion of Vertical Bridge's tower for collocating telecommunications equipment and space for ground-based telecommunications facilities to support its FirstNet services. FirstNet was the nationwide wireless broadband network dedicated to U.S. first responders and public safety, providing reliable, secure, prioritized, "always-on" 5G/4G connectivity.

Ms. Atencio said that New Cingular Wireless PCS, LLC and Vertical Bridge REIT, LLC had an agreement for the collocation equipment on the tower. The Ground Lease Agreement between the City and New Cingular Wireless PCS, LLC provided for a space approximately 20 feet by 30 feet for ground equipment and a 10-foot easement for underground conduit infrastructure. The ground lease was \$800.00 per month, with a CPI adjustment each year for five years, and included an option for four successive five-year terms.

Ms. Atencio said that staff recommended approving the Ground Lease Agreement with New Cingular Wireless PCS, LLC. The enhanced FirstNet would assist and support the police department and all local first responders.

Councilman Whipple asked whether the additional equipment would improve all AT&T carriers or only the FirstNet carriers. Ms. Atencio said her understanding was that the additional equipment would improve AT&T service in general, but the priority was FirstNet.

COUNCILMAN JUDD MOVED TO APPROVE THE GROUND LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC, LOCATED AT 551 WEST WHIPPLE; SECONDED BY MAYOR LEECH; 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

None.

C. City Manager

Mr. Brown said candidate packets for three council members' seats were now available in the clerk's office. Please call 532-4061 to schedule an appointment to pick up and review the packet and accompanying paperwork.

10. **SCHEDULE OF MEETINGS:**

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

Mr. Brown reminded the Councilmembers that the March 17, 2026, meeting was rescheduled to March 24, 2026.

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 FEBRUARY 17, 2026, AT 7:56 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 February 17, 2026. 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 Appointment of Board Member to Show Low Municipal Property Corporation (Morgan Brown)

RECOMMENDATION

I **MOVE** to appoint Brad Provost to the Show Low Municipal Property Corporation Board of Directors for a term ending January 2029.

BACKGROUND

The Municipal Property Corporation (MPC), a nonprofit corporation established in 1992, facilitates financing the cost of acquiring, constructing, and equipping certain facilities for use by and for leasing to the municipality. Per the corporation's bylaws, the City Council appoints three members, all of whom must be Show Low residents, to overlapping three-year terms.

Board Member Greg Butler has served on the MPC board since November 2007. His term expired in January 2026, and he did not wish to seek reappointment. Brad Provost has agreed to accept an appointment to the MPC.

Staff recommends that the City Council appoint Brad Provost to the MPC Board of Directors for a three-year term ending January 2029.

ATTACHMENTS

None

FISCAL IMPACT

N/A

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Job Order Pricing for Bi-Annual Inspection and Maintenance for City HVAC Systems, City of Show Low, Project No. FM-3523 JO25 (Rick Austin)

RECOMMENDATION

I **MOVE** to award Job Order Pricing for Bi-Annual Inspection and Maintenance for City HVAC Systems, City of Show Low Project No. FM-3523 JO25 to Elevate Mechanical, LLC

BACKGROUND

Over the past several years, as the City's HVAC equipment has aged, the City has experienced numerous emergency repairs to the City's 22 facilities' HVAC systems. To be more proactive, staff requested Job Order Pricing from the three companies with which the City is currently contracted for HVAC repairs. Those companies are Advanced Air Systems, LLC, Elevate Mechanical, LLC, and Rim Country Mechanical, Inc. Two of the three contractors attended the mandatory Pre-Bid Meeting on January 27, 2026. The Job Order Pricing would be for three years. The contractor will provide a written report on each unit. The report will include the age of the units and recommendations for replacement, as well as spring and fall cleaning.

<u>Contractors</u>	<u>Total</u>
Elevate Mechanical, LLC	\$25,415.00
Advanced Air Systems, LLC	\$26,239.50

The low Job Order Pricing for bi-annual inspection and maintenance of City HVAC systems is Elevate Mechanical, LLC in the amount of \$25,415.00.

Staff recommends awarding Job Order Pricing for Bi-Annual Maintenance and Inspection for City HVAC Systems, City of Show Low Project No. FM-3523 JO25, to Elevate Mechanical, LLC

ATTACHMENTS

1. Bid Tabulation

FISCAL IMPACT

Anticipated cost: \$25,415.00
Funding source (account no.): Repairs & Maintenance (11-445-460-4300-0000)

**Project Name: Bi-Annual Inspection and Maintenance of City HVAC Systems
Project No. FM-3523 JO25**

BID SCHEDULE A				ADVANCED AIR	1	ELEVATE MECHANICAL	2	RIM COUNTRY MECHANICAL	3
Item	Description	Unit	Number of Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Condensers	Each	50	\$149.94	\$7,497.00	\$149.00	\$7,450.00	NO BID	
2	Furnaces	Each	48	\$149.94	\$7,197.12	\$149.00	\$7,152.00		
3	Combo Units	Each	37	\$149.94	\$5,547.78	\$149.00	\$5,513.00		
4	Mini Splits	Each	6	\$149.94	\$899.64	\$129.00	\$774.00		
5	Air Handlers	Each	5	\$149.94	\$749.70	\$129.00	\$645.00		
6	Shop Heaters	Each	17	\$149.94	\$2,548.98	\$129.00	\$2,193.00		
7	Tube Heaters	Each	5	\$149.94	\$749.70	\$129.00	\$645.00		
8	Electric Heat Pumps	Each	7	\$149.94	\$1,049.58	\$149.00	\$1,043.00		
	GRAND TOTAL FOR TWO SERVICES				\$26,239.50		\$25,415.00		