

SHOW LOW CITY COUNCIL
REGULAR MEETING - TUESDAY, MAY 5, 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, May 5, 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. **SPECIAL EVENTS:**

- A. Recognition of Show Low High School State Champion Wrestlers
- B. Recognition of Show Low High School NAVIT State Champions
- C. Presentation by Show Low High School Robotics Team
- D. Presentation Regarding Wildfire Mitigation by Arizona Public Service
- E. Navajo County Annual Wildfire Outlook and Preparedness Presentation

7. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming May 9 through 16, 2026, as **APACHE CULTURAL WEEK** in the City of Show Low (Rachael Hall)
- B. Consideration of Acceptance of Manhole Replacements, City of Show Low Project No. 7552680, Approval of Change Order, and Authorization of Associated Budget Transfers (Chris Reid)
- C. Consideration of Acceptance of Cooperative Purchasing Agreement with Navajo County (Rick Austin)

- D. Consideration of Approval of Commercial Operating Agreement with Kelley Aviation (Jacob Allen)
- E. Consideration of Minutes of Show Low City Council meetings:
 - 1. Budget Town Hall and Study Session of April 16, 2026
 - 2. Regular Meeting of April 21, 2026

8. **NEW BUSINESS:**

- A. Consideration of Adoption of 2026 Navajo County Community Wildfire Protection Plan (Greg Westover)
- B. **PUBLIC HEARING** and Consideration of Ordinance No. 2026-03 Amending Zoning Ordinance of City, Amending Zoning Map, Changing Zoning on A.P.N. 212-11-102A from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 Square Feet) to Planned Unit Development on Property Identified as A.P.N. 212-11-102A Submitted by Espiritu Loci Incorporated (Justen Tregaskes)
- C. Consideration of Award of Additional Well 10 Repairs, City of Show Low Project No. W-1821 JO15 (Rick Austin)
- D. Consideration of Award of Aquatic Center Parking Lot Expansion, City of Show Low Project No. 4452684 (Chris Reid)
- E. Consideration of Approval to Purchase Bear-Resistant Garbage Carts with City Council Contingency Funds (Justin Johnson)

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. **ADJOURNMENT:**

SCHEDULED MEETINGS/EVENTS:

<u>DATE</u>	<u>TIME</u>	<u>EVENT NAME</u>
05/05/2026	7:00 PM	CITY COUNCIL - REGULAR MEETING
05/12/2026	7:00 PM	P&Z COMMISSION REGULAR MEETING

05/26/2026

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 May 1, 2026.



Proclamation

City of Show Low
Office of the Mayor and City Council

WHEREAS, the White Mountains of Arizona provide a beautiful retreat to many Arizona residents during the hot months; and

WHEREAS, the Apache people, who live in the White Mountains, are internationally known for their history, culture, and crafts; and

WHEREAS, an Apache Culture Week has been established from May 9 to May 16 to welcome visitors to the White Mountains and familiarize them with the wonders of the landscape and community; and

WHEREAS, the week starts with the Gathering of the People at Fort Apache on May 9, continues to a Medicine Man Presentation at the White Mountain Nature Center in Lakeside on May 14, and culminates with an evening of Apache Culture at Frontier Park in Show Low on May 16;

WHEREAS, the Fort Apache Heritage Foundation, the White Mountain Nature Center, and the City of Show Low have done everything necessary to make the week enjoyable for visitors and residents alike; and

WHEREAS, an evening of Apache Culture has helped to provide a college education to approximately 50 women of the Tribe.

NOW, THEREFORE, I, John Leech, Jr., Mayor, on behalf of the Show Low City Council, do hereby proclaim the week of **May 9 through 16, 2026**, as

♣ Apache Cultural Week ♣

in the City of Show Low, and urge all citizens to visit the many events to celebrate.

Dated this **5th** day of **May, 2026**.

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

MTG DATE: 5/5/2026
ITEM: 7.B

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Manhole Replacements, City of Show Low Project No. 7552680, Approval of Change Order, and Authorization of Associated Budget Transfers (Chris Reid)

RECOMMENDATION

I **MOVE** to accept the Manhole Replacements, City of Show Low Project No. 7552680, approve the change order, authorize the associated budget transfers, release the retainage, and initiate the two-year warranty period.

BACKGROUND

The City's 2026 fiscal year budget includes \$250,000 in annual funding for manhole replacements citywide, labeled "I&I Wastewater Manhole Replacements". The scope of the work included removing six deteriorated manholes and replacing them with new concrete polymer manholes, adjustment rings, and lids.

At the February 3, 2026, City Council meeting, a construction contract was awarded to Apache Underground, LLC for an amount not to exceed \$198,156, after public solicitation of bids from qualified contractors. During that meeting, staff had indicated to Council they would look at adding additional manholes as the budget allowed.

Prior to construction, staff identified two additional manholes in similarly deteriorated condition within the project area. Based on the competitively bid unit pricing and the availability of remaining funds within the approved project budget, a \$59,000 change order was issued to include replacement of these two additional manholes. This approach allowed the City to address additional deficient infrastructure in a timely and cost-effective manner, reducing the likelihood of future maintenance issues and avoiding the need for a separate procurement.

The project is now complete, with a final construction cost of \$257,156, reflecting the replacement of a total of eight manholes. Staff recommends accepting the Manhole Replacements, Project No. 7552680, approving the change order, authorizing the associated budget transfers, releasing the retainage, and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$257,156.00
Funding source (account no.): I & I Project (42-755-495-7300-5871) \$250,000.00
Funding source (account no.): General Wastewater Improvements (42-755-460-4300-0000) \$7,156.00

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Cooperative Purchasing Agreement with Navajo County (Rick Austin)

RECOMMENDATION

I **MOVE** to approve the Cooperative Purchasing Agreement with Navajo County and authorize the City Manager or designee to sign all documents necessary to complete the agreement.

BACKGROUND

The City has entered into cooperative purchasing agreements when it is for the benefit of the City to purchase goods or services that are not readily available in the area and for which reduced prices can be obtained through volume pricing secured by other entities. These entities have already complied with state statutes and the bidding process. Per the City's purchasing policy, as approved by the City Council, county, state, or nationally approved purchasing contracts shall be approved by the City Council.

Navajo County has secured vendors to replace and repair guardrails, and the contracts allow the City to use these vendors for cooperative purchasing. The City has several guardrails that need repair or replacement. City staff reviews prices to ensure they are competitive and the best price for the City.

Staff recommends approving this joint cooperative purchasing agreement and authorizing the City Manager or designee to sign any documents necessary to complete the agreement.

ATTACHMENTS

1. Notice of Award and Contract
2. Eligibility
3. Contract Extension to 05272027

FISCAL IMPACT

No specific financial impact is tied to this Council action. Specific savings will be made through the utilization of the contract on an ongoing basis.



Navajo County Public Works Department

NOTICE of AWARD

CONTRACTOR: Mr. Peter Granillo
Brown and White, Inc.
501 E. 30th Street
Tucson, AZ 85713

DATE: June 3, 2024

PROJECT: Guardrail Installation, Repair and Supplies,
Contract #B24-03-029

The Navajo County Board of Supervisors has considered the bid submitted by you for the above referenced contract in response to its Call for Bids. You are hereby notified that your bid for the Guardrail Installation, Repair and Supplies, #B24-03-029 has been accepted at the unit prices, which are listed on the attached Bid Summary.

You are required to execute the Agreement within 10 calendar days from the date of this Notice of Award to you. If you fail to execute said Agreement within 10 (ten) calendar days from the date of this Notice of Award, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your bid to be abandoned and as a forfeiture of your Bid Bond, if any. The Owner will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the Owner.

Dated this 3rd day of June 2024.

By: Cheryl Hollins
Cheryl Hollins Sr. Procurement Officer

ACCEPTANCE of NOTICE

Receipt of the foregoing Notice of Award is hereby acknowledged

By: Peter A. Granillo, this 10th day of June, 2024
(Print Name)

Signature: Peter A. Granillo Title: President/CEO

CONTRACT

THIS CONTRACT is made and entered into as of May 28, 2024 (the "Effective Date") by and between Navajo County ("County") and Brown and White, Inc. ("Contractor").

1. **SCOPE OF WORK:** Contractor shall furnish any and all materials, equipment and labor required for performing all work for **GUARDRAIL INSTALLATION, REPAIR AND SUPPLIES, NAVAJO COUNTY, ARIZONA CONTRACT #B24-03-029**, in accordance with the Contract Documents, in a workmanlike manner to the satisfaction of County through its Engineers.

2. **CONTRACT DOCUMENTS:** The Contract Documents comprise this Contract and the attached Invitation for Bids, Specifications, General Provisions, Special Provisions, Proposal dated May 8, 2024 Bidding Schedule, Bid Bond, Performance Bond, No Collusion Affidavit, Subcontracting Certification, Plans, and addenda thereto, if any. If there is any conflict in the documents, this Contract shall control over all others; the Specifications shall control over the General Provisions and Special Provisions; and the Special Provisions shall control over the General Provisions.

3. **NO LIENS / TIME FOR COMPLETION:** Contractor shall furnish all materials, equipment and labor in accordance with the Contract Documents free and clear of all claims, liens and charges whatsoever, within the time, or times, stated in the Proposal.

4. **CANCELLATION:** This Contract is subject to cancellation pursuant to A.R.S. § 38-511 (concerning conflicts of interest).

5. **PAYMENTS:** Payment shall be made on the basis of the unit price(s) bid for the awarded items in the Bidding Schedule for Contract #**B24-03-029**. Contractor shall submit invoices to County for all work performed hereunder. No later than 14 days after each invoice has been verified and approved by the Engineer, County shall pay to Contractor 100% of the approved amount. Retention will not typically be withheld unless portions of the work are unsatisfactory, or test report(s) are incomplete.

6. **CERTIFICATIONS:**
 - A. **PROHIBITION OF BOYCOTT OF ISRAEL:** Contractor certifies that neither it nor its subcontractors are currently or will be engaged in, for the duration of this Contract engage in, a boycott of Israel as defined by A.R.S. § 35-393 et seq. Violation of this certification may result in an action by the County up to and including termination of the Contract.

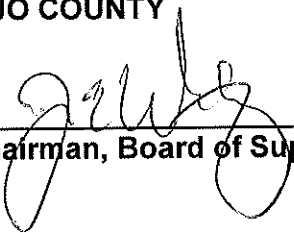
 - B. **WRITTEN CERTIFICATION PURSUANT TO A.R.S. §35-394:** Pursuant to A.R.S. § 35-394, Contractor certifies that it is not currently using, and agrees for the duration of this Agreement to not use (1) the forced labor of ethnic Uyghurs

in the People's Republic of China; (2) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; and (3) any contractors, subcontractors, or suppliers that use the forced labor of ethnic Uyghurs in the People's Republic of China. The Subrecipient further acknowledges and agrees that (1) if the Subrecipient becomes aware during the term of this Agreement that it is not in compliance with this certification that the Subrecipient will notify the County within five (5) business days after becoming aware of the noncompliance; and (2) if the Subrecipient does not provide the County with a written certification that the Subrecipient has remedied the noncompliance within one hundred eighty (180) after giving notice thereof, the same shall constitute a material breach of this Agreement, which shall then terminate automatically, except that if the Agreement termination date occurs before the end of the remedy period, this Agreement terminates on the Agreement's termination date. The County retains the legal right to inspect the records of the Contractor and all Subcontractors to ensure compliance with this certification for the duration of this Agreement.

IN WITNESS WHEREOF, the authorized representatives of the parties have executed this Contract as of the Effective Date.

NAVAJO COUNTY

By



Chairman, Board of Supervisors

Attest:



Clerk of the Board

CONTRACTOR

Brown and White, Inc.
Company

By 

Peter A. Granillo
Print Name

President / CEO
Title

BID TAB
GUARDRAIL INSTALLATION, REPAIR AND SUPPLIES, B24-03-029

				Brown and White 501 E. 30th Street Tucson, AZ 85713	
ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
GROUP 1: GUARDRAIL SUPPLIES (Purchase of Guardrail Supplies, no installation).					
1	Guardrail, 25' section 12 gauge Manufacturer & Part #: <u>UIS G116</u>	10	Each	\$ 219.75	\$ 2,197.50
2	Core-Ten Guardrail, 25' section, 12 gauge Manufacturer & Part #: <u>UIS G184C</u>	10	Each	\$ 294.03	\$ 2,940.30
3	Etched Guardrail, 25' section, 12 gauge Manufacturer & Part #: <u>UIS G116</u>	10	Each	\$ 469.15	\$ 4,691.50
4	Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS G112</u>	10	Each	\$ 113.32	\$ 1,133.20
5	Core-Ten Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS G180C</u>	10	Each	\$ 151.16	\$ 1,511.60
6	Etched Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS G112</u>	10	Each	\$ 242.37	\$ 2,423.70
7	Pre-Punched ADOT C-10.08 Panel Manufacturer & Part #: <u>UIS G119.31</u>	10	Each	\$ 141.05	\$ 1,410.50
8	Concave Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS GRPV112.00</u>	10	Each	\$ 197.11	\$ 1,971.10
9	Convex Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS GRPX112.00</u>	10	Each	\$ 197.11	\$ 1,971.10
10	Standard Flare End Manufacturer & Part #: <u>UIS T117</u>	10	Each	\$ 64.73	\$ 647.30
11	Regular Post, 6" x 8" x 72" Manufacturer & Part #: <u>Trio P6</u>	10	Each	\$ 45.68	\$ 456.80
12	Regular Block, 8" x 8" x 14" Manufacturer & Part #: <u>Trio B8</u>	10	Each	\$ 13.78	\$ 137.80
13	regular Block, 6" x 8" x 14" Manufacturer & Part #: <u>Trio B6</u>	10	Each	\$ 9.43	\$ 94.30

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
14	SKT/FLEET 45" CRT Post Manufacturer & Part #: <u>UIS P185.31</u>	10	Each	\$ 49.63	\$ 496.30
15	Complete Cable Anchor Assembly with Bearing Plate for SKT/FLEAT Manufacturer & Part #: <u>UIS 8114</u>	10	Each	\$ 170.67	\$ 1,706.70
16	SKT/FLEAT Soil Tube for Item #14 Manufacturer & Part #: <u>UIS A190.0</u>	10	Each	\$ 170.60	\$ 1,706.00
17	SKT/FLEAT 12.5' Anchor Panel Manufacturer & Part #: <u>UIS G269</u>	10	Each	\$ 139.15	\$ 1,391.50
18	Button Head, 5/8" x 1-1/4" Manufacturer & Part #: <u>UIS F101</u>	10	Each	\$ 0.67	\$ 6.70
19	Button Head, 5/8" x 2" Manufacturer & Part #: <u>UIS F102</u>	10	Each	\$ 1.03	\$ 10.30
20	Button Head, 5/8" x 10" Manufacturer & Part #: <u>UIS F110</u>	10	Each	\$ 3.71	\$ 37.10
21	Button Head, 5/8" x 18" Manufacturer & Part #: <u>UIS F118</u>	10	Each	\$ 6.13	\$ 61.30
22	Washer, 5/8" Round Manufacturer & Part #: <u>UIS F179</u>	10	Each	\$ 0.72	\$ 7.20
23	Washer, 1-3/4" x 3/16" Manufacturer & Part #: <u>UIS W115</u>	10	Each	\$ 1.58	\$ 15.80
24	Bolted Anchor, ADOT C 10.07 Manufacturer & Part #: <u>UIS KM003.1</u>	10	Each	\$ 374.41	\$ 3,744.10
TOTAL GROUP 1					\$ 30,769.70
GROUP 2: GUARDRAIL INSTALLATION AND REPAIR (All Services shall include all materials, labor, equipment, traffic control, and all required permits to complete each job).					
Area A: Winslow					
A1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
A2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
A3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
A4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
A5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
A6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
A7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
A8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
A9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
A10	Sandbags	1	Day	\$ 1.75	\$ 1.75
A11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
A12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
A13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
A14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
Area B: Holbrook, Joseph City, Sun Valley, Woodruff					
B1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
B2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
B3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
B4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
B5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
B6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00
B7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
B8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
B9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
B10	Sandbags	1	Day	\$ 1.75	\$ 1.75
B11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
B12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
B13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
B14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
Area C: Snowflake, Taylor, White Mountain Lake					
C1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
C2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
C3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
C4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
C5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
C6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
C7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
C8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
C9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
C10	Sandbags	1	Day	\$ 1.75	\$ 1.75
C11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
C12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
C13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
C14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
Area E: Heber/Overgaard					
E1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
E2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
E3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
E4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
E5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
E6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00
E7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
E8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
E9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
E10	Sandbags	1	Day	\$ 1.75	\$ 1.75
E11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
E12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
E13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
E14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
Area F: Show Low, Pinetop-Lakeside					
F1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
F2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
F3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
F4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
F5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
F6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
F7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
F8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
F9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
F10	Sandbags	1	Day	\$ 1.75	\$ 1.75
F11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
F12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
F13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
F14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
TOTAL GROUP 2					\$ 1,723,120.30
GROUP 3: GUARDRAIL INSTALLATION PER GUARDRAIL PLANS FOR WHITE MOUNTAIN LAKE ROAD (All Services shall include all materials, labor, equipment, traffic control, and all required permits to complete each job).					
WML1	Price per linear foot for guardrail installed (complete in place - including labor)	250	Linear Ft	\$ 40.25	\$ 10,062.50
WML2	Price per each for install of bollard, 4" to 6" diameter (complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
WML3	SKT - 350 End Treatment	4	Each	\$ 7,280.00	\$ 29,120.00
WML4	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
WML5	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00
WML6	Flagger	1	Hourly	\$ 31.00	\$ 31.00
WML7	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
WML8	Warning Lights	1	Day	\$ 0.35	\$ 0.35
WML9	Sandbags	1	Day	\$ 1.75	\$ 1.75
WML10	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
WML11	Sign Stands	1	Day	\$ 1.75	\$ 1.75
WML12	Orange Flags	1	Each	\$ 1.75	\$ 1.75
WML13	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
TOTAL GROUP 3					\$ 70,931.56

BID SUBMISSION:

In submitting a bid, the holder of the Proposal Pamphlet shall completely execute the following documents:

- Checklist, Including Acknowledgment of Receipt of Addenda
- Surety (Bid) Bond
- Proposal
- Bid Schedule
- Non-collusion Affidavit
- Statement of Proposed Equipment
- Intentions Concerning Subcontracting

ELIGIBILITY FOR COOPERATIVE PURCHASING:

The bidder shall indicate on the bid schedule whether other public agencies may purchase off of the contract during the contract term. If "Yes" is checked, any eligible federal, state or local public agency that has entered into a cooperative purchasing agreement with Navajo County may purchase off of the contract during the contract term (per ARS § 41-2632). If "No" is checked, the contract will not be eligible for cooperative purchasing by other agencies.

PROPOSAL GUARANTY:

Each bidder is advised that a proposal guaranty is required for 10 percent of the amount of the bid for Group 3 Only on the Bid Schedule.

CONTRACT DOCUMENTS:

The bidder to whom an award is made will be required to execute an Insurance Certificate and the Contract Agreement. A Performance Bond and a Payment Bond, each having a penalty of one hundred percent (100%) of the amount of the bid for Group 3 Only on the Bid Schedule shall be executed.

Sample copies of these documents are included in the Proposal Pamphlet, which is furnished to prospective bidders.

The documents are identified as follows:

- Statutory Performance Bond
- Statutory Payment Bond
- Contract Agreement
- Certificate of Insurance

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
GROUP 3: GUARDRAIL INSTALLATION PER GUARDRAIL PLANS FOR WHITE MOUNTAIN LAKE ROAD (All Services shall include all materials, labor, equipment, traffic control, and all required permits to complete each job).					
WML1	Price per linear foot for guardrail installed (complete in place - including labor)	250	Linear Ft	\$40.25	\$10,062.50
WML2	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$960.00	\$28,800.00
WML3	SKT - 350 End Treatment	4	Each	\$7,280.00	\$29,120.00
WML4	Mobilization	1	Unit	\$2,750.00	\$2,750.00
WML5	Traffic Control Technician	1	Hourly	\$82.00	\$82.00
WML6	Flagger	1	Hourly	\$31.00	\$31.00
WML7	Type II Barricade Vertical Panel	1	Day	\$0.65	\$0.65
WML8	Warning Lights	1	Day	\$0.35	\$0.35
WML9	Sandbags	1	Day	\$1.75	\$1.75
WML10	Traffic Cones	1	Day	\$0.31	\$0.31
WML11	Sign Stands	1	Day	\$1.75	\$1.75
WML12	Orange Flags	1	Each	\$1.75	\$1.75
WML13	Pilot Car	1	Hourly	\$79.50	\$79.50
TOTAL GROUP 3					\$70,931.56

All costs to include applicable taxes. The above unit prices bid shall be valid for a period of sixty days (60) from the contract begin date.

BIDDERS SHALL BID ALL WORK ITEMS. BIDDING \$0.00 OR LEAVING A BLANK SPACE IN THE UNIT PRICE OR EXTENDED PRICE COLUMN SHALL RENDER THE BID NON-RESPONSIVE.

The bidder understands that any quantities stated or implied in the Specifications or elsewhere in the contract documents are approximate only and are subject to increase or decrease. The format of the Bidding Schedule depends on several items including the Board of Supervisors approval for projects that are not currently approved. The amount stated in the Bidding Schedule does not guarantee the Contractor that the County will complete or schedule the total amount as stated. The County will have the option to complete what it feels as necessary depending on price, budget, and Board of Supervisors approval of future projects. The Contractor hereby proposes to perform all quantities of work as either increased or decreased, in accordance with the provisions of the specifications, at the unit prices listed in the Bid Schedules. Bidder must bid on all areas. The Utility Height Adjustments and Pilot Car will be awarded along with the award for each particular area.

Bidders are instructed to bid on all areas regardless of quantity.

Vendor to indicate whether other governmental agencies may purchase against this contract: YES NO

FIRM: Brown and White, Inc.

SIGNATURE: *Peter A. Granillo* DATE: MAY 8, 2024

PRINTED NAME: Peter A. Granillo TITLE: President/CEO

PHONE: 520-624-9860

BID TAB
GUARDRAIL INSTALLATION, REPAIR AND SUPPLIES, B24-03-029

Effective May 28,2026 to May 27, 2027

Brown and White
501 E. 30th Street
Tucson, AZ 85713

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
GROUP 1: GUARDRAIL SUPPLIES (Purchase of Guardrail Supplies, no installation).					
1	Guardrail, 25' section 12 gauge Manufacturer & Part #: <u>UIS G116</u>	10	Each	\$ 219.75	\$ 2,197.50
2	Core-Ten Guardrail, 25' section, 12 gauge Manufacturer & Part #: <u>UIS G184C</u>	10	Each	\$ 294.03	\$ 2,940.30
3	Etched Guardrail, 25' section, 12 gauge Manufacturer & Part #: <u>UIS G116</u>	10	Each	\$ 469.15	\$ 4,691.50
4	Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS G112</u>	10	Each	\$ 113.32	\$ 1,133.20
5	Core-Ten Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS G180C</u>	10	Each	\$ 151.16	\$ 1,511.60
6	Etched Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS G112</u>	10	Each	\$ 242.37	\$ 2,423.70
7	Pre-Punched ADOT C-10.08 Panel Manufacturer & Part #: <u>UIS G119.31</u>	10	Each	\$ 141.05	\$ 1,410.50
8	Concave Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS GRPV112.00</u>	10	Each	\$ 197.11	\$ 1,971.10
9	Convex Guardrail, 12'-6" section, 12 gauge Manufacturer & Part #: <u>UIS GRPX112.00</u>	10	Each	\$ 197.11	\$ 1,971.10
10	Standard Flare End Manufacturer & Part #: <u>UIS T117</u>	10	Each	\$ 64.73	\$ 647.30
11	Regular Post, 6" x 8" x 72" Manufacturer & Part #: <u>Trio P6</u>	10	Each	\$ 45.68	\$ 456.80
12	Regular Block, 8" x 8" x 14" Manufacturer & Part #: <u>Trio B8</u>	10	Each	\$ 13.78	\$ 137.80
13	regular Block, 6" x 8" x 14" Manufacturer & Part #: <u>Trio B6</u>	10	Each	\$ 9.43	\$ 94.30

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
14	SKT/FLEET 45" CRT Post Manufacturer & Part #: <u>UIS P185.31</u>	10	Each	\$ 49.63	\$ 496.30
15	Complete Cable Anchor Assembly with Bearing Plate for SKT/FLEAT Manufacturer & Part #: <u>UIS 8114</u>	10	Each	\$ 170.67	\$ 1,706.70
16	SKT/FLEAT Soil Tube for Item #14 Manufacturer & Part #: <u>UIS A190.0</u>	10	Each	\$ 170.60	\$ 1,706.00
17	SKT/FLEAT 12.5' Anchor Panel Manufacturer & Part #: <u>UIS G269</u>	10	Each	\$ 139.15	\$ 1,391.50
18	Button Head, 5/8" x 1-1/4" Manufacturer & Part #: <u>UIS F101</u>	10	Each	\$ 0.67	\$ 6.70
19	Button Head, 5/8" x 2" Manufacturer & Part #: <u>UIS F102</u>	10	Each	\$ 1.03	\$ 10.30
20	Button Head, 5/8" x 10" Manufacturer & Part #: <u>UIS F110</u>	10	Each	\$ 3.71	\$ 37.10
21	Button Head, 5/8" x 18" Manufacturer & Part #: <u>UIS F118</u>	10	Each	\$ 6.13	\$ 61.30
22	Washer, 5/8" Round Manufacturer & Part #: <u>UIS F179</u>	10	Each	\$ 0.72	\$ 7.20
23	Washer, 1-3/4" x 3/16" Manufacturer & Part #: <u>UIS W115</u>	10	Each	\$ 1.58	\$ 15.80
24	Bolted Anchor, ADOT C 10.07 Manufacturer & Part #: <u>UIS KM003.1</u>	10	Each	\$ 374.41	\$ 3,744.10
TOTAL GROUP 1					\$ 30,769.70
GROUP 2: GUARDRAIL INSTALLATION AND REPAIR (All Services shall include all materials, labor, equipment, traffic control, and all required permits to complete each job).					
Area A: Winslow					
A1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
A2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
A3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
A4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
A5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
A6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
A7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
A8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
A9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
A10	Sandbags	1	Day	\$ 1.75	\$ 1.75
A11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
A12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
A13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
A14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
Area B: Holbrook, Joseph City, Sun Valley, Woodruff					
B1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
B2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
B3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
B4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
B5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
B6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00
B7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
B8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
B9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
B10	Sandbags	1	Day	\$ 1.75	\$ 1.75
B11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
B12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
B13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
B14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
Area C: Snowflake, Taylor, White Mountain Lake					
C1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
C2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
C3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
C4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
C5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
C6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
C7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
C8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
C9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
C10	Sandbags	1	Day	\$ 1.75	\$ 1.75
C11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
C12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
C13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
C14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
Area E: Heber/Overgaard					
E1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
E2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
E3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
E4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
E5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
E6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00
E7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
E8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
E9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
E10	Sandbags	1	Day	\$ 1.75	\$ 1.75
E11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
E12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
E13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
E14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
Area F: Show Low, Pinetop-Lakeside					
F1	Price per linear foot for guardrail installed (complete in place - including labor)	2,500	Linear Ft	\$ 40.25	\$ 100,625.00
F2	Price per linear foot for guardrail removal	2,500	Linear Ft	\$ 12.10	\$ 30,250.00
F3	Price per each for install of bollard, 4" to 6" diameter(complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
F4	SKT - 350 End Treatment	25	Each	\$ 7,280.00	\$ 182,000.00
F5	Mobilization	1	Unit	\$ 2,750.00	\$ 2,750.00
F6	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNITS MEASURED	UNIT PRICE	TOTAL EXTENDED COST (unit price times estimated quantity)
F7	Flagger	1	Hourly	\$ 31.00	\$ 31.00
F8	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
F9	Warning Lights	1	Day	\$ 0.35	\$ 0.35
F10	Sandbags	1	Day	\$ 1.75	\$ 1.75
F11	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
F12	Sign Stands	1	Day	\$ 1.75	\$ 1.75
F13	Orange Flags	1	Each	\$ 1.75	\$ 1.75
F14	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
TOTAL GROUP 2					\$ 1,723,120.30
GROUP 3: GUARDRAIL INSTALLATION PER GUARDRAIL PLANS FOR WHITE MOUNTAIN LAKE ROAD (All Services shall include all materials, labor, equipment, traffic control, and all required permits to complete each job).					
WML1	Price per linear foot for guardrail installed (complete in place - including labor)	250	Linear Ft	\$ 40.25	\$ 10,062.50
WML2	Price per each for install of bollard, 4" to 6" diameter (complete in place - including labor)	30	Each	\$ 960.00	\$ 28,800.00
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WML5	Traffic Control Technician	1	Hourly	\$ 82.00	\$ 82.00
WML6	Flagger	1	Hourly	\$ 31.00	\$ 31.00
WML7	Type II Barricade Vertical Panel	1	Day	\$ 0.65	\$ 0.65
WML8	Warning Lights	1	Day	\$ 0.35	\$ 0.35
WML9	Sandbags	1	Day	\$ 1.75	\$ 1.75
WML10	Traffic Cones	1	Day	\$ 0.31	\$ 0.31
WML11	Sign Stands	1	Day	\$ 1.75	\$ 1.75
WML12	Orange Flags	1	Each	\$ 1.75	\$ 1.75
WML13	Pilot Car	1	Hourly	\$ 79.50	\$ 79.50
TOTAL GROUP 3					\$ 70,931.56

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Approval of Commercial Operating Agreement with Kelley Aviation (Jacob Allen)

RECOMMENDATION

I **MOVE** to approve a Commercial Operating Agreement with Kelley Aviation to provide mobile aircraft maintenance services at Show Low Regional Airport.

BACKGROUND

Justin Kelley of Kelley Aviation has requested authorization to operate as a mobile aircraft maintenance provider at Show Low Regional Airport. The proposed operation will offer on-site maintenance and repair services to based and transient aircraft, enhancing the availability and convenience of aviation services at the Airport.

Mobile maintenance services are consistent with the Airport’s objectives to support general aviation activity, improve service offerings, and increase operational flexibility for Airport users without requiring additional infrastructure development.

The key terms of the Commercial Operating Agreement include:

- **Type of Operation:** Mobile aircraft maintenance services
- **User Fee:** \$50 per month
- **Insurance Requirements:** Kelley Aviation will maintain liability insurance in compliance with the Airport’s adopted Minimum Standards for commercial operators
- **Facilities:** No permanent leasehold; services will be conducted on an as-needed, mobile basis in designated areas approved by Airport Management
- **Compliance:** Operator must adhere to all applicable federal, state, and local regulations, as well as Airport Rules and Regulations and Minimum Standards

Staff recommends approving the Commercial Operating Agreement with Kelley Aviation to provide mobile aircraft maintenance services at Show Low Regional Airport.

ATTACHMENTS

None

FISCAL IMPACT

\$50.00 per month user fee

MINUTES OF THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL HELD ON THURSDAY, APRIL 16, 2026, 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 (arrived at 6:44 p.m.), Councilman Hatch (arrived at 6:44 p.m.), 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; Shane Hemesath, Public Works Director; Justen Tregaskes, Planning and Zoning; Chris Reid, City Engineer; Jacob Allen, Airport Manager; Mike Mariscal, Community Services Director; Rick Austin, Public Works Operations Manager; Mischa Steinbrecher, Finance Manager; Terri Nikolaus, Recreation Supervisor; Grace Payne, Communications Manager; Kendra Ables, Library Services Manager; Mike Butora, Police Commander; Becca Seely, Aquatics Pool Manager; Scott Tipton, City Magistrate; Jeff McNeil, Police Commander; and Rachael Hall, City Clerk.

GUESTS: Doug Roberts.

3. Budget Town Hall and Review of Recommended Budget for Fiscal Year Ending June 30, 2027.

No citizens attended the Budget Town Hall.

Mr. Johnson said tonight's study session was to present a budget review of the recommended department budgets, including a synopsis of anticipated revenues and expenditures for fiscal year 2027. If needed, additional budget reviews were scheduled for April 23 and April 30. He said staff would present an overview of the tentative budget on May 19, including any changes to the recommended budget per the Council's direction. The final budget would be adopted on June 16, and the City would adopt the secondary property tax levy on July 21.

A copy of the recommended budget for the fiscal year ending June 30, 2027 was attached to the minutes.

Magistrate Court

Mayor Leech asked Judge Tipton if there were any needs for the Court at this time. Judge Tipton said no, there were no anticipated needs at this time in Court.

Planning and Zoning

No questions.

City Attorney

Vice Mayor Kakavas asked for statistics on caseloads to justify the additional staff request and asked whether a paralegal was needed or if a clerical position would suffice.

Ms. Atencio provided an overview of increasing workload trends within the department to support the request for additional staffing. Historical contract data showed a steady rise in activity over the past several years. Since 2023, contract activity has increased significantly by more than 53% from 2022. This upward trend continued in 2024 with a 15.5% increase, and in 2025 an overall increase of approximately 35%.

Ms. Atencio said in addition to contract growth, the Magistrate Court had experienced an increase in caseload. Year-to-date, there had been 92 cases filed, with 43 active and 49 closed. This increase was partly attributed to animal control cases and code enforcement cases.

Ms. Atencio said a significant new workload factor had been the regulation and enforcement of short-term rentals. To date, approximately 95 cases have been filed, with an estimated 50 additional cases pending. These cases added substantially to the existing court workload and required considerable coordination and administrative support.

Ms. Atencio also highlighted the implementation of the Origami insurance tracking system in 2023, as recommended by the City's risk pool. While the system had improved the City's ability to monitor contract compliance and insurance coverage, it had also revealed numerous deficiencies, including expired or missing insurance documentation. Addressing these compliance issues had created a substantial additional workload, largely managed by existing staff.

Ms. Atencio said support staff, including the part-time legal assistant, had played a critical role in managing increased demands by preparing case documentation, coordinating service of complaints, and assisting with compliance tracking. However, despite these efforts, the overall workload had grown significantly, and additional staffing was necessary to maintain service levels and ensure all required duties were completed effectively.

Councilman Adams asked for clarification on the existing position that was

shared between the city clerk's office and city attorney's department. Ms. Atencio said the position was labeled as "deputy city clerk", which was held currently by Kathy Clements, and was under the supervision of the city clerk's office. She said the position also was to provide support to the city attorney's department. She said ideally, it would be a 50/50 split between the two departments, but that did not always happen, and at this point, the workload has made it unsustainable.

Mayor Leech inquired whether there would be sufficient workload to support a full-time position within the department.

Ms. Hall responded that there was adequate work to support the position. She explained that, over the past several years, there had been extended periods when Ms. Clements had been dedicated exclusively to legal duties, requiring Ms. Hall to assume the full responsibilities of the deputy city clerk role. During those times, other responsibilities, including support to the city manager, were delayed or deferred.

Ms. Hall noted that workload increases had been consistent across multiple areas. Public records requests alone had increased by approximately 42%, with demand continuing to rise. She also highlighted the contributions of Ms. Hudson, a contract employee, who had assisted with airport-related lease agreements, legal support tasks, and clerical duties such as agenda packet preparation when additional support was needed. However, Ms. Hall indicated that Ms. Hudson's availability was limited and may not be sustainable long-term due to other commitments.

Ms. Hall further explained that the legal assistant position had historically been a part-time role for over a decade prior to recent organizational changes. She emphasized that, given the current volume of work, both positions would remain fully utilized. She concluded that current staffing levels were insufficient to meet the growing workload and compliance demands, and that additional support was necessary to maintain operational effectiveness.

Mayor Leech stated that, prior to the presentation, he had not fully understood the extent of the department's workload. He noted that monthly reports provided to the Council were typically high-level and did not previously reflect the level of activity presented. While acknowledging the significant workload, he expressed a desire to further evaluate the request and consider alternative approaches.

Mayor Leech emphasized that other departments had requested additional staffing in the past and were deferred, and he would like to ensure consistency in evaluating such requests. He suggested exploring the option of initially implementing a part-time position to assess workload demands before committing to a full-time position. He also requested that future monthly reports include more detailed workload data to better inform the Council.

Vice Mayor Kakavas commented that the duties described appeared to be more clerical in nature and aligned more closely with a legal assistant role rather than a paralegal, which typically required a higher level of certification. She expressed support for considering a part-time legal assistant position as an initial step.

Community Services

- Administration

Councilman Adams requested clarification on a \$25,000 increase related to the Tree City USA program.

Mr. Mariscal said the City had participated in the program for 28 years. He said a program requirement was maintaining a \$25,000 annual budget to plant new trees, trim trees, and remove trees. He said the current expenses were spread across multiple accounts, and establishing a dedicated budget line would simplify tracking, improve transparency, and provide a clearer accounting of tree-related expenditures.

Councilman Whipple inquired whether the proposed funding amount would be sufficient to address the increasing number of trees impacted by bark beetle infestation and drought conditions throughout the community.

Mr. Mariscal responded that the allocated amount of approximately \$25,000 was intended specifically to meet the requirements of the Tree City USA program and would likely not be sufficient to address the broader tree loss concerns. He noted that additional funding for tree replacement was addressed separately within the department's budget.

Mayor Leech clarified that the proposed funding pertains only to Tree City USA requirements and indicated that further discussion may be needed to ensure adequate funding was allocated for overall tree management efforts.

Councilman Adams asked whether grant funding was available to support these efforts. Mr. Mariscal stated that while some grant opportunities may exist, the current funding was not tied to any grants and was primarily intended to meet program requirements.

Vice Mayor Kakavas asked whether the City was coordinating with Timber Mesa Fire and Medical District regarding tree removal efforts related to bark beetle and drought conditions. Mr. Mariscal confirmed that coordination had occurred to some extent and noted that the City proactively removed trees identified as affected. He added that approximately 30 trees were currently being removed in the City park.

Mr. Brown further stated that the City was collaborating with Timber Mesa, as well as with private property owners, the U.S. Forest Service, Arizona Game and Fish, and State Parks to address tree removal in affected areas, including locations near Fools Hollow and along Needles Creek. He noted that while some grant opportunities existed, they were often costly and required matching funds from property owners. He said the City would continue to pursue available resources and remove affected trees within public rights-of-way as needed.

- Library

Mayor Leech asked for clarification regarding the request to convert a part-time position to full-time.

Ms. Abel explained that the City currently had a part-time position in the computer lab. For many years, the City benefited from Don Vogel, who had retired prior to relocating and began working at the library, where he helped establish the computer lab. Because he preferred part-time work, the position remained part-time for several years.

Ms. Abel said as services expanded, the City increased staffing to two part-time positions prior to his retirement. After his departure, staffing was reduced to one part-time position. However, demand had continued to grow. Ms. Ables noted that staff had been tracking reference questions, and more than 40 percent were related to computer assistance. She also stated that the IT Department was frequently called to address issues that could be handled by a full-time computer lab staff member, rather than diverting IT resources from City Hall.

Councilman Judd asked for clarification on the request for an accordion security gate. Ms. Abel explained that there was a metal gate across the lobby entrance that was closed during Council meetings when the library was not open. She noted that the gate was unfortunately deteriorating and beginning to fail.

- Recreation

Vice Mayor Kakavas asked for information about the after-school program and whether the City coordinated with local schools.

Ms. Nikolaus explained that the program partnered with the schools as drop-off locations, specifically working with Nikolaus Homestead and Whipple Elementary. The program was fully operated by City staff, though it was conducted in coordination with the schools.

Vice Mayor Kakavas then asked how many students participated in the program. Ms. Nikolaus responded that enrollment averaged between 20 and 30 students per month, depending on the time of year.

Vice Mayor Kakavas also asked whether there was a fee for parents. Ms. Nikolaus confirmed that there was, with options to pay weekly, monthly, or quarterly, and indicated that the fees largely helped cover program costs.

- Aquatics
No questions.
- Public Information
Vice Mayor Kakavas asked for clarification regarding the mention of a drone fleet, specifically whether the City currently operates multiple drones.

Ms. Payne explained that the City currently operates one drone, which is designed for outdoor use, including high-altitude and large-area applications. She added that the proposed addition would be a smaller, more agile drone intended for indoor use and for capturing sporting events.

Councilman Adams asked about the age of the camera equipment currently in use.

Ms. Payne responded that the department was working toward establishing a regular replacement cycle to keep the equipment current. The first camera was purchased in 2022, and the most recent was purchased in 2023. She noted that the typical useful life of the cameras was approximately three to six years.

Ms. Payne explained that warranties were purchased to allow for manufacturer repairs when needed, but the equipment also experienced normal wear due to frequent use. As a result, staff would like to implement a replacement schedule of either annually or every other year, with a “one in, one out” approach.

Mayor Leech asked whether older equipment could be sold. Ms. Payne replied that the cameras were eligible for the City's auction when they reached the end of their useful life, though the City did not intend to retire or auction them prematurely.

Ms. Payne added that the cameras were used for both photo and video production, including filming “Stop” content and other media projects, making them a versatile tool beyond photography alone.

Police

- Operations
Mayor Leech asked about the replacement cycle for the six fully marked patrol units and when the department last updated that fleet.

Chief Westover responded that several units were acquired last year, and the current request for six new vehicles was intended to replace older Chevrolet Impalas with high mileage. He noted those vehicles were outdated, two-wheel drive, and not well suited for local winter conditions and terrain. He added that the department's swing vehicles were also in poor condition and becoming increasingly expensive to maintain.

Mayor Leech asked whether the retired vehicles were typically auctioned or repurposed. Chief Westover explained that they were usually sent to auction, though in some cases they may be transferred through cooperative arrangements with partner or sister agencies when appropriate.

Mayor Leech referenced prior discussions about reallocating older vehicles that were no longer meeting departmental standards and suggested there may be opportunities for alternative use before disposal.

Mayor Leech asked whether the position for the drone pilot program was already filled and in training. Chief Westover explained that the drone pilot role would initially be a collateral duty assigned to existing personnel, allowing the department to assess operational demand before potentially requesting a dedicated position in the future. Mayor Leech expressed concern about adding additional duties to already limited staffing levels, and Chief Westover acknowledged that concern.

Councilman Adams asked about the duration of the grant funding for School Resource Officer (SRO) positions. Chief Westover explained that the grant operated on a three-year cycle and was regularly renewed, with the state continuing to support the program. He noted the department had successfully renewed the grant twice and anticipated another cycle would begin this year. Mr. Johnson added that the Show Low School District submitted the grant application with assistance from city staff, and funding had generally been sufficient to maintain positions. He also noted a prior issue where a late submission required the City to temporarily partner in funding.

Councilman Judd commented positively on the SRO program, noting strong community support. Chief Westover affirmed the strong relationship between SROs and the schools.

- Investigations
No questions.
- Administration/Operational Support
No questions.
- Communications

Councilman Judd asked how the billing structure worked for the dispatch center.

Chief Westover explained that all costs associated with the center were compiled, including personnel and equipment expenses. He noted that a revolving account had been established within the capital budget to fund major equipment replacements, which helped avoid requesting large contributions from partner agencies during the fiscal year. He stated that total costs were then divided by the total number of calls handled across all agencies to determine a cost per call.

Councilman Whipple asked whether there had ever been issues with agencies failing to pay their share. Chief Westover responded that there had not been any issues to date, and that partner agencies had been appreciative of the opportunity to participate under the agreement.

- Animal Control

Chief Westover explained that the current animal control vehicle had been frequently in the shop and that the transport box was deteriorating. He stated that the vehicle was reaching the end of its useful life and needed replacement. When the primary vehicle was unavailable for repairs, staff had been relying on a backup canine unit, which he said was not ideal for animal control operations.

Mayor Leech recalled previous concerns regarding the decision to install a new engine in the same vehicle the prior year. He noted frustration that approximately \$15,000 had been spent on a motor replacement despite the vehicle's overall condition and questioned the timing of that investment, given ongoing replacement discussions. He added that, in his view, it would have been preferable to address the vehicle's structural issues at that time rather than invest in the engine.

Chief Westover responded that the engine replacement had provided a functional benefit and allowed the City to maintain a usable backup vehicle. He explained that this enabled both animal control officers to remain operational when the primary unit was out for maintenance, improving service capacity.

Mayor Leech asked whether additional repairs could be made to the older vehicle, including the transport box, in order to extend its life. He expressed concern about replacing it entirely and potentially sending it to auction after recent investments.

Chief Westover clarified that there was no intention to send the vehicle to auction and that it would remain in service as an additional asset for animal control operations. He noted that animal control calls represented the

department's highest call volume, averaging several hundred calls weekly, though he did not have exact daily figures available at the time.

Vice Mayor Kakavas asked for clarification on how those calls were factored into other reporting metrics. Chief Westover explained that animal control calls were included in the department's cost-per-call calculations for the City.

Public Works

- **Engineering**

Vice Mayor Kakavas asked about the valve turner and generator and how they were being used within the engineering department.

Mr. Reid explained that the engineering group had two inspectors and that those pieces of equipment were intended to support their work, particularly given the number of waterline replacement projects scheduled for the current and upcoming years. He noted that the inspectors regularly operated valves to shut off large water mains and that the physical effort required for that work was significant.

Mr. Reid added that the valve operations were becoming increasingly demanding and that the inspectors had requested this equipment for several years. As a result, the items were included in the current budget proposal. He explained that the valve turner was used to operate water system valves, and the generator was used to power the valve turner.

- **Airport**

Councilman Clark asked how many passengers were processed through the airport each year and requested totals for both the current and prior years.

Mr. Allen stated that under prior carriers such as Southern Airways Express and Boutique, the airport averaged approximately 2,000 to 2,500 enplanements per year, which equated to roughly 5,000 total passengers when deplanements were included. He added that under Contour Airlines, enplanements had increased to approximately 10,000 per year, or roughly 20,000 total passengers annually.

Councilman Clark asked about private aircraft operations, including landings and takeoffs, and whether those numbers were also increasing.

Mr. Allen explained that the airport had recently implemented ADS-B software and antenna systems to better track aircraft activity. He noted that ADS-B technology had become a requirement for most aircraft, particularly commercial operators, and provided detailed flight data, including tail numbers and ownership information. He stated that the airport subscribed to a system called "FlightAware 1200 Aero," which, along with installed

antennas, allowed staff to collect and analyze operational data. He explained that the system provided valuable insights, such as runway usage and the number of daily landings, and that the airport now had approximately three years of data available. He noted that prior to this system, staff had manually recorded landings. He added that he could export and share reports and that the data showed continued growth in both commercial and private operations, though he would need to review specifics on the origin of private flights.

Mr. Allen also addressed questions about proposed helipads. He explained that the helipads were intended for public use and would be eligible for FAA funding. He clarified that they would not be restricted to any single user but were primarily designed to support large firefighting aircraft, including Chinooks and Skycranes, which routinely operated in the area during wildfire season. He added that the pads could also accommodate larger military helicopters, while existing helipads at the airport were limited to smaller aircraft such as medical helicopters and Robinson models.

Vice Mayor Kakavas asked about the planned terminal expansion and the size of the additional passenger holding area. Mr. Hemesath responded that the expansion was approximately 1,500 square feet.

Mr. Hemesath added that the expansion was planned toward the north side of the terminal, though options to the west were also being evaluated. He noted that coordination with project engineers was ongoing to develop alternatives. He also mentioned that the western side of the building included a fuel-related area that required careful consideration due to safety concerns.

- Parks/Facilities Maintenance

Mayor Leech expressed concern that the proposed \$80,000 allocation for the Frontier Park bathroom project appeared to be more of a temporary fix than a long-term solution. He noted that the facility was heavily used, particularly during community events, and described it as one of the most frequently used restrooms in the area. He stated that he was skeptical that the issues, including odor and overall condition, could be adequately addressed within the proposed budget. He emphasized that he did not want to see funds spent on what he characterized as a “band-aid” approach and questioned whether the investment would meaningfully resolve the underlying problems.

Mr. Johnson responded that constructing a new restroom facility would cost approximately \$170,000, providing context for the repair-versus-replacement discussion.

Mr. Hemesath explained that staff had evaluated multiple options for the

restroom building, including expanding the existing structure by converting storage and concession space into additional restroom capacity. He noted that while this would improve restroom function, it would reduce available storage needed for events such as soccer.

Mayor Leech raised concerns about moisture issues in the storage area walls and questioned whether the underlying structural problems could be fully resolved through renovation.

Mr. Hemesath responded that the plan included replacing interior walls, pressure washing and chemically treating the space, and applying an epoxy floor coating. He clarified that the renovations would involve significant rebuilding of interior components.

Mayor Leech questioned whether it would be more practical to defer repairs and pursue a new facility in the future, rather than investing in the existing structure.

Mr. Hemesath noted that a new restroom facility was also already planned for the site, consisting of a standard three-unit men's, women's, and family restroom building to be installed on the opposite side of the field, which would allow the site to have two restroom facilities.

Mr. Johnson clarified that the project included both a new \$170,000 restroom on the west end of Frontier Park and a separate remodel of the existing restroom facility.

Mayor Leech reiterated concerns about whether the remodel would adequately address persistent plumbing issues, noting that toilets frequently backed up and did not function properly during events. He questioned whether there were deeper infrastructure issues, such as sewer line problems or root intrusion, that would not be resolved through fixture replacement alone.

Mr. Hemesath acknowledged the concern and stated that staff planned to evaluate the system further, including using camera inspections of the lines to determine whether more significant issues existed. He added that if major underground problems were identified, they would be brought back for further review rather than proceeding solely with fixture replacement.

Councilman Clark asked about the Frontier Park parking lot expansion and what was meant by the need to update the area master plan.

Mr. Hemesath explained that the concept had been discussed previously, including potential roadway connections and future development options in coordination with adjacent county facilities. He stated that earlier concepts

had included a roadway alignment running from the area in front of the Reidhead House, looping around the large tree, and connecting into the expanded parking lot area. He noted that some of those plans had since evolved or been reconsidered.

Mr. Hemesath stated that the overall project was estimated at approximately \$1.5 million. He also noted that several large events previously held in the area had decreased or been discontinued, which affected overall usage. He expressed concern that the investment could result in a parking lot that might be underutilized for portions of the year. He stated that with the scale of investment, staff needed to carefully evaluate how future development would integrate, including the potential relocation or incorporation of the museum and coordination with utilities such as power lines. He noted that undergrounding utilities and determining the appropriate placement of structures were still under consideration. He added that staff had questioned whether proceeding with the full scope of the project at that time was premature without a finalized long-term plan. He emphasized that while the improvements would be beneficial, they needed to ensure the design was fully coordinated and properly executed.

Councilman Clark said that despite some perceived decreases in certain events, the area remained heavily used for sports and other community activities, and parking demand during those times was significant. He noted that vehicles were frequently observed parking in dirt areas and along undesignated spaces. Mr. Hemesath stated that expanding parking could be completed in phases and could begin without immediately resolving all future development questions. He also emphasized the importance of creating a secondary access point for safety and traffic flow.

Councilman Clark added that he would support including the Frontier Park parking lot expansion in the budget, even if some elements, such as roadway development, were deferred pending further planning of the surrounding quadrant. He also referenced the large tree within the proposed development area, noting its visual prominence.

Councilman Clark also discussed the Meadow parking expansion, stating that he believed direction had been previously given to proceed, but that it warranted reconsideration due to ongoing parking challenges during major events. He noted that parking overflow had created safety concerns, including vehicles parking along main roadways. He recommended restoring the Meadow expansion to the budget in order to proactively address anticipated demand rather than waiting until conditions worsened.

Mayor Leech asked whether sufficient space was available to support expansion at the Meadow site.

Mr. Hemesath explained that expansion would likely require extending beyond the existing fence line and potentially relocating or modifying fencing and gate access to allow overflow parking. He added that lighting improvements would also be needed if the area was expanded.

Mayor Leech agreed that additional parking would be beneficial, noting past challenges during events when overflow areas were not sufficient.

Mr. Johnson noted that staff would incorporate the discussed changes into the project notes. He also reminded the Council of the City's remaining expenditure capacity, stating there was approximately \$3 million remaining under the expenditure limitation, though adjustments and reprioritization of other budget items may still be necessary.

Vice Mayor Kakavas noted that significant work had already been completed on the Frontier parking lot in recent years and expressed that the existing dirt parking area was adequate for visitors at this time, as other priorities required more immediate attention.

Councilman Clark added that there may also be an opportunity to reconsider the Frontier Park restroom building, suggesting that expanding the facility could better serve high-use events. He questioned whether investing in a limited remodel was sufficient given the level of use and suggested that a larger facility or expanded footprint might provide a more effective long-term solution.

Mayor Leech agreed that the west-end restroom facility would still see heavy use.

Mr. Hemesath suggested that expanding the existing restroom footprint into adjacent parking areas could be a more practical long-term solution, though it would require reconfiguring parking spaces. He also estimated the building to be approximately 15 years old.

Mr. Johnson concluded that staff had taken note of the requested adjustments for further review and incorporation into budget considerations.

- Streets/HURF

Councilman Clark asked for clarification on why the East Woolford Road extension off Penrod, totaling approximately \$6.5 million, had been removed.

Mr. Johnson responded that the item was still included in the budget and indicated that if it was not reflected in the current document, it was an oversight that would be corrected. He confirmed that the project remained part of the overall budget.

Councilman Clark then asked about the Country Club Manor Unit 2 project and whether it had been removed from the CIP list as a slurry seal project.

Mr. Johnson clarified that it had originally been planned as a repave project, but adjustments were made due to budget constraints. He explained that the CK Peterson project was approximately \$518,000, and Country Club Unit 2 was over \$800,000, so staff adjusted the sequencing to balance available funding. He noted that staff had coordinated with engineering to evaluate whether Unit 2 required more immediate attention than Unit 1. He also stated there was potential to complete CK Peterson in the current year and defer Country Club Units 1 and 2 to the following year, along with Pine Glen funding considerations.

Mayor Leech asked whether vehicle replacements were additions to the fleet or replacements for existing equipment.

Mr. Austin responded that most were replacements for older equipment. He noted that a new bucket truck represented an addition to the fleet, intended for smaller streetlight work rather than larger highway operations. He added that a crack seal machine was a replacement, and an F-550 would replace a 2002 Dodge.

Mayor Leech asked whether retired vehicles were sold at auction.

Mr. Austin confirmed that surplus vehicles were sent through auction and noted that a recent auction had generated approximately \$86,000.

Mayor Leech asked whether the City received a report detailing auction results and proceeds.

Mr. Johnson responded that the auction provider supplied a detailed list of items sold and proceeds, which were then distributed to the appropriate departments through Finance. He added that this information had been shared with Council in the past and could be provided again.

- Wastewater

Vice Mayor Kakavas asked about the bio barge and whether automation had already been implemented at the wastewater treatment plant.

Mr. Austin explained that the proposed bio barge was intended for use in the biolac basins at the treatment facility. He noted that staff currently used a custom-built, makeshift platform constructed from barrels and other materials to access equipment in the basins. He explained that the basins contain aerators with diffusers that extend approximately twelve feet into the water to provide oxygenation. He stated that during maintenance, staff had to lift the diffusers for cleaning and replacement, which had been done using

the existing improvised system. He explained that the new barge was specifically designed for this purpose, allowing the equipment to be safely raised, serviced, and then returned to the water. He added that the system would improve safety and efficiency compared to the current setup.

- Water

Mr. Johnson introduced a new proposed item for fiscal year 2027: participation in a WIFA program to implement an advanced metering infrastructure system. He explained that the system would upgrade all water meters citywide and allow staff to monitor and manage usage remotely from City Hall. He stated that this would eliminate the need for field meter readers and would allow staff to turn water service on and off remotely, resulting in significant operational efficiencies.

Mr. Johnson added that the program had been in existence for several years and was believed to offer approximately a 50% grant match, although he had also heard that some recent projects had received up to 75% funding. He explained that for a roughly \$2.5 million project, receiving partial grant funding would make it a strong opportunity for a system-wide upgrade that would reduce staff time and improve meter technology. He noted that the system included updated communication technology installed at the meter that transmits usage data to a central reading system.

Mr. Hemesath added that the system would include radio-read devices installed on city wells and other locations, allowing staff to read the entire system remotely with the push of a button and control service as needed.

Mr. Johnson further explained that the system would also provide real-time alerts for unusual water usage. He noted that this would allow the City to identify problems much more quickly than the current monthly billing cycle.

Vice Mayor Kakavas asked whether a staff member would be responsible for monitoring the system. Mr. Johnson responded that the utility billing clerk would likely handle initial monitoring, with workload evaluated over time.

Councilman Adams asked whether water service could still be shut off at the meter in the future. Mr. Johnson confirmed that it would still be possible, though he clarified that such actions would be handled appropriately and in accordance with policy.

Vice Mayor Kakavas asked about the duty van and what the \$110,000 cost covered.

Mr. Austin explained that the vehicle was a heavy-duty van used to carry stocked emergency parts so staff could respond quickly when equipment failed in the field. He stated that it effectively replaced a 2002 pickup truck

that had previously been outfitted with a utility-style box.

Vice Mayor Kakavas asked whether the cost included the parts stored in the vehicle.

Mr. Austin responded that the parts themselves were already on hand and were not included in the vehicle purchase price. He clarified that the \$110,000 cost was for the van itself and noted that four-wheel drive was necessary for the intended use.

Street Lighting District

No questions.

Cemetery

No questions.

Refuse

No questions.

General Fund/Streets Debt Service

No questions.

Self-Insurance Fund

No questions.

Show Low Bluff CFD

No questions.

Capital Projects/Grants

No questions.

Administrative Services

- Human Resources
No questions.

- Information Systems
No questions.

- Administrative Services/Finance
No questions.

- Public Transportation
No questions.

Administration

- City Council

No questions.

- General Operations
No questions.
- City Manager
No questions.
- City Clerk
No questions.

Mr. Johnson reviewed the community requests.

Mr. Johnson said that since the budget review was completed, there would be no need for the meetings scheduled for April 23 or April 30. The next budget meeting would be on May 19, 2026 where the overview of the tentative budget with changes to the recommended budget would be presented.

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 16, 2026, AT 8:24 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 16, 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

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, APRIL 21, 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, Councilman Whipple

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Mike Butora, Police Commander; Shane Hemesath, Public Works Director; Chris Reid, City Engineer; Trampas Johnston, Engineering Project Manager; Mike Mariscal, Community Services Director; Kendra Abel Library Services Manager; Shannon Adams, Grants Coordinator; and Rachael Hall, City Clerk.

GUESTS: Tom Kakavas, Doug Roberts, Mark McCloy, Maggie Price, Chris Dormer, Thomas Tomlinson, and others.

3. Invocation.

Councilman Adams gave the invocation.

4. Pledge of Allegiance.

Councilman Hatch 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.

None.

6. **SPECIAL EVENTS:**

- A. Presentation by Navajo County Sheriff's Office

Chief Deputy Randy Moffitt, Navajo County Sheriff's Office (NCSO), provided an operational update.

Chief Deputy Moffitt reported the Dispatch/Communications Unit handled 15,183 dispatched events, 24,559 total calls, and 18,448 911 calls, and conducted 8,710 traffic stops. Staffing included nine telecommunicators, two supervisors, and one manager. The Criminal Investigations Unit investigated six homicides over the past year and was staffed by one lieutenant, one sergeant, and three detectives.

Chief Deputy Moffitt said the White Mountain Regional Special Response Team responded to five callouts. The Team included 14 members from regional law enforcement agencies, along with three medics and two negotiators.

Chief Deputy Moffitt said the Major Crimes Apprehension Team (MCAT), staffed by one lieutenant, two K-9 handlers, one detective, and one detention detective, seized 347 pounds of methamphetamine and approximately 500,000 fentanyl pills in 2025, compared to higher totals the previous year. MCAT made 213 arrests and conducted 259 assists. He noted evolving drug trafficking methods and increased concealment efforts. MCAT executed 49 search warrants, including vehicle and residential warrants.

Chief Deputy Moffitt highlighted two incidents: an April 2025 traffic stop that led to the recovery of a missing 13-year-old juvenile and the arrest of a kidnapping suspect, and a September 2025 stop resulting in the seizure of 34.1 pounds of methamphetamine valued at approximately \$618,700.

Chief Deputy Moffitt reported the Navajo County Jail employed medical and behavioral health staff and recently implemented medication-assisted treatment for opioid use disorder, currently serving 16 inmates with capacity for 72. A body scanner had also been implemented to detect contraband at intake.

The City Council thanked the Navajo County Sheriff's Office for their work and for keeping them informed.

B. Presentation Regarding Wildfire Mitigation by Arizona Public Service

Janet Dean, Public Affairs Manager with Arizona Public Service, was unable to attend the meeting. This presentation was moved to May 5, 2026.

7. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming May 1, 2026, as **Loyalty Day** in the City of Show Low (Rachael Hall)
- B. Proclamation by the Mayor Proclaiming April 19 through 25, 2026, as **National Library Week**, in the City of Show Low (Mike Mariscal)
- C. Proclamation by the Mayor Proclaiming April 24, 2026, as **Arbor Day** in the City of Show Low (Mike Mariscal)

- D. Consideration of Resolution No. R2026-11 Granting Water Service Connection Line Easement to Jonathan Figueroa (Chris Reid)
- E. Consideration of Acceptance of NPC Waterline Replacement, City of Show Low Project No. 7602545 (Chris Reid)
- F. Consideration of Approval of Agreement with CNP Technologies for FortiVoice Phone System for Show Low Police Department and Associated Budget Transfers (Greg Westover)
- G. Consideration of Minutes of Show Low City Council meetings:
 - 1. Study Session of April 7, 2026, 6:00 p.m.
 - 2. Study Session of April 7, 2026, 6:30 p.m.
 - 3. Regular Meeting of April 7, 2026

COUNCILMAN ADAMS 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 Loyalty Day Proclamation aloud.

Ms. Hall read the National Library Week Proclamation aloud.

8. **NEW BUSINESS:**

- A. Consideration of Acceptance of Arizona Game and Fish Heritage Grant Funds and Approval of Associated Budget Transfers (Shannon Adams)

Ms. Adams said that in 2025, over 350 bear complaints were received within the City, and Game and Fish data predicted an increase in bear activity this year. Unsecured garbage was the leading attractant drawing bears into neighborhoods, creating safety concerns, property damage, and risks to wildlife.

Ms. Adams said Arizona Game and Fish made the City aware of a grant through Heritage funds to reduce bear encounters. The City applied to the Arizona Game and Fish Heritage Grant Program to purchase bear-resistant trash trollies and was awarded \$130,000. No match was required.

Ms. Adams said that this project would reduce human-bear conflicts by deploying approximately 440 certified bear-resistant containers in high-incident areas and educating residents on proper waste management. The City would collaborate with Arizona Game and Fish and local waste services to track incidents and measure success.

Ms. Adams said staff recommended accepting grant funding from the Arizona Game and Fish Department and approving the associated budget transfers. Mayor Leech asked who would decide where the bear-resistant trash trollies would go. Ms. Adams said Arizona Game and Fish had data on high-activity areas and would coordinate with City staff to determine where the bear-resistant trash trollies would be most effective.

COUNCILMAN ADAMS MOVED TO ACCEPT GRANT FUNDING FROM THE ARIZONA GAME AND FISH DEPARTMENT AND APPROVE THE ASSOCIATED BUDGET TRANSFERS; 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.

- B. Consideration of Award of Construction Contract for City Campus Landscaping Phase II, City of Show Low Project No. 4452677 (Shane Hemesath)

Mr. Hemesath said that the City's 2026 fiscal year budget includes \$45,000 for a project named City Campus Landscaping. This funding was allocated to improve the landscaping at the City campus after the improvements were completed to the new City Recreation building. The scope of the work included removing rocks and debris, installing new landscape rock, paver walkways, bushes, trees, topsoil material with sod, and a completed irrigation system to sustain the improvements. The improvements were along the west side of the new recreation building and along the south side of the building along East McNeil.

Mr. Hemesath said a design concept was established by City staff, and bids were requested as required. The following bids were received.

<u>Contractor</u>	<u>Total Bid</u>
Tim's Landscape Creations	\$58,501.86
It's Magic, Inc.	\$62,369.46

Mr. Hemesath said additional funding from the Parks and Facilities General Improvements would be utilized to cover the cost that exceeds the budgeted amount.

Mr. Hemesath said staff recommended awarding the construction contract for the City Campus Landscaping Phase II project, City of Show Low Project No. 4452677, to Tim's Landscape Creations in an amount not to exceed \$58,501.86 and approving the associated budget transfers.

Councilman Judd asked for clarification on the location of the new landscaping. Mr. Hemesath said the new landscaping would go around the back of the fitness building and up towards the new recreation building, which was the shorter of the two long buildings. The area would be regrassed, and two willows that needed to be removed would be replaced. There would be some other

improvements as well.

VICE MAYOR KAKAVAS MOVED TO APPROVE THE CONSTRUCTION CONTRACT FOR THE CITY CAMPUS LANDSCAPING PHASE II PROJECT, CITY OF SHOW LOW PROJECT NO. 4452677, TO TIM'S LANDSCAPE CREATIONS IN AN AMOUNT NOT TO EXCEED \$58,501.86 AND APPROVE THE ASSOCIATED BUDGET TRANSFERS; 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 Construction Contract for Timothy McKay Park Parking Lot and Walking Path Project, City of Show Low Project No. 45526117B to Surface Contracting Inc. for an amount not to exceed \$718,335.00 (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, 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 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.

Mr. Hemesath said for ease of bidding and construction, this project was broken down into phases. The first phase, involving the remodel of the existing structure on-site, was underway. Work for the second phase included removing and replacing the deteriorated concrete parking area with a new asphalt parking lot, installing new parking lot lighting, installing conduit for future landscaping improvements, installing retaining walls, installing ADA-compliant walking paths, and installing drainage infrastructure required for the improvements. This portion of the project was designed by City engineering staff, with an engineer's construction cost estimate of \$710,000. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Surface Contracting Inc.	\$718,335.00
Lejas Corporation	\$755,160.00
Western Grade LLC	\$775,236.32
Perkins Cinders Inc.	\$818,471.26
McCauley Construction and Trucking LLC	\$948,035.00

Mr. Hemesath said staff recommended awarding the Timothy McKay Memorial Park Building Remodel, City of Show Low Project No. 45526117B, to Surface Contracting Inc. in an amount not to exceed \$718,335.

Councilman Clark asked for clarification on the phases of the project. Mr. Hemesath said the first phase was the on-site building remodel, to make the restrooms ADA-compliant and the building usable. The cost was approximately \$200,000, and the project was almost complete.

Mr. Hemesath said phase two was the largest portion of the project and included 45 to 50 parking stalls, two asphalt loops, an interior walkway, and a larger exterior walkway, creating walking loops throughout the entire park. The drainage, lights, and striping were also included.

Mr. Hemesath said there were three more phases. The next phase would include grass and trees and would be done this summer. The fourth phase would include creating a small play mound for kids and installing three ramadas. The final phase would be another bathroom.

Councilman Clark asked whether phase two costs were coming in lower or at the budgeted amount. Mr. Hemesath said the work for phase two was coming in pretty close to the projected budget.

COUNCILMAN JUDD MOVED TO APPROVE THE CONSTRUCTION CONTRACT FOR THE TIMOTHY MCKAY PARKING LOT AND WALKING PATH PROJECT, CITY OF SHOW LOW PROJECT NO. 45526117B TO SURFACE CONTRACTING, INC. IN AN AMOUNT NOT TO EXCEED \$718,335.00; 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 Professional Service Contract to Install Supervisory Control and Data Acquisition Equipment on Fawnbrook Water Booster Station (Shane Hemesath)

Mr. Hemesath said that the Fawnbrook Booster Station was a water booster station that enabled the City to move water from the center of the City to the southern portions of the City's water system.

Mr. Hemesath said that this booster station was not included in the Supervisory Control and Data Acquisition (SCADA) Control System. This system allowed staff to monitor and fully control the facility from a computer, rather than through manual operation.

Mr. Hemesath said PACE Advanced Water Engineering was the design firm that recently completed SCADA upgrades within the current system. Staff contacted PACE for a proposal to modify the SCADA system to include the Fawnbrook Booster Station.

Mr. Hemesath said the scope included installing the necessary hardware and software modifications to integrate the booster station into the City's SCADA system. A detailed scope of work was also included in the Council packet.

Mr. Hemesath said staff recommended approving the Professional Services Contract for Supervisory Control and Data Acquisition Control System improvements for the Fawnbrook Booster station to PACE Advanced Water Engineering in an amount not to exceed \$74,983.

COUNCILMAN WHIPPLE MOVED TO APPROVE THE PROFESSIONAL SERVICES CONTRACT FOR SUPERVISORY CONTROL AND DATA ACQUISITION CONTROL SYSTEM IMPROVEMENTS FOR THE FAWNBROOK BOOSTER STATION TO PACE ADVANCED WATER ENGINEERING IN AN AMOUNT NOT TO EXCEED \$74,983; 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 Final Schematic Design of Show Low Sports and Event Center, and Approval of Budget for Design Development Phase, City of Show Low Project No. FM-4625 (Shane Hemesath)

Mr. Hemesath said at its regular meeting on July 15, 2025, the City Council awarded the pre-construction contract to Haydon Companies LLC for the Show Low Sports and Event Center. The scope of work for this contract covered the first phase of the design-build contract for the facility. Over the past few months, the design team worked to finalize the schematic design of the facility. At the March 24, 2026, City Council Meeting, the schematic design of the facility and the schematic design cost estimate were reviewed with the City Council. Concerns about the facility's cost were raised, and the design team was asked to develop options to reduce the project's cost.

Mr. Hemesath invited Chris Ford from 4-Line Studio and Fritz Behrhorst from Haydon Company LLC to present the updated schematic design and cost reduction options.

Mr. Ford provided a brief overview of the design team's process to date. On July 15, 2025, the Design Team presented the initial design concept developed during the City's procurement process prior to approval of the preconstruction contract. The initial proposed design was roughly 83,500 square feet on the original building site south of Woolford Road, with an estimated cost of \$35 million. On August 5, 2025, the Design Team presented a design update to the Council based on initial meetings with the consultant, SFA, and City staff. That included initial discussions about critical quality components, such as the gym floor, seat quality, scoreboards, and other items.

Mr. Ford said that on September 16, 2025, the Design Team presented a design update to the Council, in coordination with the community outreach meeting, prior to the Council meeting. That meeting was based on the interim workshops

and draft room data sheets that SFA provided. It was noted during the Council meeting that the building size was trending approximately 40% higher than the original concept presented in July, based on the required room configurations. Additionally, some of the selected design elements were presented with critical cost implications not captured in the original design, such as a real wood floor and expanded kitchen equipment.

Mr. Ford said that on October 1, 2025, the Design Team presented various site locations for consideration. Site 2, which was the current project site north of Woolford Road, was approved by City Council. On November 18, 2025, the Design Team submitted the 100% programming package to City staff and began the programming estimation process. That package included the final room data sheets, the conceptual floor plan, and conceptual renderings based on the updated program. On December 9, 2025, the Design Team presented the programming package to the Council, which included the fully updated conceptual concepts based on City input and SFA recommendations, and the final design was roughly 118,000 square feet.

Mr. Ford said on January 6, 2026, the Design Team presented the full programming cost estimate based on that package. The total cost estimate for the project was \$56.44 million, and the Council authorized the Design Team to proceed with schematic design based on the approved programming, design, and budget.

Mr. Ford said that on February 3, the Design Team presented to City Council, in coordination with a second community outreach meeting, a handful of cost-reduction strategies, including reducing the overall building footprint to roughly 114,000 square feet, with total estimated savings of roughly \$500,000. The Design Team also presented the initial iterations of the facility's interior design concept. On February 24, the Design Team submitted the 100 percent schematic design drawings to the City staff and began the schematic design cost estimate process.

Mr. Ford said that on March 24, the Design Team presented the cost estimate of the submitted schematic design package. The total estimate of the completed package was estimated at \$57.97 million. The Design Team also presented updated interior design concepts and was asked to return with cost-reduction strategies.

Mr. Ford said the Design Team intended to present the proposed cost-reduction strategy in hopes of receiving direction on some of the critical-path items that would be presented and authorization to move into the design development phase. He presented a comprehensive list of all the items that were reviewed. All the listed items combined to roughly \$2.2 million in potential savings and did not impact the functionality of the facility. There were some quality reductions shown here, but they would not actually reduce the square footage. They would not hinder the facility's ability to do what it was intended to do.

Mr. Ford said the list was split into site, community room, lobby and corridor, miscellaneous building categories, and call design clarifications. These were items that the design team, along with the construction team, had already identified for removal from the project, as they did not affect anything visible or felt by the public.

Mr. Ford said a few examples of those items included reducing the thickness of the gym concrete slab per the geotechnical report, removing the headlight walls on the north and east walls, and removing the interior stucco finish in the lobby. Those items could be removed without major discussion, as they would not significantly affect the building's aesthetics. He said 11 items on the reduction strategy slide were critical path items, as the Design Team would like to receive direction on these tonight. These items directly impacted the design of the structure. And so, adding or subtracting those in the future would be very problematic and likely lead to schedule delays for the overall project. He said the Design Team intended to issue an early site package so that dirt could be moved before the building was actually finalized and permitted.

Mr. Ford said the first two cost-reduction strategies pertain to the site walls along the perimeter. The six-foot walls along the perimeter were required per the zoning ordinance to screen the commercial development from the residential district. The walls, of various heights, up to 10 feet high, screen the mechanical and service yard adjacent to the building. He said cost-reduction strategy number one was to replace the exposed masonry six-foot perimeter walls with a precast wall. This was a local product, and there were many design options. He said cost-reduction number two would be to use precast walls for the mechanical and service yards instead of matching the masonry used on the facility.

Mr. Ford said the next three cost-saving items were all intertwined in an either/or situation. The third item was for 16 tree grates at the drive aisle entry plaza, specified as at-grade grates. It was designed to minimize the impact on the paving while still maximizing the health of the trees. He said going to a standard tree grate, which would be some sort of ironwork, would save roughly \$46,000.

Mr. Ford said that in the previous design concepts, the entry drive aisle drop-off was a flush-grade element. Cost-reduction strategy number four would remove that at-grade plaza and landscape, treat it like a normal asphalt drive aisle, and drop it down with a six-inch curb. This would get rid of the decorative bollards and tree grates completely, creating a more traditional drive aisle while still leaving some decorative paving.

Mr. Ford said cost-reduction strategy number five would include all the elements of number four, but change the material from decorative concrete to asphalt, which was a savings of roughly \$100,000, and then \$194,000 was for removing the at-grade plaza.

Vice Mayor Kakavas said that, in past discussions, it was mentioned that the drive aisle could be used for food trucks and similar uses, and asked whether moving to cost-reduction number four would eliminate space for food trucks and the like. Mr. Ford said there would still be a pull-off area where food trucks could pull off and park along the edge of the plaza. It would just not be integrated like in the at-grade option. The initial intent was that, if there were a festival of some sort, the drive aisle could be blocked off, cars funneled around the entire parking lot, and vendors would set up in that area. There would be many more outdoor market opportunities, whereas under the cost-reduction strategy, it would be more of a standard drive aisle with a small bump-out for food trucks.

Mr. Ford said cost-reduction item six would be to remove the fire pit and boulder element from the exterior patio space that was off the meeting rooms. Removing those elements would save roughly \$44,000. These elements would be replaced with standard paving in that patio space.

Mr. Ford said cost-reduction strategy number seven would be to remove the rock garden element and some cast-in-place benches at the front of the building. The removal of those elements generated roughly \$38,000 in savings.

Mr. Ford said that for cost-reduction item number eight, the Design Team had shown a concrete sidewalk connection from the main sidewalk, which ran from Woolford along the back, connecting at the entry. This area was a secondary connection to a future sidewalk. However, since the road was not built yet, that would be roughly a \$31,000 savings from not making that connection.

Vice Mayor Kakavas asked if that connection could be made at a later date. Mr. Ford said yes, it could. It would just be a landscaped area for now.

Mr. Ford said cost-reduction item nine involved moving from two full-size loading dock bays designed to house the length of a semi to one bay, and it would not be a dock. It would be a spot for a semi to park, and not include upgrades like ramps or a loading dock. He said an area had also been identified for a future generator enclosure, and that would be removed. He said there would still be room for a generator in the future. And lastly, removal of the extra space allocated for storage and a workroom in that back-of-house area. Those changes would yield roughly \$73,000 in savings.

Mr. Ford said there were two reduction strategies for the meeting rooms. The current meeting room design featured a sloped ceiling and a slightly elevated ceiling finish, which still performed acoustically as needed. Replacing that decorative ceiling with a standard ACT tile results in savings of roughly \$96,000. That would still keep the ceiling slope following the roof, so there would still be visual interest in that room. He said it was really just a change in the material, whereas item number 11 involved removing the slope in that ceiling, which lowered it to basically 16 feet clear, making the dividable walls in the room all the same height, rather than different heights. It also removed all the glass above the ceiling height. Those cost savings were \$58,000.

Mr. Ford said there were potentially eight cost-saving items in the lobby and corridor area for a total of 64 different combinations. Instead of presenting all the combinations, the renderings were split into “good, better, and best”. The “best” option would be what was shown previously in the full schematic design package. The “better” option would be to reduce two of these items, which were relatively acceptable to cut without sacrificing much of the quality of that space. And then the “good” option would involve cutting the remaining items. The “better” option had \$145,000 in savings, and the “good” option was \$766,000 in savings.

Mr. Ford said the main corridor space fed all the restrooms, secondary access to the gym, and the meeting rooms. Cost reduction strategy 12 would involve removing the metal paneling from the walls at the north end of the bathrooms and reverting to standard paint and drywall, resulting in roughly \$92,000 in savings.

Mr. Ford said that cost-reduction strategy 13 involved the four portal moments: the entry vestibule, the fireplace, and two at the concession stands. In the initial schematic design package, there was a decorative metal panel above each of those. By getting rid of those and going to standard paint or drywall, there would be \$53,000 in savings.

Mr. Ford said cost-reduction item 14 involved metal-panel ceilings to hide the building's inherent structure, the insulation, and all the mechanical systems. It also had an acoustical benefit in the lobby space. However, removing those panels resulted in roughly \$170,000 in savings.

Mr. Ford said cost-reduction item 15 involved reducing the wall tile in the corridor, resulting in roughly \$7,000 in savings.

Mr. Ford said cost-reduction item number 16 would be the removal of the lobby fireplace, resulting in roughly \$61,000 in savings.

Mr. Ford said cost-reduction item number 17 in the lobby would involve removing the exterior and interior exposed masonry and using a standard metal panel on the outside and drywall on the inside, resulting in roughly \$30,000 in savings.

Mr. Ford said cost-reduction item number 18 was located in the corridor and involved removing the interior masonry and replacing it with drywall, resulting in \$153,000 in savings.

Mr. Ford said cost-reduction item number 19 involved the double-door vestibules to the meeting rooms, providing sound isolation and a bit of a buffer between the corridor and the meeting rooms. The removal of those was roughly \$29,000 in savings.

Mr. Ford said, finally, that in the two portal moments leading into the gym from the lobby, there was a decorative wood wall and ceiling treatment. Removing those and using paint and drywall resulted in roughly \$171,000 of savings.

Mayor Leech asked what the Design Team recommended putting in place of the vestibules. Mr. Ford said the vestibules would be open.

Mr. Ford reviewed the lobby and corridor slides, highlighting the “best, better, and good” views to show the Councilmembers the variations among them.

Councilman Judd asked for clarification on what the ceiling would look like with the exposed insulation. Mr. Ford said the insulation would be covered in either a white or black material. Also, there would be secondary black structural items that tied the structural members to the building, as well as exposed ductwork.

Councilman Adams said he had an issue with the look; he did not like the drywall. He said he liked the original look.

Mr. Ford said there were options for cost-reducing items 21 and 22. Regardless of whether the interior masonry remained or was removed, there was still masonry on the exterior of the meeting space. A high-quality masonry finish was selected. Cost-reduction strategy 21 would be to keep the same honed finish, which was essentially ground masonry, but choose a cheaper color. As a result, there were roughly \$49,000 in cost savings. If a more standard finish were used, that could result in a \$98,000 savings.

Mr. Ford said cost-reduction item 23 would be to use a cheaper standard metal panel profile while still maintaining the three-way color scheme on the exterior south elevation along Woolford Road, since it would only be seen from the road. This would not really impact the building's aesthetics. That would be roughly \$35,000 in savings.

Mr. Ford said cost-reduction item 24 involved removing the clerestory in the gym on the north side of the building, which allowed natural light to enter. This would be roughly \$165,000 savings.

Mr. Ford said there were a handful of items mentioned over the course of the project that were not included in the schematic design budget, and he wanted to bring them up as the project moved. There were the dropdown volleyball nets, which were not included in the current design and would cost roughly \$251,000 to add. An upgraded PA system would cost \$55,000. The acoustic drop-down curtain in the gym would cost \$260,000. And then there were two different tiers of acoustical improvements in the gym, one for tournament-grade and one for performance-grade, again, either \$300,000 or \$1.1 million. All these items could add \$1.6 million to the budget if accepted. He said that, of the items on this list, the one the team ideally needed direction on to move forward was the drop-down volleyball nets, as those affected the structure.

Mr. Ford said that the total of the last estimate was \$57.97 million, there were potentially \$2.2 million in savings without impacting the building's functionality, and identified \$1.6 million in potential adds. There were 11 critical path reduction items and one additional critical path item that the team hoped to receive feedback and direction on to move into the design development phase.

Mr. Hemesath said they would like to return to the first item and go through them one by one, discuss the pros and cons of each, and receive feedback from the Councilmembers.

Mr. Ford said the first two items were the type of wall finish for the site walls. Item one was just at the six-foot perimeter fence adjacent to the residential area. Item two was around the building's back-of-house area.

Mayor Leech said he did not mind the alternate wall material as long as it did not look like stamped concrete. Mr. Ford said it was stamped concrete.

Mr. Ford said that since item one was away from everything, the change made sense. The real discussion was item two because there was masonry on the building, and the wall would be right next to it. The wall would either feel like a separate, tacked-on element or be integrated into the building's architecture. Neither of these was a critical path item and could be left for further discussion.

Mayor Leech asked when looking at that area in item two, a person would see the masonry wall or precast wall in the foreground and the building in the background. Mr. Ford said that was correct.

Mayor Leech said he thought the wall should match the building.

Mr. Ford asked the Councilmembers whether they wanted to accept the change proposed for item one but not for item two.

Mayor Leech said he thought both walls needed to match; he did not want to use precast concrete.

Mr. Hemesath asked the Councilmembers to say yes, accept the cost savings, or no, they did not accept the cost savings, as each item were reviewed.

The Council had a consensus to accept strategy one and to delay a decision for strategy two to a later time.

Mr. Ford said items three, four, and five were intertwined as they related to the look of the entry plaza. Item three involved changing the tree grate specification, and items four and five focused on eliminating the at-grade plaza element. He suggested starting with the grade plaza element.

Mr. Hemesath said the alternative to the at-grade plaza element would be to create an asphalt drive aisle with curbing.

Mayor Leech said the at-grade element looked like wasted space. While he liked the drive-up idea and blocking it off for outside events, he did like the alternative drive aisle concept.

Mr. Ford said item four still involved a change in material in that area, so it still felt a little more integrated with the plaza space, and item five was just asphalt.

The Council had a consensus to accept strategy five, and did not accept strategy three and four.

The Council had a consensus to accept strategy six.

The Council had a consensus to accept strategy seven.

The Council had a consensus to accept strategy eight.

Mr. Ford said item nine, simplification of the back-of-house, was a critical-path item.

Councilman Judd asked if that meant there would be no loading docks. Mr. Ford said there would be one parking space for a semi, not at grade.

Mr. Hemesath said Mike Mays, with SFA, was on the phone and asked him to address the removal of the loading dock. Mr. Mays, said the events that would be affected if the facility did not have a loading dock would be the ones that staged music. Not having a loading dock could deter music acts. He said he did not think music events were highly effective for the pro forma, and SFA was not forecasting many of them.

Councilman Judd asked whether there was an option for a single loading dock. Mr. Ford said the team took the approach of eliminating the loading docks, flattening the area, removing the generator enclosure, and removing the future workspace in the area so it would be tight. At one point, there was a discussion about potentially installing an outdoor cooler in that area if the kitchen needed more space. However, the space would be gone if all the items were accepted. The difference could be split to keep everything, but get rid of one of the loading docks. At this time, he could not say what the cost savings would be.

Mayor Leech said he liked having a loading dock there at grade and that the generator enclosure could be done later. Mr. Hemesath said maybe the direction would be to keep one loading dock.

Mayor Leech asked what the options were. Ford said there could be four different possibilities. There could be one or two docks, and they could be just a parking space, a ramp, or any combination of those.

Mayor Leech said he thought that the facility needed one dock with a ramp. The Council's consensus was to have one dock with a ramp. Mr. Ford said that could be done, but it would not be the full \$74,000 in savings, but rather roughly \$50,000 in savings.

Mr. Ford said he wanted to start with item 11 regarding the meeting room specifications, since it was a critical path item, and then they could discuss the actual ceiling finish. Currently, the ceiling sloped with the roof structure, which gave a grandness to the space.

Mayor Leech, Councilman Adams and Councilman Whipple said they did not like the flat ceiling. The Council had a consensus to not accept strategy 11.

Mr. Ford asked for input on item ten: to keep the specialty ceiling tile specifications or move to a more traditional ACT tile.

Councilman Whipple said he would like to save the \$100,000 and go with the ACT ceiling tiles.

Councilman Hatch agreed with Councilman Whipple.

Vice Mayor Kakavas asked what the color of standard ceiling tiles would be. Mr. Ford said that standard ceiling tiles were white; they could be painted, but they didn't look great. The Council needed to commit to white if they chose the ACT tile.

Mr. Ford suggested using the ACT tile as the base bid, and alternative specialty tiles could be presented at a later date, depending on where the other numbers were coming in.

Councilman Hatch said to keep the slope and the windows and discuss the tiles later.

Mr. Ford said that, regarding the lobby/corridor cost-reduction strategies, he would start with the "two better" item 12, the corridor wall going from metal panel to drywall.

Councilman Clark said that when the City first started working on this project, he had always thought it would be a sports and recreation facility. Previous renderings had more of a sports-arena feel. The latest renderings felt like a conference center with basketball courts attached, not a sports center. He said one of the things he did not want to happen was for this building to sit vacant until the weekends or just have kids playing basketball. What he saw was just a big open gathering space; it did not have the feel of a sports facility.

Councilman Clark said the whole idea behind the walking track was for people to walk it, or, if there were exercise equipment in this space, to use that. It should

bring the community together there. Conference space would not be used unless there was a conference.

Vice Mayor Kakavas said that was why the walking track was added to the second floor, to provide the community with the opportunity to use the facility. But the concept was to also have an event center as well.

Councilman Clark said it felt like the event center was taking over the whole building. When this center was envisioned a long time ago, it was intended as a community center as well as a sports and recreation center, and economic opportunity. And the event center would be designed to host Saturday-night events, such as the Youth Foundation, the Elks Foundation, or the Rocky Mountain Elks Foundation.

Mayor Leech said he still saw the current facility as a sports and events center. He did not see the facility as an attachment to any type of motel.

Councilman Clark said the design of the atrium or lobby had the feel of walking into a conference center.

Councilman Hatch said he thought the better investment was in public access, drawing in the community, and bringing in sports teams. He would like it to be kept as clean and simple interior design. The nice aesthetics could be saved for inside the conference rooms.

Mayor Leech asked if that meant that Councilman Hatch wanted the “best” of the renderings.

Councilman Hatch said his recommendation was going down to “good.”

Councilman Whipple said he agreed with “good”. If drywall were used, City crews could maintain it better than metal.

Councilman Hatch said he thought some material could be installed along the corridors to protect the hit points. He asked what was below the installed metal, since the metal started 12 feet up the wall. Mr. Ford said tile was currently specified for the lower portion of the wall. In the “best” version, the metal panel went from the roof down to eight feet. In the “better” version, the tile would go from zero to eight feet. If the Council approved removing the metal wall panel, it would become painted drywall. In the “better” version, there would be tile from zero to eight feet. In the “good” version, the entire wall would be sheetrock.

Mayor Leech said he could give in to “better” but not “good”, not with that much sheetrock. Crews would be patching and painting after every event. Mr. Ford said they organized the cost reductions into “good, better, best” for ease of communicating. If the Council wanted to approve item 12 and not item 13, that was doable. There were eight items in the “good” version; the Council did not need to accept all eight.

Vice Mayor Kakavas confirmed that item 13 was being discussed. Mr. Ford said he was looking for direction on item 12, the removal of the metal wall panel from eight feet to the roof, and on item 13, the four portal metal panels to drywall.

Councilman Judd was fine with replacing the metal with drywall and having tile from zero to eight feet. The Mayor agreed with that.

Councilman Clark said he agreed with Councilman Whipple and Councilman Hatch.

Mr. Ford confirmed that the Council agreed to accept the item 12 changes.

Mr. Ford said item 13 was for the removal of the decorative metal panel that sits above the two concession stands, the fireplace, and the entry vestibule. He asked whether the Council agreed to accept that change. Councilmembers agreed to accept item 13.

Mr. Ford said item 14 was for the removal of the suspended metal-panel ceiling and asked whether the Council agreed to accept that change.

Mayor Leech and Councilman Judd said they were hesitant to have everything exposed.

Councilman Hatch said that, when talking about exposed ductwork between the two spaces, that would be the big pipes. Mr. Ford, that would be conduit, electrical conduit, sprinkler pipes, and insulation used in a pre-engineered building, which was not aesthetically pleasing. Also, according to the acoustical analysis, that ceiling treatment was really important for that space.

Councilman Clark asked what would be done if there was no ceiling paneling, paint everything black. Mr. Ford said that without the ceiling tile, it would be the exposed insulation.

Councilman Judd expressed concern that, after ten years, the material would begin to fall. He did not want to see that.

Councilman Clark said that in most recreational facilities, they paint everything black and did not put in all this decorative stuff. However, conference centers did have decorative ceilings. He said it felt like the City was trying to merge two buildings into one.

Vice Mayor Kakavas said the Council could compromise by installing drywall in the corridors and entryways while keeping the ceiling aesthetically pleasing.

Councilman Judd asked what the cost savings were on the ceiling. Mr. Ford said that it was \$170,000. This was a critical path item, so he wanted to make sure all Councilmembers agreed with this item.

Councilman Whipple said he did not see any exposed ductwork in the picture with the exposed ceiling. Mr. Ford said that was not included in the current renderings; it just showed what the insulation looked like, but not all the details of what went into the ceiling. The ductwork, conduits, sprinklers, and building infrastructure would be on top of the insulation.

Councilman Hatch asked for clarification on the exposed ceiling in the gym. Mr. Ford said the ductwork would be exposed in the gym. At the February meeting, during the first interior presentation, one of the topics of discussion was which spaces the money would be allocated to. The lobby and corridor were among the areas identified as critical because they were focal points of the building. The gym had a lot of natural functionality that defined how the space felt.

Mayor Leech confirmed with Councilmembers that they did not want to accept the item 14 change.

Mr. Ford said item 15 was the removal of the tile discussed from 0 to 8 feet in the corridor. The Councilmembers did not want to remove that tile, Council did not accept item 15.

Mr. Ford said item 16 was the removal of the fireplace element in the lobby. The Councilmembers agreed that the fireplace should be removed.

Mr. Ford said item 17 was the removal of the interior and exterior masonry on the walls in the lobby space.

Mayor Leech said he thought the masonry needed to stay. It would only be a \$29,000 savings on a \$50 million building. The Councilmembers agreed to keep the masonry.

Mr. Ford said item 18 was the removal of the masonry down the corridor. The masonry would remain on the exterior walls of the meeting room. The design intent was to keep it and wrap it around the inside. The Design Team could play with the planes of the walls with colors, but lose the texture and some of the durability.

Mayor Leech asked if the masonry could go up eight feet, like the tile. Mr. Ford said the team could look at doing something like that but probably use something that was not block. Mr. Hemesath said there would still need to be something that protected the wall.

Vice Mayor Kakavas asked to see the "better" option for that area. Mr. Ford said the "better" option had the painted drywall on the gym side, keeping the tile and the ceiling, and the masonry on the outside wall.

Mayor Leech said it seemed like the lower eight feet were the problem area, where walls could be damaged, so something should be done to ensure both sides of the corridor match. Councilman Whipple agreed with the Mayor.

Mayor Leech asked if this was a critical item. Mr. Ford said yes, item 18 was a critical-path item. The team needed to know whether the corridors would have full masonry or another material before the project started.

Mayor Leech said he and Councilman Whipple thought both sides of the corridor should match. He did not think a big block wall was needed. It would be best to go up eight feet with something that looked good, like what was being proposed on the gym side.

Mr. Ford said that the item 18 change was accepted, but there would be an add-back for the material used on the zero to eight feet of the wall, so there would not be the full \$153,000 in savings.

Mayor Leech asked if that side was a structural wall. Mr. Ford said that it was not a structural wall. He said this was a critical item because the building structure had to support a 20-some-foot-tall masonry wall if Council decided to use that material.

Mayor Leech asked if Council could change the material or if it needed to remain block. Mr. Ford said it was not required for the structure. He said the team would leave the savings at \$120,000 as a placeholder and return with a solution for the base.

Mr. Ford said item 19 was the removal of the meeting room vestibules.

Mayor Leech said that it did not make sense to keep those rooms open and asked if they could have one set of doors instead of two. Mr. Hemesath said there would always be a door, but this design had two sets of doors, so there would be a sound buffer.

Mr. Ford said the double door vestibule was truly there for acoustical reasons to separate the space. They were not actually critical; it would only be an issue if there were a large event in the hallway that differed from the one in the meeting room.

Councilman Judd said he did not think there would be many occasions when a basketball event and a conference would be held at the same time. He asked if the double doors could be added later. Mr. Ford said they could be added later.

Mayor Leech said Councilman Judd and Councilman Whipple were in agreement to keep the vestibules.

Mr. Ford stated that Item 20 involved the removal of the wood wall and ceiling paneling in the lobby and at the two portals into the gym, to be replaced with painted drywall with no decorative wood elements.

Councilman Whipple asked whether the wood could be removed and replaced with tile to match the corridor tile.

Mayor Leech stated that he believed the wood offset the overall appearance and expressed support for retaining it. Mr. Ford explained that the design intent was to highlight the main entrance and the two gym entrances.

Mayor Leech stated that Item 20, the wood paneling, should be retained.

Councilman Clark stated that he supported removing the wood paneling at the entryways.

Councilman Whipple inquired about the type and durability of the wood and asked whether tile would be a better option. Mr. Ford responded that selecting tile would require adding costs back into the cost-reduction total and recommended using a different tile than the green corridor tile. As the item was not on the critical path, he suggested deferring the decision.

Mayor Leech suggested using tile that resembled wood planks and stated his preference to defer the decision. Mr. Ford confirmed that Item 20 would remain pending.

Mr. Ford stated that Items 21 and 22 addressed masonry finishes. Item 21 proposed maintaining the same ground-face tone finish on the exterior block while selecting a less expensive color, resulting in a savings of \$49,000. Item 22 proposed using a standard block finish with a less expensive color, resulting in a total savings of \$98,000.

Mr. Hemesath stated that no renderings were available showing the two masonry finish options on the building, only sample images for comparison.

Councilman Judd asked where the masonry would be located. Mr. Ford explained that masonry would be used on all solid exterior walls of the meeting rooms and in portions of the lobby. He noted that using standard block would result in greater color variation, whereas honed block provided more consistency. He recommended Item 21 to maintain the appearance while achieving some cost savings and noted that Item 22 could present consistency challenges.

Councilman Clark questioned whether facility users would be concerned with finishes, stating that functionality was more important, and recommended approving Item 22 to maximize cost savings. Mr. Ford clarified that Item 22 provided a total savings of \$98,000, representing approximately an additional \$50,000 beyond Item 21.

Mayor Leech said he would like to approve item 21.

Council members Clark, Hatch and Whipple said they would like to approve item 22.

Mr. Ford said the team could accept item 21 and leave item 22 for later, since it would be block no matter what and would be designed the same way.

Mr. Ford said item 23 was the multicolor metal panels on the south side, transitioning from a more expensive metal profile to a standard metal panel while keeping the color scheme.

Mayor Leech said the standard panels were fine.

Mayor Leech said he would like to keep the windows in the gym (item 24), and the Councilmembers agreed. Mr. Ford confirmed that cost reduction item 24 was rejected.

Mr. Mays said that, from an event standpoint, for activities like cheerleading, natural light could cause glare on the wood floors, so light control was a factor. Mr. Ford said there were window coverings in the budget.

Vice Mayor Kakavas asked whether there was a way to install windows on every other panel rather than on all panels. Mr. Ford said yes; the team would probably have to do that anyway because of how outside air would reach the mechanical units and feed the system. There would be a reduction in this to some extent; likely, the total clerestory cost would not be \$165,000.

Mr. Ford said that, regarding the potential project, only the volleyball nets needed to be decided on tonight. The drop-down volleyball nets versus the in-ground was a critical path item.

Mayor Leech said he would like to have drop-down volleyball nets. He recognized that there was a \$250,000 cost; however, the labor to set up and store the nets presented other issues.

Councilman Clark and Councilman Adams agreed with the Mayor.

Councilman Judd asked whether both the drop-down volleyball nets and the basketball nets could be installed. Mr. Ford, yes, and the gym curtains as well. It all needed to go up in the ceiling, and it would be busy up there, but it would all function.

Mr. Ford said that, regarding the PA system, the Council would need to decide at some point which system they wanted for the facility. It did not make sense to buy the cheaper version and then upgrade it later, because a new system would require a complete reinstall.

Councilman Whipple said it was mentioned that there was a \$332,000 reduction, and part of that was reducing the thickness of the concrete in the gym floor. He asked if the bleachers were filled with 4,000 people, should the concrete be thinner. Mr. Ford said the concrete could be reduced because the wood floor and everything on it would be the weakest link in the system. So, designing the concrete to hold more than the wood floor did not make sense. That was really what drove the cost down. Also, the soil conditions allowed the reduction in another part of the building.

Mr. Ford stated that the total for accepted cost-reduction items was \$1,377,000.81. With the addition of \$251,000 for drop-down volleyball nets, the current project budget was \$56,847,457, approximately \$350,000 over the programming phase budget.

Councilman Clark referenced a prior meeting in which he stated Councilman Hatch had directed staff to return with a \$50 million budget. He asked whether additional cuts would be considered or if the project would proceed as presented. Mr. Ford responded that the proposed reductions focused on items that did not impact facility functionality. Any further reductions would require removing program elements, such as meeting room space, kitchen space, or other building components.

Councilman Clark stated that, in his view, a clear directive had been given to reach \$50 million and that the current reductions were a starting point but not sufficient. He asked for input from other Councilmembers.

Mayor Leech stated that while he preferred to keep the budget in the \$50 million range, he did not recall a firm directive to reach \$50 million.

Councilman Clark reiterated that he recalled Councilman Hatch making that statement with general agreement from Council.

Mayor Leech noted that Councilman Hatch was not part of the Council at the beginning of the project and may have recently been briefed by staff. He stated that Council had been aware early in the process that the project would be in the \$50 million range.

Vice Mayor Kakavas stated that Council had previously approved a budget in the range of \$54 to \$56 million. Mr. Hemesath confirmed that a \$56 million budget was approved at the January 2026 meeting and that the Design Team proceeded with schematic design based on that amount.

Mr. Hemesath stated that, at a study session held two weeks prior, staff indicated plans would be brought back to align with the \$56 million budget. He noted that further reductions would require decreasing square footage and eliminating features such as the walking track, kitchen, additional volleyball

space, and meeting rooms. He stated that additional reductions could be made if directed by Council.

Mayor Leech stated that he did not support further reductions that would compromise the project and emphasized the importance of delivering a durable, high-quality facility. He expressed support for the current proposal and noted that delaying the project could lead to increased costs. He stated that the Design Team needed direction to finalize plans and secure pricing.

Mr. Ford confirmed the current budget at \$56,847,457.

Councilman Whipple asked whether the cost could increase once the budget was established. Mr. Hemesath stated that Council direction would move the project into the next phase. He noted that delays of several months could result in increased costs, at which point staff would return with updated estimates or additional cost-reduction options. He added that adjustments could be made to bring the project back within budget if necessary.

Mayor Leech stated his intent to make a motion to proceed with a \$56 million budget.

Mr. Hemesath stated that, if approved, the next step would be to advance the design from 30 percent to 60 percent completion, providing more detailed plans and refined cost estimates. He noted that some costs may increase while others may decrease, and the updated plans and estimates would be presented to Council.

MAYOR LEECH MOVED TO APPROVE THE SCHEMATIC DESIGN FOR THE SHOW LOW SPORTS AND EVENTS CENTER PROJECT, INCLUDING THE FOLLOWING COST-SAVING CONCEPTS TO ARRIVE AT A PROJECT BUDGET OF \$56.85 MILLION, AND TO APPROVE THE START OF THE DESIGN DEVELOPMENT STAGE FOR CITY OF SHOW LOW PROJECT NO. FM-4625; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 1 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR, AND COUNCILMAN CLARK WITH THE DISSENTING VOTE.

F. Discussion and Consideration of Direction Regarding Annual Performance Evaluations for Appointed Positions (Morgan Brown)

Mr. Brown said that the City Council was responsible for conducting annual performance evaluations of its appointed officials, including the City Manager, City Attorney, and City Magistrate. Historically, the evaluation process was conducted informally during an executive session. Each appointed official would provide a verbal summary of their accomplishments over the past year and identify departmental needs or priorities. Following these presentations, the Council would engage in discussion, provide feedback on performance, outline expectations, and offer direction for the upcoming year. This process did not

typically include standardized evaluation criteria, written performance metrics, or formal documentation submitted in advance of the evaluation meeting.

Mr. Brown said In preparation for the upcoming evaluation cycle, a Councilmember requested additional information and documentation from the City Manager and City Attorney to support a more detailed review. As this level of request was not part of the prior evaluation processes, questions had arisen among Councilmembers regarding what information should be provided by appointed officials in advance of evaluations, whether a more formal or standardized evaluation process should be implemented, how to ensure consistency and fairness across evaluations, and the appropriate level of Council involvement and individual input. As a result, several Councilmembers expressed interest in discussing and providing direction on how to proceed with evaluations moving forward.

Mr. Brown said staff researched other local municipalities and entities and their processes for such evaluations and obtained three examples. The Council might wish to consider the following options and elements when determining a preferred evaluation process.

Mr. Brown asked if the Council wanted to maintain the current process, implement a structured evaluation, take a hybrid approach, or establish clear evaluation criteria.

Mr. Brown said that staff was looking for direction from the City Council on the preferred method for conducting annual performance evaluations of appointed officials

Mayor Leech expressed the need to establish a formal annual evaluation process to provide consistency and continuity for Council reference. He stated that such a process could evaluate appointed staff while also holding Councilmembers accountable. He noted his preference for the evaluation formats used by NACOG and the City of Safford.

Councilman Judd agreed and supported implementing an employee survey for evaluating not only the City Manager but also department managers. He also expressed support for a public survey to evaluate Councilmember performance.

Councilman Clark stated that, in prior discussions with Mayor Leech, they had reviewed how the County evaluates its County Manager and discussed evaluating appointed positions. He expressed support for a more robust and informed evaluation process.

Vice Mayor Kakavas asked whether Council was proposing a 360-degree evaluation. Councilman Clark confirmed that this was the intent.

Councilman Clark stated that he supported the City Manager evaluation format used by the City of Safford and preferred a rating scale of one to three rather than one to five.

Mayor Leech asked whether Council preferred an evaluation format as detailed as Safford's.

Councilman Adams stated he supported modeling evaluations for appointed staff after Safford's format but did not support extending the process to department managers, noting that oversight of those positions falls under the City Manager.

Vice Mayor Kakavas stated that she supported Safford's evaluation format, particularly its inclusion of descriptive criteria explaining performance ratings.

Mr. Brown clarified that the Safford evaluation model did not include a 360-degree evaluation component.

Vice Mayor Kakavas noted that staff would need to develop a survey or 360-degree evaluation process for departments to provide input on individuals who report directly to Council.

COUNCILMAN CLARK MOVED TO PROVIDE DIRECTION TO STAFF REGARDING THE PREFERRED METHOD FOR CONDUCTING ANNUAL PERFORMANCE EVALUATIONS OF APPOINTED OFFICIALS, TO INCLUDE UTILIZING THE EXAMPLE OF THE CITY OF SAFFORD'S CITY MANAGER PERFORMANCE EVALUATION TO DEVELOP PERFORMANCE AN EVALUATION FORMAT FOR THE CITY OF SHOW LOW, AND TO INCORPORATE IN THAT A LEADERSHIP 360 SURVEY MODEL AS WELL, AND THAT COUNCIL WOULD UTILIZE THAT FOR THE ANNUAL EVALUATIONS FOR THE THREE APPOINTED OFFICIALS THAT COUNCIL HAVE STEWARDSHIP OVER; SECONDED BY VICE MAYOR KAKAVAS; PASSED 5 TO 2 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN CLARK, COUNCILMAN JUDD, COUNCILMAN WHIPPLE VOTING IN FAVOR, AND COUNCILMAN ADAMS AND COUNCILMAN HATCH WITH THE DISSENTING VOTE.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Vice Mayor Kakavas said that she, along with Mayor Leech, attended the celebration for the completion of the Alpine Trail Master Plan.

B. Mayor

None.

C. City Manager

Mr. Brown said the Show Low BizExpo would be held April 24 through 25, 2026, at the City Campus Gym. This event showcased local businesses of all kinds in our region, along with their products and services.

Mr. Brown said the City's annual Day of Service, when volunteers work on a community project, was scheduled for April 25, 2026.

Mr. Brown said that, along with the Barbeque Throwdown, the "City Incorporation Anniversary Party" was scheduled for May 1, 2026, at the Frontier Fields. Many events were scheduled, including live music, free hot dogs and hamburgers, giveaway prizes, and games.

10. **SCHEDULE OF MEETINGS:**

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

Mr. Brown said that at the Regular Council meeting on May 19, 2026, the changes to the recommended budget were to be presented to Council; however, two Councilmembers would not be able to attend, so the meeting would need to be rescheduled. He proposed holding only one Council meeting in May, on May 12, 2026.

Councilman Hatch said he would not be available on that day.

Mr. Brown proposed holding the meeting on May 26, 2026. All Councilmembers indicated that they were all available on both May 5 and May 26.

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 21, 2026, AT 9:25 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 21, 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 Adoption of 2026 Navajo County Community Wildfire Protection Plan (Greg Westover)

RECOMMENDATION

I **MOVE** to adopt the 2026 Navajo County Community Wildfire Protection Plan.

BACKGROUND

In 2016, regional partner agencies updated both the Sitgreaves Communities Wildfire Protection Plan and the Central Communities Wildfire Protection Plan to address ongoing wildfire risks. In 2024, these partners reconvened to review and update both documents. Through that process, it was determined that combining the two plans into a single, comprehensive plan would improve coordination and effectiveness. The result is the newly established Navajo County Community Wildfire Protection Plan (NCCWPP).

The NCCWPP maintains a continued focus on: reducing wildfire threats to at-risk communities, promoting public education for residents and visitors, and supporting a coordinated regional approach to wildfire mitigation. The 2026 NCCWPP provides guidance for local governments, fire districts, and residents by: identifying areas, including federal lands, at risk of severe wildfire, recommending strategies to reduce hazardous fuels and improve forest health, enhancing fire response capabilities and firefighter safety, supporting local industry and economic stability, increasing public awareness and preparedness, and establishing evacuation planning to strengthen community resiliency.

Navajo County emphasizes a comprehensive, community-wide approach to wildfire mitigation, ranging from individual properties to entire neighborhoods located near wildlands. The plan promotes the concept of “fire-adapted communities,” encouraging informed and prepared residents to take proactive measures and reduce reliance on fire suppression alone.

The NCCWPP represents a collaborative effort among multiple regional partners, including local fire districts, municipalities, Navajo County, and state and federal agencies.

Staff recommends adopting the 2026 Navajo County Community Wildfire Protection Plan.

ATTACHMENTS

1. 2026 Navajo County Community Wildfire Protection Plan

FISCAL IMPACT

None directly associated with plan adoption. Implementation efforts may be addressed through future budgeting and grant opportunities.

2026

NAVAJO

COUNTY

Community

Wildfire

Protection

Plan

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DECLARATION OF AGREEMENT AND CONCURRENCE

The following cooperators in the revision of the Community Wildfire Protection Plan for Navajo County communities reviewed and do mutually agree or concur with its contents:

APPROVED: _____ DATE: _____
Chairman, Navajo County Board of Supervisors

APPROVED: _____ DATE: _____
Arizona State Forester, Arizona Department of Forestry and Fire Management

APPROVED: _____ DATE: _____
Northeast District Division Chief, Arizona Department of Forestry and Fire Management

APPROVED: _____ DATE: _____
Mayor, City of Show Low

APPROVED: _____ DATE: _____
Mayor, Town of Pinetop-Lakeside

APPROVED: _____ DATE: _____
Chief, Pinetop Fire District

APPROVED: _____ DATE: _____
Chief, Timber Mesa Fire and Medical District

APPROVED: _____ DATE: _____
Chief, Clay Springs-Pinedale Fire District

APPROVED: _____
Chief, Heber-Overgaard Fire District

DATE: _____

APPROVED: _____
Forest Supervisor, Apache-Sitgreaves National Forests

DATE: _____

APPROVED: _____
Bureau of Land Management

DATE: _____

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Executive Summary

In 2016, partner agencies throughout the region updated both the Sitgreaves Communities Wildfire Protection Plan and the Central Community Wildfire Protection Plan to continue efforts to mitigate the threat of severe wildfire. In 2024, those partners again came together to review and update these plans. It was concluded that the two separate plans would be merged into one plan now named the Navajo County Community Wildfire Protection Plan (NCCWPP). The goal of the Navajo County Community Wildfire Protection Plan remains the same, reducing wildland fire threats to at-risk communities, promoting education of citizens and visitors, and encouraging the continued regional approach to mitigation efforts.

The 2026 NCCWPP was developed to assist local government, fire districts, and residents in the identification of lands—including federal lands—at risk from severe wildfire threat and to identify strategies for reducing fuels on wildlands while improving forest health, supporting local industry and economies, improving fire-fighting response capabilities, enhancing public and firefighter protection, providing public education, and establishing evacuation plans ensuring community resiliency from wildfire.

Navajo County believes that the protection of life and property from wildland fire involves a comprehensive approach from a single home site to the entire community that abuts wildlands. Navajo County believes that there is a community-wide approach to creating fire-adapted communities (<http://www.fireadapted.org/>) is a new path forward, and a new way of thinking about wildland fire which reduces dependency on suppression. Such fire-adapted communities are composed of informed and prepared citizens collaboratively planning and taking proactive measures to safely coexist with wildland fire through preparation.

Within Navajo County the 2026 NCCWPP was developed as a collaborative effort between the Pinetop Fire, Timber Mesa Fire and Medical, Clay Springs-Pinedale, Heber-Overgaard Fire Districts, Taylor Snowflake Fire Department, the City of Show Low, Town of Pinetop-Lakeside, the Town of Taylor, the Town of Snowflake, Navajo County, A-SNFs, BLM, and DFFM.

Disclaimer

This CWPP is a living document and should continue to be evaluated. Projects mentioned or initiated using the information from this document should be re-evaluated on a continual basis. Additionally, the CWPP document should be updated every five (5) years. This document should not be seen as the end of the planning process but as a resource to pursue future funding and organizational opportunities.

This document is designed to provide accurate and authoritative information regarding the subject matter covered at the time it was written. Various changes and adjustments are anticipated throughout the life of this plan. Agencies or groups using or implementing labor with this CWPP should follow their own policies and legal counsel before initiating any project.

Acknowledgements

The Navajo County Office of Emergency Management would like to thank all partnering agencies who helped build and support this current plan, as well as previous CWPPs. The research, writing, and editing demanded significant effort, commitment, and careful planning to safeguard and support the residents of Navajo County. Those who contributed to this effort include, but are not limited to the following agencies:

Apache-Sitgreaves National Forests
Arizona Department of Forestry and Fire Management
Bureau of Land Management
City of Show Low
Clay Springs-Pinedale Fire District
Heber-Overgaard Fire District
Navajo County
Navajo County Emergency Management
Pinetop Fire District
Taylor Snowflake Fire and Medical District
Timber Mesa Fire and Medical District
Town of Pinetop-Lakeside
Town of Snowflake
Town of Taylor

Section 1: Introduction & Planning Process

1.1 Introduction

The Navajo County Community Wildfire Protection Plan (CWPP) has been developed in response to the Healthy Forests Restoration Act of 2003 (HFRA). This legislation established unprecedented incentives for communities to develop comprehensive wildfire protection plans in a collaborative, inclusive process. Furthermore, this legislation directs the Departments of Interior and Agriculture to address local community priorities in fuels reduction treatments on both federal and non-federal lands.

The HFRA emphasizes the need for federal agencies to collaborate with communities in developing hazardous fuels reduction projects, and places priority on treatment areas identified by communities through development of a CWPP. Priority areas include the wildland-urban interface (WUI), municipal watersheds, and other local values at risk that would be negatively impacted by a catastrophic wildfire. In compliance with Title 1 of the HFRA, the CWPP requires agreement among local government, local fire departments, and the state agency responsible for forest management (Arizona Department of Forestry and Fire Management {DFFM}). The CWPP also must be developed in consultation with interested parties and the applicable federal agency managing lands surrounding at-risk communities.

A primary objective of a CWPP is to help local governments, fire departments and districts, and residents identify at-risk public and private lands to better prepare those lands from severe wildfire threats. Additional functions of a CWPP are to improve fire prevention and suppression activities, as well as to identify funding needs and opportunities to reduce the risk of wildland fire and enhance public and firefighter safety. Identifying at-risk areas and improving fire protection capabilities helps the communities to prioritize high-risk projects and to expedite overall project planning. The original 2004 Sitgreaves and Central CWPPs met all criteria of HFRA and was collaboratively developed by a coordinated and collaborative, performance-based framework of recommendations designed to meet its outlined goals. The working group is recommending additional goals/projects to be considered for the 2026 NCCWPP to reduce the risks to life and property from catastrophic wildland fire although not all inclusive include the following goals:

- ✓ Improve fire prevention and suppression, emphasizing safety for both firefighters and the public
- ✓ Reduce hazardous fuels, emphasizing public and private property protection
- ✓ Restore forest, rangeland, and riparian health
- ✓ Promote community involvement and provide for community protection
- ✓ Recommend measures to reduce structural ignitability in the WUI

- ✓ Encourage economic development in the communities from vegetative treatments
- ✓ Use the CWPP in conjunction with surrounding community and agency fire management plans
- ✓ Encourage high-risk communities to become Fire Adapted Communities
- ✓ Reduce potential economic loss to communities from unwanted wildland fire
- ✓ Work with elected officials to develop opportunities for enhanced funding through national, state and local sources for implementing the action recommendations of the Navajo County communities within the Navajo County Sitgreaves Community CWPP

Action recommendations for at-risk areas within the 2026 NCCWPP WUI boundaries have been reviewed and updated where needed as part of the planning process. Treatments for wildland vegetative fuels and additional wildland fire mitigation measures were recommended for implementation in specific time frames and with associated monitoring to determine and document measurable outcomes. Continued successful implementation of the 2026 NCCWPP for Navajo County communities will require collaboration between fire departments and districts, governments, resource-management agencies, and private landowners. The cooperating agencies should work toward developing processes and systems that would allow recommended actions of the NCCWPP to be compliant with applicable local, state, and federal environmental regulations within Navajo County.

1.2 The Planning Process

To ensure that as many residents of Navajo County are represented as possible in this planning process, a core team of community agencies was contacted to complete the NCCWPP. This diverse group of leaders assisted in implementing the agency and public collaboration necessary to develop a CWPP compliant with the Healthy Forests Restoration Amendments Act.

The following steps were utilized to obtain funding for a CWPP revision for the region. Additionally, this section outlines the work group meetings and development of deliverables completed by the working group.

Coordinated efforts between Navajo County Emergency Management and Pinetop Fire District resulted in applying for grants to update the 2016 CWPP plan. Grant applications were submitted to Wildfire Community Defense grant and IAFC Technical Assistance grant respectively by Navajo County EM and PFD. Funding for the 2016 CWPP revision was awarded to PFD from IAFC and formation of the working group developed.

The core working group incorporated partners from respective local governments, fire districts, fire departments, State and Federal landowners which are listed in appendices A.

1.3 Meeting Information

Throughout the planning process there were several meetings held to review the previous CWPP's, review current regulations and complete each required area of the new plan. The planning process began July 17, 2023: site visit by IAFC grantor review of CWPP process and continued July 18, 2023, when the CWPP kick off meeting was held. At this meeting the core working group was identified and assigned revision tasks. Participant Rosters are listed in appendices B. Additional meetings and what was accomplished are listed below.

1. August 24, 23: working group review of completed tasks and assignments for working products.
2. September 21, 2023: working group review of completed tasks and assignments for working products.
3. October 19, 23: working group review of completed tasks and assignments for working products.
4. February 26, 24: Considered changing CWPP format to DFFM CAPP Template. Draft product presented to working group who agreed to make change. Review of completed tasks and assignments for working products.
5. March 13, 24: Tabletop Exercise
6. December 16, 2025: additional edits

7. January 5, 2026: working group met to review current status
8. April __2026: Final DRAFT document presented to working group and DFFM for final review.
9. April 2026: Presented to Navajo County Board of Supervisors for adoption

Section 2: Description of Partners and Communities

2.1 Description of Partners

The core team of agencies represented communities including Pinetop-Lakeside, Show Low, Clay Springs, Pinedale, Heber-Overgaard, Taylor, Snowflake and several unincorporated communities and subdivisions throughout Navajo County. Collaboration also included the agencies listed below from local fire departments and districts, forestry management agencies, and both local and county government.

Agency	Name	Title
Pinetop Fire District	Jim Morgan	Fire Chief/Chair
Pinetop Fire District	Richard Wallace	Assistant Fire Chief/ Working Group Member
Pinetop Fire District	Chad Berlin	Fire Marshal/ Working Group Member
Navajo County EM	Catrina Jenkins	Emergency Manage/Vice Chair
Navajo County EM	Mark Sweeny	Grants Coordinator
IAFC	Steve Pollock	IAFC/Facilitator
IAFC	Derek Bullington	IAFC
IAFC	Lauren Holtzclaw	IAFC
Pinedale Clay Springs Fire District	Jason Payne	Fire Chief/ Working Group Member
Heber Overgaard Fire District	Jason Payne	Fire Chief/ Working Group Member
Timber Mesa Fire and Medical District	Randy Chevalier	Fire Chief/ Working Group Member
Timber Mesa Fire and Medical District	Josh Livermore	Assistant Fire Chief/ Working Group Member
Timber Mesa Fire and Medical District	JD Pepper	Fire Marshal/ Working Group Member
Taylor Snowflake Fire Department	Willie Nelson	Fire Chief/ Working Group Member
Pinetop Lakeside Police Department	Dan Barnes	Police Chief/ Working Group Member
Pinetop Lakeside Police Department	Daniel Wilkey	Assistant Chief of Police/Working Group Member
Show Low Police Department	Brad Provost	Police Chief/ Working Group Member
Show Low Police Department	Greg Westover	Assistant Chief of Police/Working Group Member
Show Low Police Department	Mike Butora	Working Group Member

Navajo County Sheriff's Office	Brian Swanty	Chief Deputy/ Working Group Member
Apache Sitgreaves National Forest	Ben Plumb	Fuels Planning Specialist/Working Group Member
Apache Sitgreaves National Forest	Greg Olmstead	Fuels Planning Specialist/Working Group Member
Apache Sitgreaves National Forest	Christopher Ruff/Justin Gabler	FMO/ Working Group Member
Town of Pinetop Lakeside	Matt Patterson	Public Works/Working Group Member
Town of Pinetop Lakeside	Katherine Nunn	Public Works GIS/Working Group Member
Town of Pinetop Lakeside	Keith Johnson	Town Manager/ Working Group Member
City of Show Low	Morgan Brown	Town Manager/ Working Group Member
Town of Snowflake	Brian Richards	Town Manager/ Working Group Member
Town of Taylor	Gus Lindberg	Town Manager/ Working Group Member
Arizona Division of Forestry and Fire Management	Karl Gehrke	CWPP Program Coordinator/ Working Group Member
Arizona Division of Forestry and Fire Management	Bob Arthur/Lehi Vizcaino	Division Chief/ Working Group Member
Arizona Division of Forestry and Fire Management	William Tavares	Working Group Member

Table 2.1: List of Partners that worked on the CWPP

Section 3: Local Area Description

3.1 WUI Area Description

This section outlines the descriptors of landownership, vegetation regimes, fire history on the landscape, and the WUI boundaries defined with the NCSWPP. The Wildland Urban Interface (WUI) in this CWPP has been identified in consideration with the following definitions and guidelines.

“Generally speaking, WUI refers to the zone of transition between unoccupied land and human development. It is the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. Communities adjacent to and surrounded by wildland are at varying degrees of risk from wildfires” (NWCG 2019). The Healthy Forests Restoration Act (HFRA) of 2003 explains the “term ‘wildland urban interface’ means – an area within or adjacent to an at-risk community that is identified in recommendations to the Secretary in a community wildfire protection plan”. An at-risk community can include a group of homes and other structures with basic infrastructure and services (such as utilities and collectively maintained transportation routes) within or adjacent to Federal land; in which conditions are conducive to a large-scale wildland fire disturbance; and for which a significant threat to human life or property exists (HFRA, 2003). This CWPP established “a localized definition and boundary for the wildland-urban interface” (Preparing a Community Wildfire Protection Plan, 2004).

Elements considered in creating the WUI boundaries include the following:

- Vegetative fuel hazards, local topography, and modeled fire behavior
- Prevailing wind exposure
- Historic fire occurrence
- Community development characteristics
- Firefighting preparedness and response capabilities
- Infrastructure
- Recreational values
- Economic impacts on local economies from unwanted wildland fire

The A-SNFs developed a Quantified Wildfire Risk Analysis (QWRA) to assess the interaction between highly valued resources and assets (HVRAs) and wildfire hazard, and the vulnerability of HVRAs to fire (Scott et al. 2013). The QWRA process included assessing the fire effects on HVRAs using Net Value Change (NVC), which captures both fire-related losses and benefits in relative terms on a percentage basis. HVRA’s are fire-sensitive elements of the natural and built environment. Three characteristics were determined for each HVRA: relative importance, spatial extent, and response to wildfire of varying intensity

levels (i.e. degree of loss or benefit). Nine HVRAs were analyzed – Human Habitation, Major Infrastructure, Range Land Values, Recreation Resources, Wildlife Habitat, Timber, Cultural Values, Watershed, and Ecosystem Function. The analysis revealed the HVRAs generally associated with WUI areas – Human Habitation, Major Infrastructure, and Recreation Resources showed a predicted high net loss for given fire occurrence. This highlights the importance of managing the WUI to reduce the risk of severe fire in these areas.

3.2 NCCWPP Boundary Description

The WUI boundaries are composed of 1 ½ -mile buffers around:

- private lands within defined community boundaries
- private lands not within a defined community boundary (“intermix” or “occluded” communities)
- developed high-use recreation sites
- state highways
- infrastructure (powerline corridors)

This CWPP uses a 3-mile buffer to the South and West of these values, considering prevailing high-winds during high-fire danger conditions and past fires occurrences impacting values from those prevailing winds.

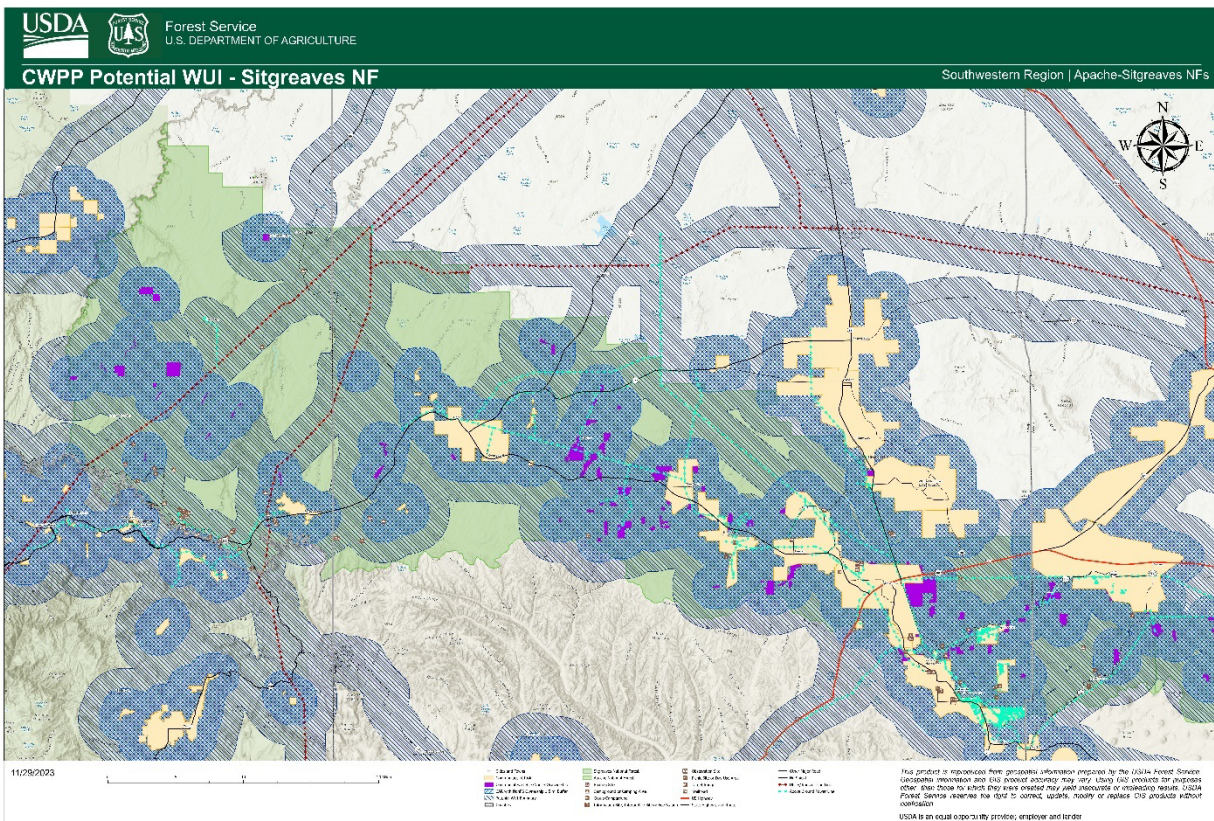


Figure 3.1: WUI Boundary Map

3.3 NCCWPP Land Ownership Description

The NCCWPP boundary follows the Navajo County boundary. The area consists of private, county, state, tribal, and federal lands within Navajo County.

The amount (acres/percentage) of private and public land within the CWPP is as follows:

- Public Land: 270,328 acres, 55% of CWPP area
 - Apache-Sitgreaves National Forests: 221,155 acres, 82% of public land
 - Bureau of Land Management (BLM): 3,466 acres, 1 % of public land
 - Arizona State Land: 45,707 acres, 17% of public land
- Private Land 224,691 acres, 45% of CWPP area
- Tribal Land – White Mountain Apache Tribe: 110 acres, <1% of CWPP area

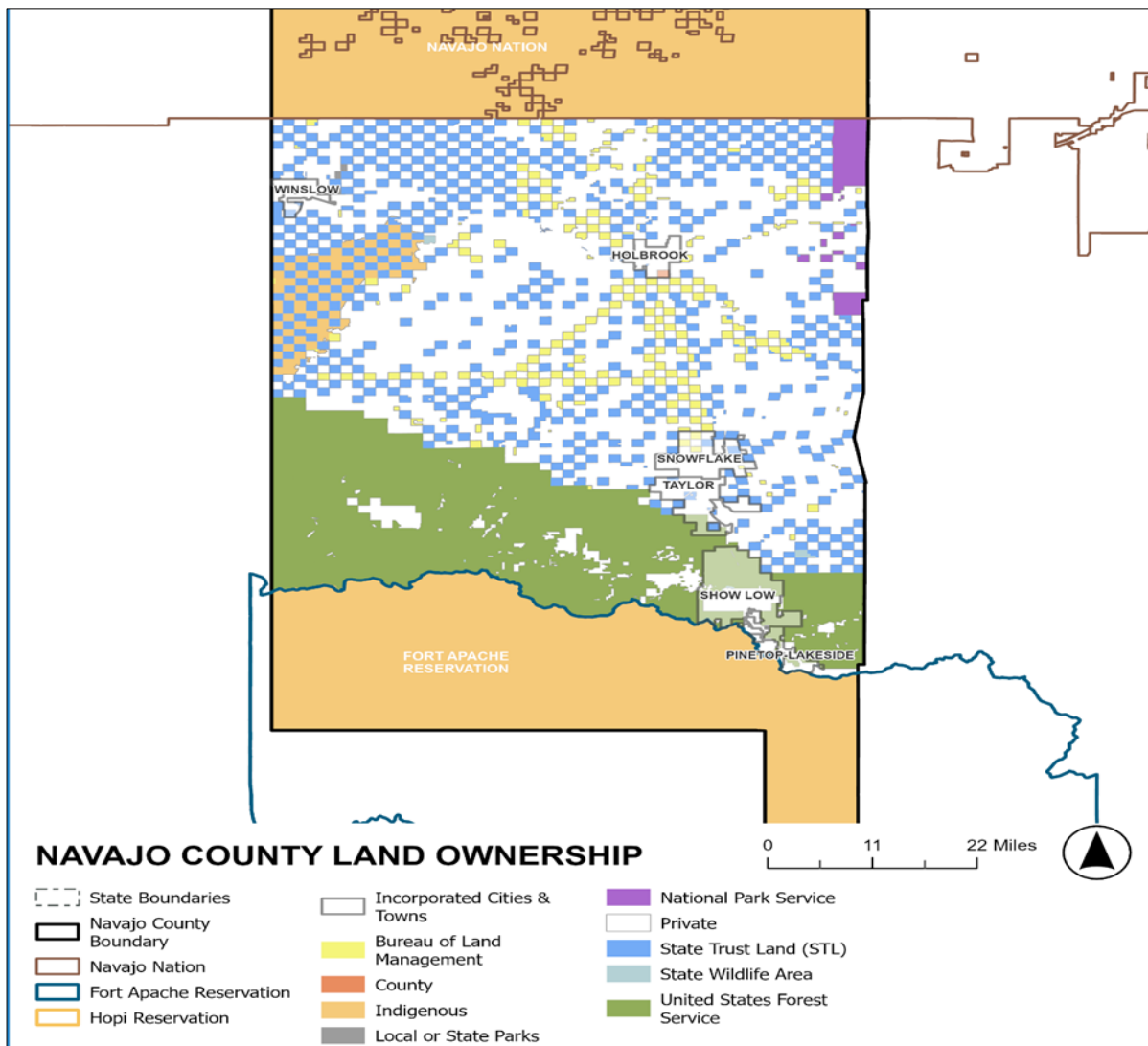


Figure 3.2: Land use Map from the 2026 Navajo County Comprehensive Plan

3.4 Description of Fuel Types

Fire Regime and Vegetation Condition Class

A fire regime is a general classification of the role fire would play across a landscape in the absence of modern human intervention. The five natural fire regime groups are classified based on the average number of years between fires combined with characteristic fire severity reflecting percent replacement of dominant overstory vegetation. These five natural fire regimes are defined as follows (Interagency Fire Regime Condition, 2010):

Group	Frequency	Severity	Severity Description
I	0 – 35 years	Low / mixed	Generally low-severity fires replacing less than 25% of the dominant overstory vegetation: can include mixed-severity fires that replace up to 75% of the overstory
II	0 – 35 years	Replacement	High-severity fires replacing greater than 75% of the dominant overstory vegetation
III	35 – 200 years	Mixed / low	Generally mixed-severity; can also include low-severity fires
IV	35 – 200 years	Replacement	High-severity fires
V	200+ years	Replacement / any severity	Generally, replacement-severity; can include any severity type in this frequency range

Table 3.1: Fire regime groups and descriptions.

The vegetation condition class

The vegetation condition class (VCC) of wildland habitats describes the degree to which the current fire regime has been altered from its historical range, the risk of losing key ecosystem components, and the vegetative attribute changes from historical conditions. There are three VCCs, which are classified according to the degree of departure from the historical fire regime: low departure (VCC 1), moderate departure (VCC 2), and high departure (VCC 3). VCC is calculated based on changes to vegetation composition, structural stage, and canopy closure using methods described in the Interagency Fire Regime Condition Class Guidebook (FRCC Interagency Working Group 2005b). LANDFIRE VCC is based on departure of current vegetation conditions from reference vegetation conditions only, whereas the Fire Regime Guidebook approach includes departure of current fire regimes from those of the reference period. Data obtained from LANDFIRE.gov (<https://landfire.gov/fri.php>, accessed August 2023) simulates historical vegetation

reference conditions using the Vegetation Dynamics Development Tool, which is a vegetation and disturbance dynamics model. The current vegetation condition is then derived from a classification of existing vegetation type, cover, and height and is current to the vegetative landcover that existed on the landscape in 2023.

The following descriptions of condition classes are provided by the Arizona State Forester (ASFD 2007:3):

Condition Class 1:

Fire regimes are within a historical range, and the risk of losing key ecosystem components is low. Vegetation attributes (species composition and structure) are intact and function within the historical range.

Condition Class 2:

Fire regimes have been moderately altered from their historical range. The risk of losing key ecosystem components is moderate. Fire frequencies have departed from historical frequencies by one or more return intervals (either increased or decreased). Fire return interval is the time between fires in a defined area. These results in moderate changes to one or more of the following: fire size, intensity and severity, and landscape patterns. Vegetation attributes have been moderately altered from their historical range.

Condition Class 3:

Fire regimes have been significantly altered from their historical range. The risk of losing key ecosystem components is high. Fire frequencies have departed from historical frequencies by multiple return intervals. These results in dramatic changes to one or more of the following: fire size, intensity, severity, and landscape patterns. Vegetation attributes have been significantly altered from their historical range.

The NCCWPP WUI includes 9,569 acres of land classified as urban, water, and sparsely vegetated and barren landscapes (approximately <1.0 percent of WUI acres) and 1182 acres of agricultural land (<1.0 percent of WUI acres). The WUI also includes 91,305 acres (approximately 18.0 percent of WUI acres) of VCC 1 lands; 255,295 acres (approximately 51.0 percent of WUI acres) of VCC 2 lands; and 138,003 acres (approximately 28 percent of WUI acres) of VCC 3 lands (<https://landfire.gov/fri.php>, accessed August 2023). Therefore, approximately 80.0 percent of WUI acres are not considered to be within the natural range of variation of historical wildland fire regimes.

3.5 History

The fire history on the Sitgreaves NF and surrounding area, since 2012 shows 1,370 fire starts for a combined acreage of 113,831 ac. Of the total number of fires started, 1,302 fires were controlled at less than ten acres, and 70 fires grew to larger than ten acres in size. About 1/3 of the total fires were determined to be caused by lightning (379), and some of those were managed to achieve resource objectives, including restoration objectives, consistent with the Apache-Sitgreaves Land Management Plan (2015). However, most fires were managed with full suppression objectives with efforts to limit fire spread. In many cases near communities, fire responses included mutual aid from local fire districts and coordination with State and local government agencies. Some fires impacted local communities and jurisdictions and are noted below:

Note: The fires listed in the chart below that are italicized had impacts including but not limited to mutual aid, evacuations, etc.

Fire Name	Fire Year	Total Acres	Size/Class	Stat Cause
Dyes	2012	49	C	Lightning
Turkey	2012	70	C	Lightning
General	2013	10	C	Lightning
Woods Canyon	2014	88	C	Camping
<i>San Juan</i>	<i>2014</i>	<i>6975</i>	<i>G</i>	<i>Other Human Cause</i>
Chipmunk Spring	2014	14	C	Lightning
Scott Point	2014	11	C	Lightning
West Fork	2014	18	C	Camping
Widow Maker	2014	13	C	Lightning
Mcguire	2014	21.5	C	Lightning
Little Springs 2	2015	118	D	Lightning
Alder	2015	2500	F	Lightning
Pius Spring	2015	13	C	Lightning
Potato Patch	2015	650	E	Lightning
Spring	2015	16	C	Lightning
Wilkins	2015	11.3	C	Lightning
Turkey	2015	1361	F	Lightning
<i>Cedar</i>	<i>2016</i>	<i>49000</i>	<i>G</i>	<i>Other Human Cause</i>
Phoenix	2016	592	E	Other Human Cause
Turkey	2016	50	C	Lightning
Cat	2016	43.3	C	Lightning
Loner	2016	35	C	Lightning
Grama	2016	25.8	C	Lightning
Sam Jim	2016	2350	F	Lightning
Rice	2016	25.7	C	Lightning

Horse	2016	22.8	C	Lightning
Badger	2016	11.3	C	Lightning
Ohaco	2016	35	C	Lightning
Dutch Joe	2016	41	C	Lightning
Baldwin	2016	1735	F	Lightning
Elk	2016	1822	F	Lightning
Fill	2016	3265	F	Lightning
Fisher	2017	100	C	Camping
Slim	2017	3241	F	Lightning
Sand	2017	25	C	Lightning
Gentry	2017	641	E	Lightning
Right	2017	33	C	Lightning
33 Springs	2017	1703	F	Lightning
Dudley	2017	10	C	Other Human Cause
Duran	2018	10	C	Other Human Cause
Rabbit	2018	155	D	Lightning
Chev	2018	90	C	Lightning
Grama	2018	2153	F	Lightning
Ranch	2018	5491	G	Lightning
Hub Point	2018	5056	G	Lightning
North Kv	2018	21.25	C	Lightning
Wildcat	2018	11	C	Incendiary
Whiskey	2018	8.7	C	Equipment
Hanks	2018	21	C	Camping
377	2018	4833	F	Equipment
Woods	2018	102	D	Equipment
Rocky	2019	3702	F	Lightning
Antelope	2019	82	C	Other Human Cause
Bagnal	2019	2240	F	Lightning
Wilkins	2019	18.5	C	Other Human Cause
Hoyle	2019	502.5	E	Lightning
Telephone	2019	2361	F	Lightning
Canyon Point	2020	13	C	Lightning
Willow	2020	281	D	Lightning
West Chev	2021	1170	F	Lightning
<i>Wyrick</i>	<i>2021</i>	<i>7592</i>	<i>G</i>	<i>Lightning</i>
Leonard Canyon	2021	47	C	Lightning
Firebox	2021	1063	F	Lightning
Nancy	2022	31.32	C	Other Natural Cause
Black Canyon	2022	15	C	Other Natural Cause
Bear	2022	15	C	Debris/Open Burning

Table 3.2: Fire occurrence history

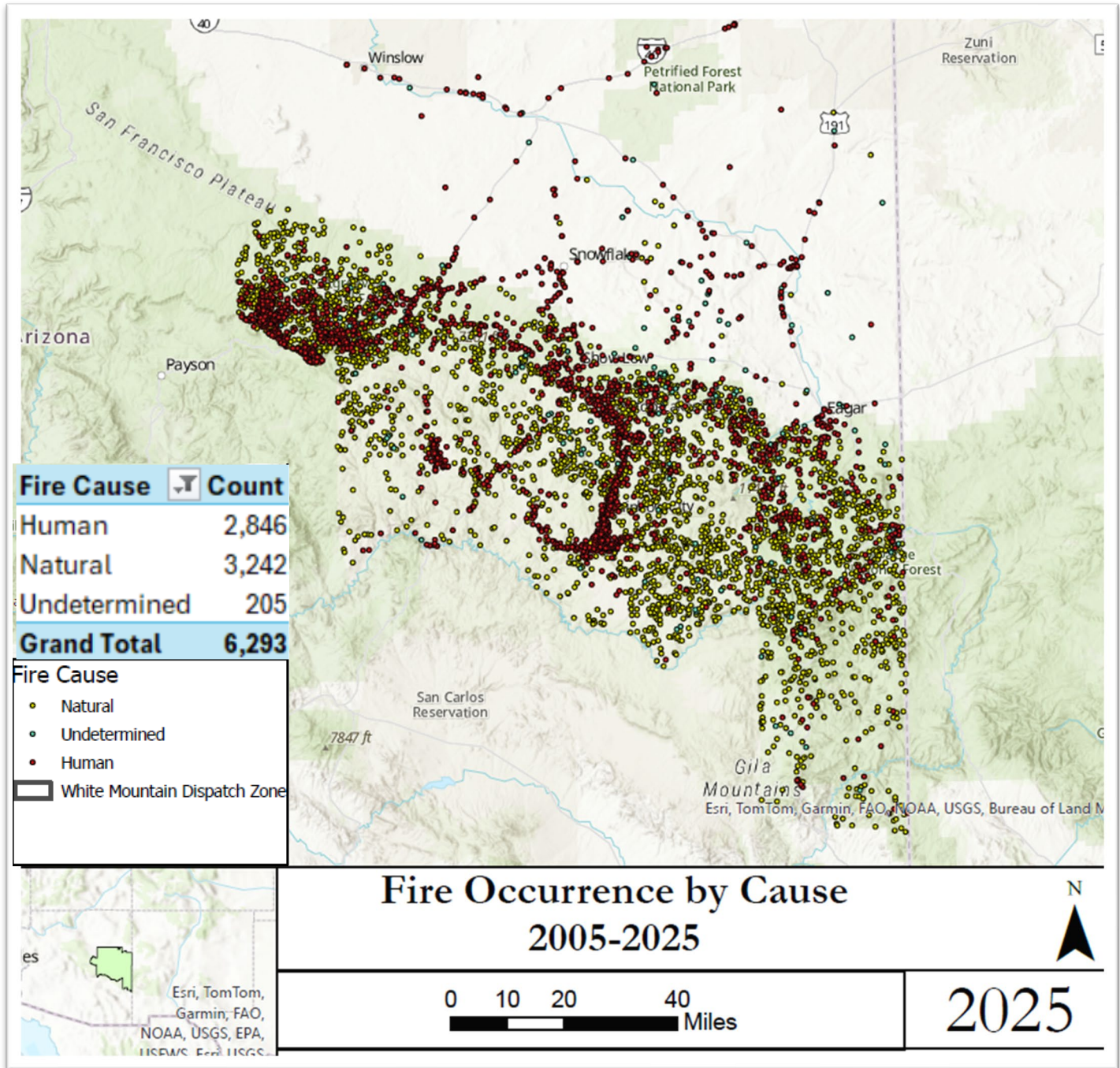


Figure 3.3: Fire Occurrence Map

Section 4: Communities and Values At-Risk

4.1 Communities/Values At-Risk List

The NCCWPP area includes at-risk communities designated by resources such as CPAW using guidance from the HFRA 2003 and the A-SNFs QWRA, within Navajo County. The following communities are listed highest to lowest risk scores.

1. Pinetop-Lakeside Risk Score 4.37

Located in the eastern portion of the Sitgreaves National Forest, this community is the second largest populated area within the NCCWPP and includes the Town of Pinetop-Lakeside, southeast of Show Low, in Navajo County. To delineate a WUI around this community, the Core Team identified the threat of wildfire from the vast forestlands located to the south and west. This area, south of Pinetop-Lakeside, has several canyons that run north-south, potential expressways for wildfires to reach the populated areas of the community. The WUI north of the community is delineated by a buffer around private property and by the transition area from ponderosa pine to pinyon/juniper vegetation.

Most of the land in the town is privately owned, with a few public parcels scattered through the community. The majority of lands surrounding the community are federally owned. Current trends in commercial and residential development are outlined in the 2001 *Pinetop/Lakeside and Navajo County Regional Plan*, which has identified growth areas within the WUI. Planning for these growth areas includes infill in existing neighborhoods, specifically within the downtown area. Projected growth is also identified along major transportation corridors, in commercial and industrial districts, and in master-planned developments. Recreation/open space and low-density residential are the primary land uses in these rural communities; however, there are planned higher-density residential and commercial developments located generally near the town center.

Pinetop/Lakeside was estimated to have a year-round population of 4,557 in 2020. The population has increased to an estimated population of 4,297 living in 4,593 single family housing units, 787 manufactured homes, and 858 multi-family residential properties according to the Navajo County Assessor in 2023. The communities of Pinetop-Lakeside experience a dramatic influx of seasonal population growth associated with the recreational opportunities located in the region. The greater community population of Pinetop-Lakeside can grow to an estimated 30,000 during the summer months. Town commercial districts are centered along the SR 260 corridor. Existing and continuing development of paved roads, utilities, communication centers, schools, hospitals, and public buildings adds to the community's infrastructure.

Properties within the town are serviced by the Pinetop and Timber Mesa Fire and Medical Fire District. The ISO ratings are 3/8 and 3/10 respectively, some of the lowest in the region. Both districts operate under an IGA for automatic aid response of emergency units.

2. Show Low Risk Score 4.27

Also located in Navajo County, in the eastern portion of the A-SNFs, the Show Low community is the largest populated area in the WUI. The Core Team considered the threat of wildfire from the forestlands located to the south and west in delineating the southern WUI. This WUI subarea extends several miles south of the city center, into the Fort Apache Indian Reservation. This southern area has several canyons that run north-south, providing direct wildfire access to the city of Show Low. To the north, the WUI is delineated by a 1-mile buffer from private property and has a characteristic change in vegetation type from ponderosa pine to pinyon/juniper.

The bulk of landownership in Show Low is private. Components of these growth areas include infill in existing neighborhoods, specifically within the downtown area. Projected growth is also identified along major transportation corridors, in commercial and industrial districts, and in master-planned developments. A recent land exchange, known as the south parcel, has occurred between the US Forest Service and the private sector. The land exchange adds 948 acres planned for residential development. Recreation/open space and low-density residential are the primary land uses within this rural community; however, there are higher-density residential and commercial developments located and planned generally near the downtown area.

The City of Show Low was estimated to have a year-round population of 11,967 in 2020. According to the Navajo County Assessor's office, there are 5,680 single family dwellings, 6,633 manufactured homes, and 804 multi-family residential complex in Show Low. Show Low also experiences a dramatic seasonal population influx associated with the region's recreational opportunities. Several commercial districts provide a regional economic development base. Existing and continuing development of paved roads, utilities, communication centers, schools, hospitals, and public buildings adds to the community's infrastructure. Show Low is home to the largest regional medical center, Summit Healthcare Regional Medical Center, corporate offices of Smith Bagley, Inc. (CellOne), Perkins Cinders Inc., Forest Energy Corporation, and the Northland Pioneer White Mountain Campus. Fire protection service for Show Low is provided by the Timber Mesa Fire and Medical District. Properties in the city have an ISO rating of 3/10 and are among the lowest of the surrounding communities.

3. Linden Risk Score 4.27

Located northeast of Show Low and in the central portion of the A-SNFs in Navajo County, this WUI subarea reflects the potential threat of severe wildfire approaching from the south. This is notable by the extensive buffer that crosses into burned areas from the Rodeo-Chediski Fire, which defines the WUI to the southwest. In the north, a buffer extends the WUI 0.5 mile from private property.

The majority of land ownership in this unincorporated community is private, with federally owned lands surrounding. Current trends in commercial and residential development are less pronounced than in Show Low. Projected growth is identified along major transportation corridors. Linden was estimated to have a year-round population of 2,523 in 2021 per the US Census. Per the Navajo County Assessor's Office there are 1122 single-family residential dwellings, 672 manufactured homes and one multi-family residential complex in the Linden community. The community experiences a dramatic seasonal population influx associated with the region's recreational opportunities. Existing and continuing development of paved roads, utilities, communication centers, schools, and public buildings adds to the community's infrastructure. Fire protection services for Linden are provided by the Timber Mesa Fire and Medical District with an ISO rating of 3/10.

4. Heber-Overgaard Risk Score 4.22

The WUI around this community encompasses the private lands of Heber-Overgaard, in Navajo County. A 3-mile buffer was delineated to the south and southwest of the communities for protection from wildfire coming from southern forestlands. A 0.5-mile buffer was delineated around the community's west, north, and east edges, which also experienced a change from ponderosa pine to pinyon/juniper vegetation.

The majority of landownership within this unincorporated community is private, with a surrounding influence of federally owned lands. This community has increased commercial and residential development. Projected growth is identified along major transportation corridors and the community center. The population of Heber-Overgaard was estimated to be 2,722 residents in 2014. 2023 estimated full time population has increased significantly to an estimated 6,000 residents living in 4909 single family residential homes, 1703 manufactured homes, and 144 multi-family dwellings. Heber - Overgaard experiences a dramatic seasonal population influx associated with the region's recreational opportunities. Existing and continuing development of paved roads, utilities, communication centers, schools, and public buildings adds to the community's infrastructure. The Heber-Overgaard Fire District provides protection for over 6,000 people and their properties. Heber-Overgaard properties (ISO) have fire

insurance ratings of 3 in Heber-Overgaard proper, and 7-9 for out of district areas. Current Navajo County parcel data estimates that 8,293 structures are included within the WUI.

5. Clay Springs and Pinedale Risk Score 4.11

Located in a rural area of Navajo County and in the central portion of the A-SNFs, the WUI surrounding Clay Springs and Pinedale is delineated by SR 260, with the potential wildfire threat being from the south. Previously burned areas influenced Pinedale's delineation of its southern WUI boundary. To the north, the WUI is delineated by a 1-mile buffer from private property and by a characteristic change in vegetation type from ponderosa pine to pinyon/juniper.

Most of the landownership in Clay Springs is private, with federally owned lands surrounding. The estimated year-round population of Clay Springs was estimated at 825 residents with Pinedale's estimated year-round population estimated to be 825 in 2020. In 2014 the population of Clay Springs was estimated to be 679 residents living in 126 housing units and Pinedale to be composed of 560 residents living in 322 housing units (American Fact Finder, accessed November 2015). Both communities experience an increase in population in the summer months. The volunteer Clay Springs-Pinedale Fire District provides protection for over 1,500 people, and the communities' properties have an ISO rating of 5/5. The fire district includes eight additional subdivisions, two of which (Victory Heights and Ricochet Ranch) have only single-access points. The fire district also provides fire protection to four summer recreational vehicle parks that also have only single-access points (Oddfellows, High Country, Sun Rise, and FSR 139A). The Rodeo-Chediski Fire left an unburned area in its mosaic pattern that forms a general bearing of more than 30 degrees, running from the A-SNFs to a series of residences approximately 0.5 mile to the west of Pinedale.

6. Aripine Risk Score 4.11

Located east of Heber-Overgaard, in Navajo County, this is the most isolated community within the NCCWPP. The WUI around Aripine is delineated by a 0.5-mile buffer to the north, east, and west and extends south to SR 260. This small community has a population of 70, which increases during the summer months. Current Navajo County parcel data estimates that 103 structures are included within the WUI.

7. Chevelon-Halter Cross Risk Score 4.11

The Chevelon-Halter Cross WUI covers approximately 98,005 acres. Chevelon Retreat is the only established population center in the Chevelon-Halter Cross WUI. Chevelon Retreat is located in a remote portion of Navajo County. Access to this community is

gained through USFS roads through ponderosa pine forests with higher fuel loads and greater potential for wildland fire. There is also a high-voltage power line that serves the entire planning area located near Chevelon Retreat. The WUI boundaries of this subarea have been defined in order to protect ingress/egress to Chevelon Retreat, as well as infrastructure key to all of Navajo County. Land designation in this WUI is evenly split between private and USFS-administered lands with checkerboard state lands mixed in with private land. The Chevelon–Halter Cross WUI’s current Navajo County parcel data estimates that 199 structures are included within the WUI. The Chevelon–Halter Cross WUI has no acres rated as high wildland fire risk but has 17 percent rated as moderate risk and 83 percent rated as low risk. Therefore, the Chevelon–Halter Cross WUI is rated as moderate-low wildland fire risk.

8. Chevelon Retreat Risk Score 4.11

Chevelon Retreat is an unincorporated community on the northern edge of the A-SNFs in the western portion of the Navajo County CWPP planning area. There is a wide range of developments ranging from low-income semi-permanent homes (homes occupied on a semi-permanent basis) to second home/vacation cabins. There is no known economic development in the area. The precise year-round population is difficult to determine, but it is assumed to be less than 500. Values at risk include a high-voltage electrical transmission line that runs near the community and ingress/egress to individual homes. Access to Chevelon is primarily through unpaved forest roads. There is also a small airplane landing strip available for residents. This area was threatened by the Potato Fire in 2006 and is therefore determined to be at risk for future wildland fires. The vegetation of Chevelon Retreat is primarily pinyon/juniper of moderate density, with scattered grasslands not assumed capable of sustaining a crown fire. However, directly to the south are dense stands of pinyon/juniper with a component of ponderosa pine. These areas would carry a high-intensity wildland fire and, in the case of the Potato Fire, have done so in the past. For this reason, fuel treatments in this area are a priority for the Black Mesa Ranger District of the A-SNFs to protect Chevelon Retreat. WUI boundaries for this subarea have been drawn to reflect this condition.

9. Silver Creek Area – White Mountain Lake and Silver Lake Estates Risk Score 4.11

The Silver Creek area is located 7 miles northeast of Show Low and borders the northeastern portion of the Sitgreaves National Forest. The unincorporated communities of White Mountain Lake and Silver Lake Estates are included in this area.

The Silver Creek Area is delineated by SR 77 to the west, by Highway 60 to the south with the greatest threat of wildfire coming from the west and south. Landownership in the Silver Creek area is a mix of private and state lands, with the A-SNFs bordering these lands to the south. Current trends in land development and projected growth are a mix of low- density and higher-density residential developments around White Mountain Lake, along with isolated residences located east of Bourdon Ranch Road and extending to the Navajo/Apache County line. These homes are accessed by primitive roads. Recreation/open space mainly includes White Mountain Lake and state lands located throughout the area. The majority of state lands are located to the south and east of the White Mountain Lake community. The estimated year-round population of the Silver Creek area is over 2,834 in 2021 per the US Census. Per the Navajo County Assessor's Office there are 513 single family residential dwellings, 1123 manufactured homes, and 38 multi-family complexes in the Silver Creek area. However, due to the area's climate and recreational opportunities, this area experiences a seasonal population influx that more than doubles the resident population. Existing infrastructure includes paved roads, utilities, and communication centers. These resources are continually being enhanced by ongoing development. The White Mountain Lake community is serviced by Timber Mesa Fire and Medical District. The Silver Lake Estate subdivision is a one square mile in the unincorporated area of Navajo County. The area currently does not reside within a fire district. Fire response is provided by Timber Mesa Fire and Medical District for a fee for service if resources are available for emergency response.

10. Taylor-Shumway Risk Score 2.11

Taylor was settled by James Pearce and named after John Taylor, an English-born president of the Church of Jesus Christ of Latter-Day Saints in 1881. Taylor has several sites listed on the National Register of Historic Places. The town of Taylor is located immediately south of Snowflake along SR 77, approximately 13 miles north of Show Low. It is bordered on three sides by public land including the Apache-Sitgreaves National Forest and BLM administered lands. Located at 5,600 feet AMSL, Taylor is set along the banks of Silver Creek. Wildland vegetation outside the urban area consists primarily of tall, seasonal grasslands with juniper stands of varying density. Landownership in Taylor is primarily private, about 80 percent, with 20 percent public (10 percent state, 10 percent federal). Taylor and Snowflake are close in proximity and share many services such as Fire, Police, Parks and Recreation, Library and a

community pool. Taylor is home to the corporate offices of Brimhall Sand and Rock, Hatch Construction and Paving, and Reidhead Sand and Rock. The Northeast Arizona Training Center (NATC) is home to the Northern Arizona Law Enforcement Training Academy. It also houses fire-service classes offered through Northland Pioneer College. The facility's burn tower and driving track draw agencies from around the area. Taylor Municipal Airport has a 75- by 7,500-foot runway. The ISO rating within Taylor town limits is a 4. The population of Taylor has grown from 2,420 residents in 1990 to an estimated 5000 residents in 2023.

11. Snowflake Risk Score 1.56

The Town of Snowflake is located within the Little Colorado River Basin of northeastern Arizona, 30 miles south of Interstate 40 in proximity to the Petrified Forest National Park and the Navajo and Hopi Reservations. Snowflake is located on a high desert plateau sitting at 5,640 feet AMSL. The Community enjoys a mild year-round climate with less than 10 inches of annual snowfall. Various shops, schools, trucking facilities, pig farms, sand-and-gravel operations and two large marijuana growing and processing facilities employ the community's residents. Novo power operates a biomass power plant, and Iberdrola Renewables operates a wind turbine generating project covering around 6000 acres. Fire protection is provided by the Taylor Snowflake Fire and Medical Department (TSFMD). The fire department also protects the surrounding 450 square miles of the unincorporated area, for a total estimated population of 15,000 – 20,000 residents. The fire and medical department call for service continue to increase with around 2100 calls for the year 2023. Properties within the town have an ISO rating of 4. Major transportation routes into Snowflake are State Routes (SRs) 77 and 277. It is along these routes that both residential and commercial facilities exist, and future growth is anticipated. With a mild climate and affordable property, Snowflake continues to attract new residents. Most land in Snowflake is privately owned. However, there are 20,000 acres of state and federal land in and around the town of Snowflake. Some of the residents lease this land to graze cattle, while others merely enjoy hiking, horseback riding, and scenic views. The population of the Town of Snowflake has increased from 3,680 in 1990 to an estimated 7000 residents in 2023.

12. Woods Products Risk Score 1.56

There are no established communities within the Wood Products WUI. This WUI is defined by the economic significance to all central Navajo County WUI communities and covers approximately 24,466 acres. Many businesses, particularly in the wood-

products industry, that sustain the local economy, are in this WUI. Land designation within this WUI is evenly split between private and USFS- administered lands. State Trust lands checkerboard much of the private land. The Taylor and Snowflake Fire and Medical Department respond to fires in this area. Current Navajo County parcel data estimates that 155 structures are included within this WUI. Wood Products WUI has no acres rated as high wildland fire risk but has 8 percent rated as moderate risk and 92 percent rated as low risk. Therefore, the Wood Products WUI is rated as low- moderate wildland fire risk.

13. East of Snowflake Risk Score 1.56

The East of Snowflake (EOS) WUI covers approximately 50,666 acres. The roads are a combination of both paved and unpaved. Maps are often ineffective due to landowners creating their own pathways. Infrastructure is minimal in this area. There are no utilities (i.e., water, sewer) provided by the city. Electrical service is provided by Arizona Public Service with many of the structures “off grid”. The area is rapidly growing with both low-end and high-end homes being constructed. The year-round resident population is estimated at around 5000 people. ISO rating is assumed to be 10. Land designation in the EOS WUI is almost entirely private (84 percent), with some State Trust lands. This area falls within the Snowflake/Taylor response area with increasing calls for response. With the wind occasionally blowing over 40 MPH, Wind is a major factor in fire potential. In the EOS area, overall wildfire risk is moderate. A wildland fire in the EOS WUI would most likely not carry far unless driven by the wind and could possibly have significant effects.

Section 5: Emergency Management

5.1 Protection Capabilities & Infrastructure Protection

The Navajo County Office of Emergency Management (NCEM) is responsible for supporting preparedness, response, recovery, and mitigation of emergencies and disasters throughout the County, which includes wildfire events. NCEM maintains current contacts and encourages collaboration between government agencies and communities throughout the year, including involvement during community events and meetings with shareholders. The Navajo County Emergency Operations Plan is maintained by NCEM personnel, updated every two years, and is available for public access upon request.

The following provides information regarding wildfire response resources that are already in place. This is a high-level overview of resources available to local governments in case of a wildfire.

5.1.a Fire District Protection Capabilities

- Pinetop Fire District (6.63 minutes)
- Heber Overgaard Fire District (4 minutes 30 seconds)
- Pinedale Clay Springs Fire District (8 minutes).
- Timber Mesa Fire and Medical District (7.87 minutes)
- Taylor Snowflake Fire District (10 Minutes)

5.1.b Inventory of fire protection resources

The jurisdictions with resources in place have provided an inventory that can be located in the appendices on page A.

- Pinetop Fire District
- Heber Overgaard Fire District
- Pinedale Clay Springs Fire District
- Timber Mesa Fire and Medical District
- Taylor Snowflake Fire District
- DFFM Northeast District A2S
- USFS-
 - Lakeside Ranger District
 - Black Mesa Ranger District

5.1.c Mitigation Plans within the NCCWPP area

Navajo County Multi-Jurisdiction Hazard Mitigation Plan can be found online at the following website link:

<https://www.navajocountyaz.gov/275/Hazard-Mitigation-Plan>

5.1.d Local utility company plans

Arizona's 2025 HB2201 mandates that electric utilities and public power entities submit biennial wildfire mitigation plans to the Arizona Corporation Commission (ACC) or their governing board by May 1, 2026, and every even-numbered year thereafter. Plans must identify high-risk areas, detail preventative equipment, vegetation management, and infrastructure inspection procedures. HB2201 also requires review and approval by the State Forester. Additional information can be found at the following website:

https://www.azleg.gov/legtext/57leg/1R/summary/S.2201FIN_ASPASSED_COW.DOCX.htm

Currently within the NCCWPP there are two electric utility companies with plans on the Arizona Department of Forestry and Fire Management website(<https://dffm.az.gov/wildfire-mitigation-plan-program>):

- Arizona Public Service (APS)
- Navopache Electric Cooperative (NECO)

5.2 Agreements, Policies and Education

5.2.a Local wildland fire management policies

Wildland fire management in Navajo County, Arizona, involves a highly coordinated approach between local, state, and federal agencies, emphasizing full suppression in the Wildland-Urban Interface (WUI) while utilizing prescribed burns to reduce hazardous fuel loads.

5.2.b Mutual aid agreements

The following are the current agreements for mutual aid in place for and with the agencies within the NCCWPP.

- Statewide Mutual Aid agreement.
- DFFM Cooperator agreements.
- 2024 Arizona Mutual Aid Compact (AzMAC).

5.2.c Evacuation Information

Navajo County Emergency Management utilizes the *Ready Navajo County Emergency Alert* system to alert citizens of the dangers that may threaten life or property throughout Navajo County. The systems used have a wide range of functions, including voice, text, email, social media, and traditional media alerts. The public may opt-in with their cellular information and white/yellow page data is already incorporated into the system. Integrated Public Alert & Warning (IPAWS) is incorporated into the system to enable wide-scale alerts in the county in addition to the general emergency notification system. The IPAW's alerts do

not require any registration or “opt-in”. Other agencies having the capability to activate IPAWS in Navajo County include the National Weather Service and the Arizona Department of Emergency Management.

The Navajo County Office of Emergency Management coordinates sheltering for the public when needed due to local disasters. Sheltering needs include persons able to self-evacuate and those with functional needs using the American Red Cross and other volunteer groups. NCEM also coordinates sheltering for animals through our cooperative partners including Navajo County Animal Care & Control, Navajo County Fair & Rodeo, Inc. and Arizona Department of Agriculture (Livestock) as well as other non-governmental organizations that support animal evacuation efforts such as the Humane Society.

5.2.d Education and training resources

Agencies also continue their own education through constant and consistent training efforts provided through various agencies. Training is conducted locally as well as through regional events. In addition, Arizona Wildfire and Incident Management Academy is held each spring and provides a week-long opportunity for continued education for response personnel. In addition, Incident Management courses can be requested and are provided through the Department of Emergency Management and Military Affairs with regional funding grants provided by the State Homeland Security Grant. Finally, additional training is provided by Arizona Department of Forestry and Fire Management.

Section 6: Projects community would like to accomplish within the next 5 years

6.1 Education and Community Outreach (Firewise implementation and community education)

All agencies within the working group continue to provide and support education for the communities throughout the NCCWPP area through outreach events, social media posts, articles and more. NCEM continues to provide information and outreach of the Ready, Set, GO! program throughout the county year-round including the information provided in the previous section.

There are currently 36 FIREWISE designated communities within Navajo County. All planning partners continue to support and encourage area HOA's and communities to obtain and retain their FIREWISE designation in order to support wildfire preparedness, mitigation and resiliency efforts.

Timber Mesa Fire is engaged in seeking USA Firewise Designation for Torreon, Bison Ridge and Vacation Village communities. Timber Mesa fire will be assisting the condominium developments of Bison Ridge and Starlight Ridge with re-designation of USA Firewise. Timber Mesa is assisting The Shores community in Lakeside with USA Firewise Designation. Timber Mesa Fire is also actively engaged with numerous communities and HOA's within the district for initial steps in the USA Firewise assessments with a goal of designating all as USA Firewise communities.

6.2 Fuels Reduction

Since 2018, A-SNFs have conducted restoration treatments through mechanical thinning on over 42,000 acres and have managed prescribed fires and wildland fires achieving resource objectives on over 79,000 acres across the Sitgreaves National Forest.

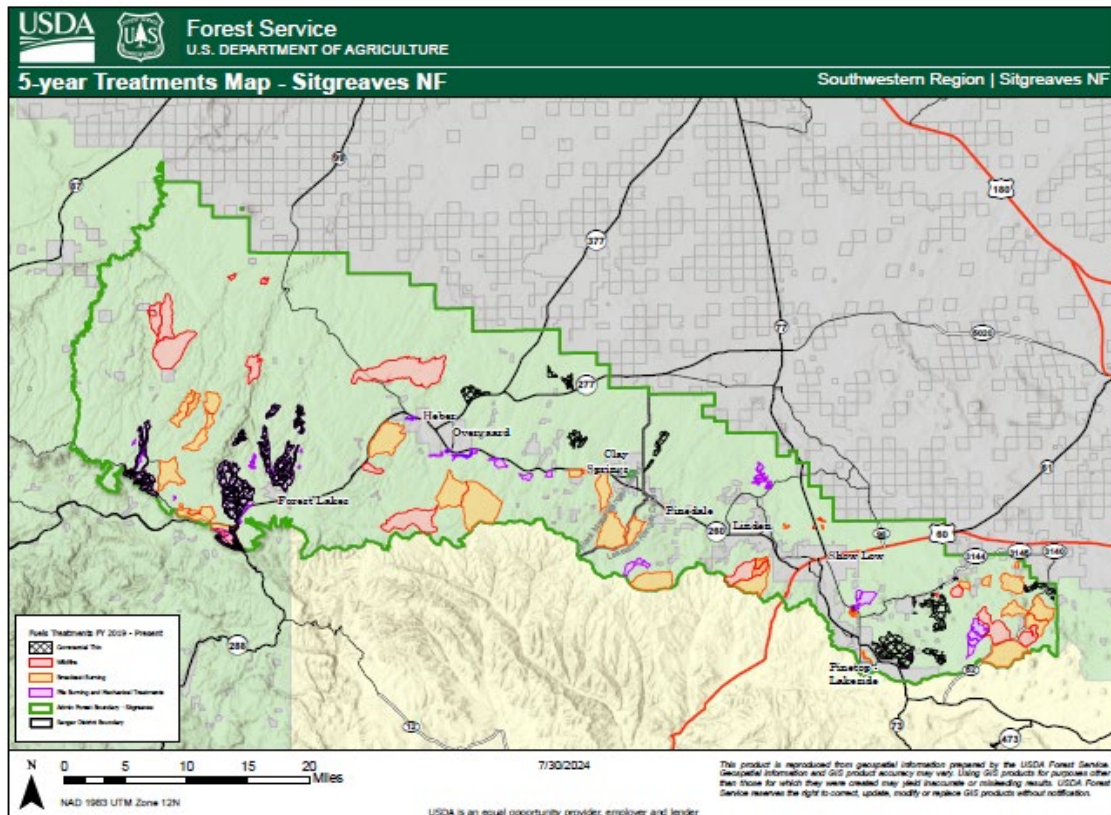


Figure 6.1: USFS 5 Year Treatment Map Sitgreaves NF (projects subject to change)

The Rim Country Project covers 1.2 million acres and is the second multi-forest restoration project within the 2.4-million-acre Four Forest Restoration Initiative (4FRI). It includes the Sitgreaves National Forest and portions of Coconino and Tonto National Forests. The whole 4FRI project area has been identified as one of the National Wildfire Crisis Strategy (WCS) Landscapes and should continue to receive resources to attain its goal of increasing forest health and resilience and reducing the risks of uncharacteristically severe fire in the ponderosa pine and mixed conifer forests of northern Arizona. The A-SNFs plans to implement 30,000 – 40,000 acres of restoration and hazardous fuels treatment projects annually. The Forest maintains and adjusts a 5-year restoration plan as necessary, based project completion, wildland fire activity, and resource concerns to achieve these goals.

The adjacent landownership is where our Wildland Urban Intermix has the opportunity through mitigation to identify vegetative management to reduce community risk. The projects for local governmental jurisdictions during this planning period are included in the table 6.1. Pictured below are the before and after photos of a recent project within the treatment area that was completed by Timber Mesa Fire and Medical District.



Picture 6.1: Buena Vista Project before treatment



Picture 6.2: Buena Vista Project Phase 1 (looking east)

TMU	Location and Description	Fuel Model	Project Partners	Estimated Number of Acres	Estimated Treatment Costs (Based on \$2,500/acre unless otherwise noted)
PLSL23 & 24	Buck Springs Resort	All Fuel Types	PFD, NCEM	60 High Risk Acres	\$150,000
PLSL23 & 24	Porter Mountain Infrastructure Protection	All Fuel Types	PFD, ASFS	20 High Risk Acres	\$50,000
PLSL 22 & 23	HFI- Selected Private Properties in PLSL TU 22 & 23	All Fuel Types	PFD	143 High Risk Acres	\$ 357,500 (multi-phase project)
PLSL20	Buena Vista Fuels Mitigation Project	All Fuel Types	TMFMD, City of Show Low	972 Mod Risk Acres	\$ 2,430,000 (multi-phase project)
PLSL23 & 24	Lady Bird Johnson Scenic Strip, World Mark, and Ginsburg	All Fuel Types	PFD, DFFM and USFS	150 High Risk Acres	\$375,000
PLS 23 & 24	Woodland Lake Trac	All Fuel Types	PFD, High Risk Acres	485 High Risk Acres	\$1,212,500
All	Navajo County private property parcels	All Fuel Types	NCEM, DFFM, PFD, TMFMD, USFS	76,616	191,540,000 (multi-phase project)
PLSL 20	Continued TMFMD SW District Break	All Fuel Types	TMFMD	100 Moderate Risk Acres	\$250,000
PLSL21	TMFMD Fuels Break South	All Fuel Types	TMFMD	150 Moderate Risk Acres	\$375,000 Multi Phase
PLSL	PFD Ginsburg RX	All Fuel Types	PFD	110 High Risk Acres	\$220,000

Table 6.1 NCCWPP Treatment Projects

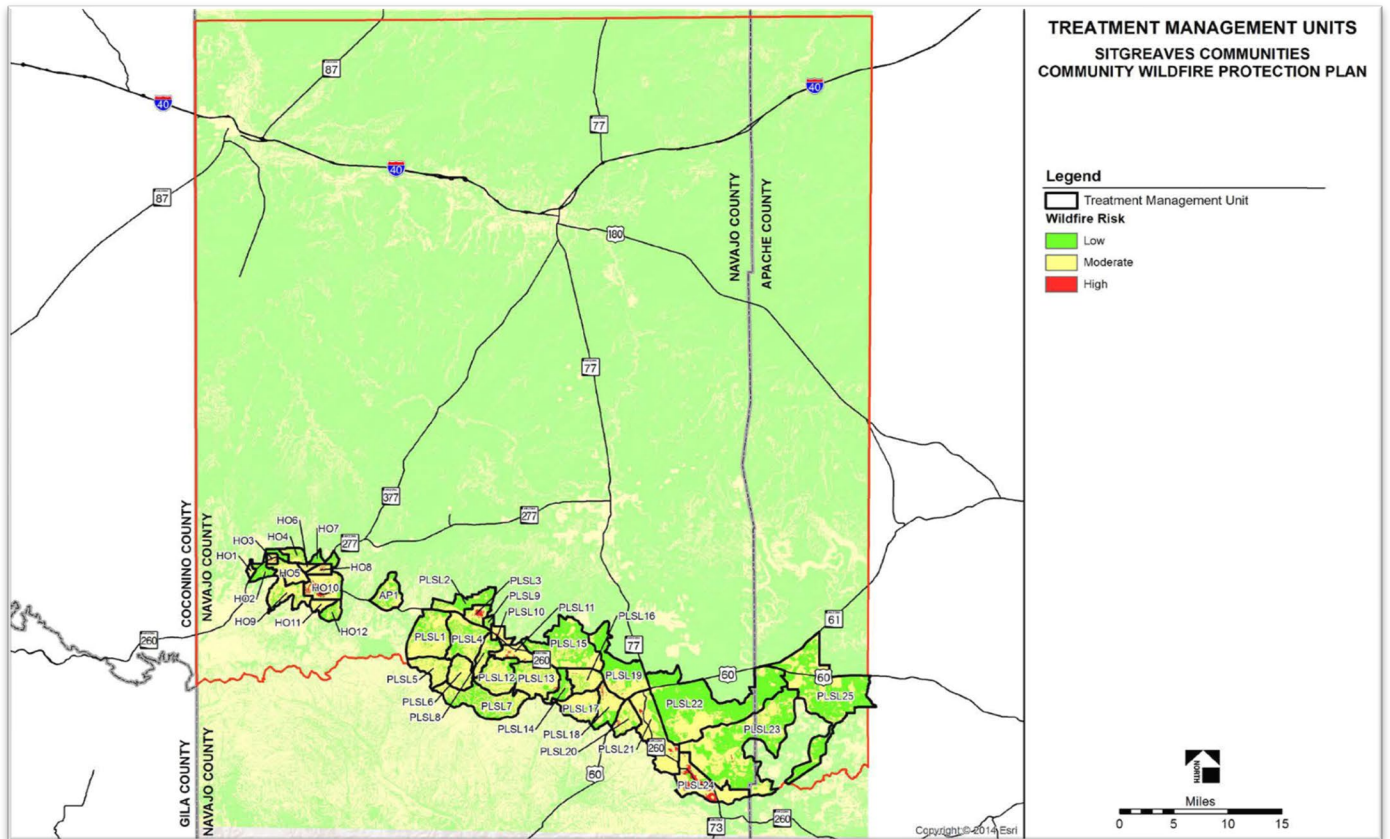


Figure 6.2: Treatment Management Units – Sitgreaves Communities

The working group has assigned recommended fuel reduction treatments for each TMU (Table 6.2). The management units listed in Table 6.2 does not always coincide with fire department or district boundaries. Some management units are not located within a fire department or district and therefore have no structural fire protection. For example, the Heber-Overgaard WUI is larger than the fire district boundary.

A complete table of Fuel Modification and Treatment Plans can be found in Appendix E of this plan.

Treatment Management Unit	Map ID	Risk Value	Fuel Model	Recommended Treatment ^a	Total Acres	Federal Acres	State Trust Acres	Nonfederal/Other Acres
Heber-Overgaard	HO1	M	GR1,GR2,GS1,NB1,NB3,NB9,SH7,TL3,TL8,TU1	1,2,3,4,5,7	419	419	-	-
	HO2	M	GR1, GR2,GS1,NB1,SH1,SH2,SH7,TL1,TL3,TL5,TL8,TU1	1,2,3,4,5,7	2,514	2,490	-	24
	HO3	M	GR1,GR2,GS1,NB1,NB9,SH1,TL1,TL3,TL8,TU1	1,2,3,4,5,7	621	5	-	61
	HO4	M	GR1,GR2,GS1,NB1,NB9,SH1,SH7,TL3,TL8,TU1	1,2,3,4,5,7	1,647	1,078	-	569
	HO5	M	GR1,GR2,GS1,NB1,NB9,SH1,SH2,SH7,TL1,TL3,TL4,TL5,TL8,TU1,	1,2,3,4,5,7	3,233	870	-	2,364
	HO6	M	GR1,GR2,GS1,NB1,NB9,SH1,SH7,TL3,TL8,	1,2,3,4,5,7	615	11	-	604
	HO7	L	GR1,GR2,GS1,NB1,SH7,TL3,TL8,TU1	1,2,3,4,5,7	1,335	1,324	-	11
	HO8	M	GR1,GR2,GS1,NB1,NB9,SH1,SH7,TL3,TL8,TU1	1,2,3,4,5,7	1,183	9	-	1,174
	HO9	M	GR1,GR2,GS1,NB1,SH1,SH2,SH7,TL1,TL3,TL4,TL5,TL6,TL8,TU1	1,2,3,4,5,6,7	4,673	4,154	-	519
	HO10	M	GR1,GR2,GS1,NB1,NB9,SH1,SH2,SH7,TL2,TL3,TL4,TL8,TU1	1,2,3,4,5,6,7	4,936	1,498	-	3,438
	HO11	M	GR1,GR2,GS1,NB1,NB9,SH1,SH2,SH7,TL2,TL3,TL4,TL8,TU1	1,2,3,4,5,7	1,303	1,303	-	-
	HO12	L	GR1,GR2,GS1,NB1,SH2,TL3,TL4,TL8,TU1	1,2,3,4,5,7	1,699	1,669	-	-
Aripine	AP1	M	GR1,GR2,GS1,NB1, NB9,SH1,SH2,SH7,TL3, TL4,TL8,TU1	1,2,3,4,5,6,7	4,006	2,893	-	1,113

Continued

Table 6.2: Treatment Management Units Heber-Overgaard, Aripine

Treatment Management Unit	Map ID	Risk Value	Fuel Model	Recommended Treatment ^a	Total Acres	Federal Acres	State Trust Acres	Nonfederal/ Other Acres
Pinetop-Lakeside / Show Low	PLSL1	M	GR1,GR2,GS1,NB1,NB8, NB9,SH2,SH7,TL3,TL4, TL8,TU1,	1,2,3,4,5,6,7	9,638	8,647	-	991
	PLSL2	M	GR1,GR2,GS1,NB1,NB8, NB9,SH1,SH2,SH5,SH7, TL3,TL4,TL8,TU1	1,2,3,4,5,6,7	4,457	2,912	-	1,545
	PLSL3	H	GR1,GR2,GS1,NB1,NB8, NB9,SH1,SH2,SH5,SH7, TL3,TL8,TU1	1,2,3,4,5,6,7	2,132	440	-	1,692
	PLSL4	M	GR1,GR2,GS1,NB1,NB8, NB9,SH1,SH2,SH5,SH7, TL3,TL4,TL5,TL8,TU1	1,2,3,4,5,6,7	7,775	6,627	-	1,149
	PLSL5	M	GR1,GR2,GS1,SH2,SH7, TL3,TL4,TL8,TU1	1,2,3,4,5,7	4,294	4,293	-	1
	PLSL6	M	GR1,GR2,GS1,NB9,SH2, SH7,TL3,TL4,TL8,TU1	1,2,3,4,5,7	3,949	3,949	-	-
	PLSL7	M	GR1,GR2,GS1,NB9,SH2, TL3,TL4,TL8,TU1	1,2,3,4,5,7	10,606	10,465	-	141
	PLSL8	M	GR1,GR2,GS1,NB1,SH2, SH7,TL3,TL4,TL8,TU1	1,2,3,4,5,7	2,941	2,897	-	44
	PLSL9	M	GR1,GR2,GS1,NB1,SH1, SH2,SH5,SH7,TL3,TL8, TU1	1,2,3,4,5,6,7	627	377	-	251
	PLSL10	M	GR1,GR2,GS1,NB1,NB9, SH1,SH2,SH7,TL3,TL5, TL8,TU1	1,2,3,4,5,6,7	1,399	162	-	1,236
	PLSL11	M	GR1,GR2,GS1,NB1,NB9, SH1,SH2,SH7,TL3,TL4, TL5,TL8,TU1	1,2,3,4,5,6,7	2,933	1,757	-	1,176
	PLSL12	M	GR1,GR2,GS1,NB9,SH2, SH7,TL3,TL4,TL8,TU1	1,2,3,4,5,6,7	6,363	6,281	-	83
	PLSL13	M	GR1,GR2,GS1,NB1,NB9, SH2,SH7,TL3,TL4,TL8,TU1	1,2,3,4,5,6,7	7,904	6,344	-	1,559
	PLSL14	L	GR1,GR2,GS1,NB1,SH1, SH2,SH7,TL3,TL4,TL8,TU1	1,2,3,4,5,7	2,612	1,634	-	979
	PLSL15	M	GR1,GR2,GS1,NB1,NB8, NB9,SH1,SH2,SH5,SH7, TL3,TL4,TL5,TL8,TU1	1,2,3,4,5,6,7	13,656	8,277	-	5,380

continued

Table 6.2: Treatment Management Units – Pinetop-Lakeside/Show Low

Treatment Management Unit	Map ID	Risk Value	Fuel Model	Recommended Treatment ^a	Total Acres	Federal Acres	State Trust Acres	Nonfederal/Other Acres
Pinetop-Lakeside / Show Low	PLSL16	M	GR1,GR2,GS1,NB1,NB9,SH1,SH2,SH7,TL3,TL4,TL8,TU1	1,2,3,4,5,7	3,972	2,159	-	1,813
	PLSL17	M	GR1,GR2,GS1,NB1,SH2,SH7,TL3,TL4,TL5,TL6,TL8,TU1	1,2,3,4,5,7	5,280	5,276	-	4
	PLSL18	M	GR1,GR2,GS1,NB1,SH1,SH2,SH7,TL1,TL2,TL3,TL4,TL5,TL6,TL8,TU1	1,2,3,4,5,7	4,458	2,400	-	2,058
	PLSL19	L	GR1,GR2,GS1,NB1,NB3,NB8,NB9,SH1,SH2,SH5,SH7,TL1,TL2,TL3,TL5,TL8,TU1	1,2,3,4,5,7	10,565	6,444	-	4,121
	PLSL20	M	GR1,GR2,GS1,NB1,NB9,SH1,SH7,TL2,TL3,TL5,TL6,TL8,TU1	1,2,3,4,5,7	3,468	2,692	-	776
	PLSL21	H	GR1,GR2,GS1,NB1,NB3,NB8,NB9,SH1,SH2,SH5,SH7,TL1,TL2,TL3,TL5,TL8,TU1	1,2,3,4,5,7	11,022	2,000	-	9,022
	PLSL22	L	GR1,GR2,GS1,GS2,NB1,NB3,NB8,NB9,SH1,SH2,SH5,SH7,TL3,TL5,TL8,TU1,TU2	1,2,3,4,5,7	29,522	21,893	1,478	6,151
	PLSL23	H	GR1,GR2,GS1,NB1,NB8,NB9,SH1,SH2,SH5,SH7,TL1,TL2,TL3,TL5,TL6,TL8,TU1,TU2,TU5	1,2,3,4,5,7	31,722	28,398	2	3,322
	PLSL24	H	GR1,GR2,GS1,NB1,NB8,NB9,SH1,TL1,TL2,TL3,TL5,TL6,TL8,TU1	1,2,3,4,5,7	8,552	1,732	-	6,821
	PLSL25	L	GR1,GR2,GS1,GS2,NB1,NB3,NB8,NB9,SH1,SH2,SH5,SH7,TL2,TL3,TL5,TL6,TL8,TU1,TU5	1,2,3,4,5,7	26,318	7,977	2,469	15,873
Total Acres					244,352	163,787	3,949	76,616

Note: L = low; M = moderate; H = high

Table 6.2: Treatment Management Units – Pinetop-Lakeside/Show Low

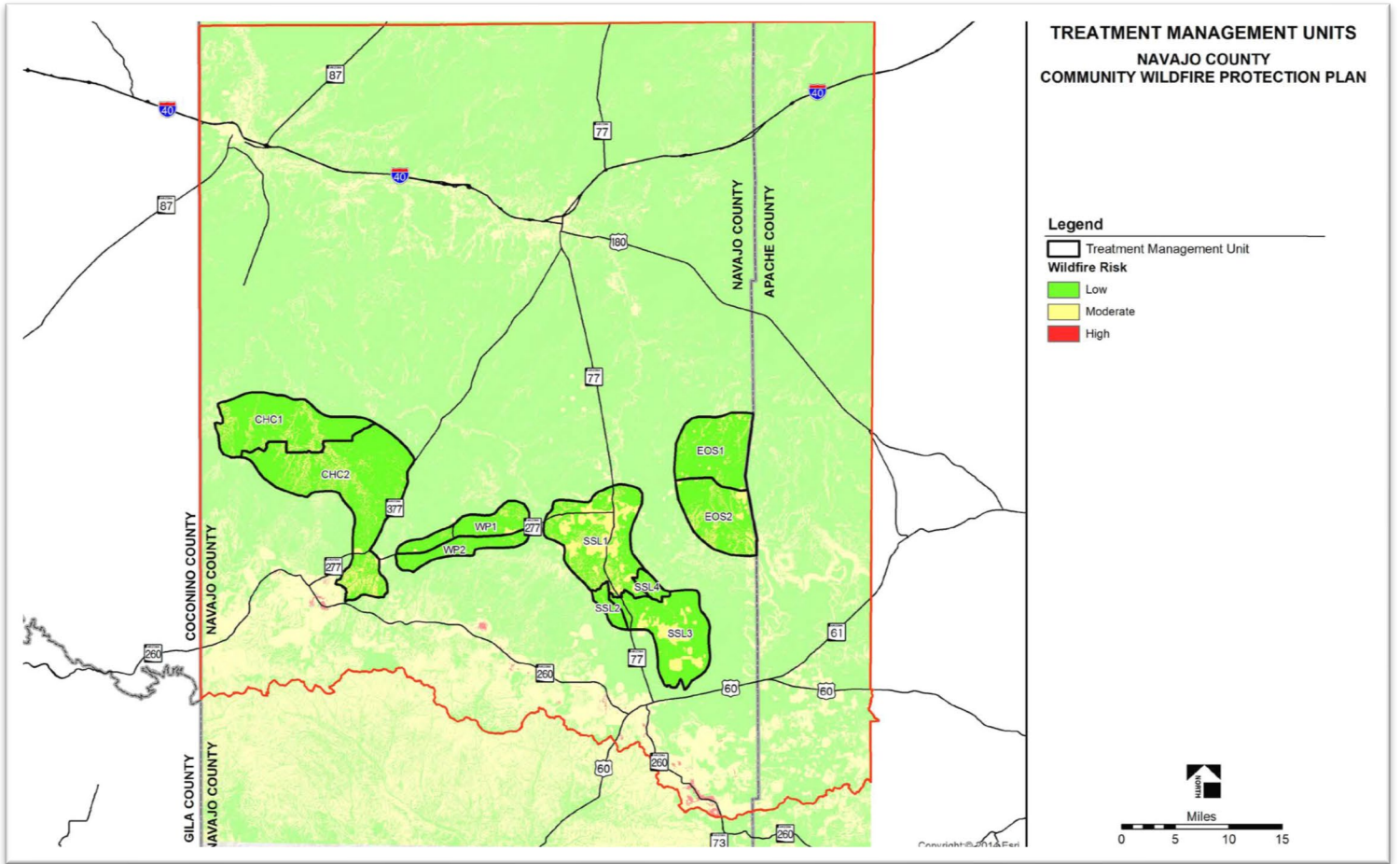


Figure 6.3: Treatment Management Units-Central WUI Area

Treatment Management Unit	Map ID	Risk Value	Fuel Model(s)	Recommended Treatment ^a	Total Acres	Federal Acres	State Trust Acres	Nonfederal/Other Acres
Chevelon–Halter Cross	CHC1	M	GR1,GR2,GS1,NB8,NB9,SH1,SH2,SH5,SH7,TL1,TL3,TL8,TU1	1,2,3,4,5,8	35,087	5,253	7,830	22,005
	CHC2	L	GR1,GR2,GS1,NB1,NB8,NB9,SH1,SH2,SH7,TL1,TL3,TL4,TL8,TU1	1,2,3,4,5,8	62,918	36,658	7,948	18,312
Wood Products	WP1	L	GR1,GR2,GS1,NB1,NB8,NB9,SH1,SH2,TL3,TL8,TU1,TU2,	1,2,3,4,5,8	14,032	4,537	2,885	6,610
	WP2	M	GR1,GR2,GS1,NB1,NB9,SH1,SH2,SH5,SH7,TL3,TL8,TU1	1,2,3,4,5,8	10,434	6,021	1,851	2,562
Snowflake–Silver Lake	SSL1	M	GR1,GR2,GS1,GS2,NB1,NB3,NB8,NB9,SH1,SH2,SH5,SH7,TL2,TL3,TL5,TL8,TU1	1,2,3,4,5,8	40,968	624	4,460	35,885
	SSL2	M	GR1,GR2,GS1,NB8,NB9,SH1,SH2,SH5,TL3,TL8,TU1	1,2,3,4,5,8	3,782	3,270	310	202
	SSL3	M	GR1,GR2,GS1,NB1,NB3,NB8,NB9,SH1,SH2,SH5,TL2,TL3,TL5,TL8,TU1,TU2	1,2,3,4,5,8	31,083	4,228	8,764	18,090
	SSL4	M	GR1,GR2,NB1,NB3,NB8,NB9,SH1,SH2,SH5,TL3,TL5,TL8,TU1	1,2,3,4,5,8	3,052	3,047	5	0
East of Snowflake (EOS)	EOS1	M	GR1,GR2,GS1,GS2,NB1,NB8,NB9,SH1,SH2,SH5,TL3,TL5,TU1	1,2,3,4,5,8	26,149	173	3,272	22,704
	EOS2	L	GR1,GR2,GS1,GS2,NB8,NB9,SH1,SH2,TL3,TU1	1,2,3,4,5,8	24,517	70	4,434	20,012
Total Acres					252,021	60,835	41,758	149,428

Note: CHC = Chevelon–Halter Cross WUI; WP = Wood Products WUI; SSL = Snowflake–Silver Lake WUI; EOS = East of Snowflake WUI; L = low; M = moderate; H = high.

Table 6.3: Treatment Management Units – Central WUI

NCEM continues to apply for Healthy Forest Initiative grant funds in order to reduce the costs incurred by property owners that want to support mitigation programs. To date NCEM has supported property owners in mitigation of 729 acres and has applied for another 152 acres in 2026. Below is the map of Hazardous Fuels Mitigation projects throughout the NCCWPP WUI area. NCEM is committed to applying every year that funds are made available through the Healthy Forest Initiative (HFI) Grant Program to further the mitigation work that is critical in this region. In addition Pinetop Fire District, Timber Mesa Fire & Medical District have and will continue to apply for HFI grant funds to support projects within their districts.

Additional support projects include the annual biomass clean-up event Operation Clean Sweep, hosted by the City of Show Low. NCEM will continue to conduct an annual Wildfire Preparedness Expo to educate residents on wildfire mitigation and preparedness.

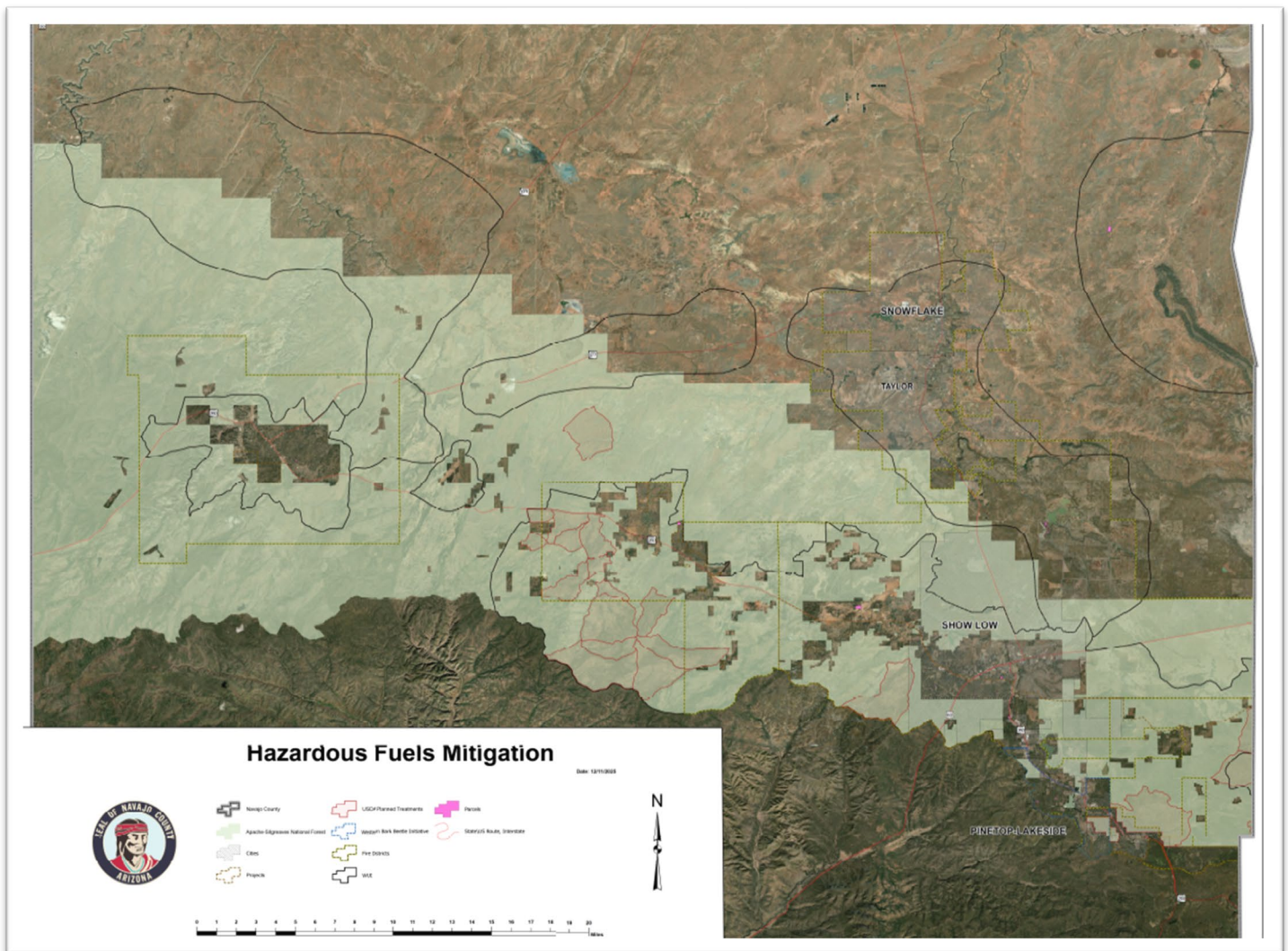
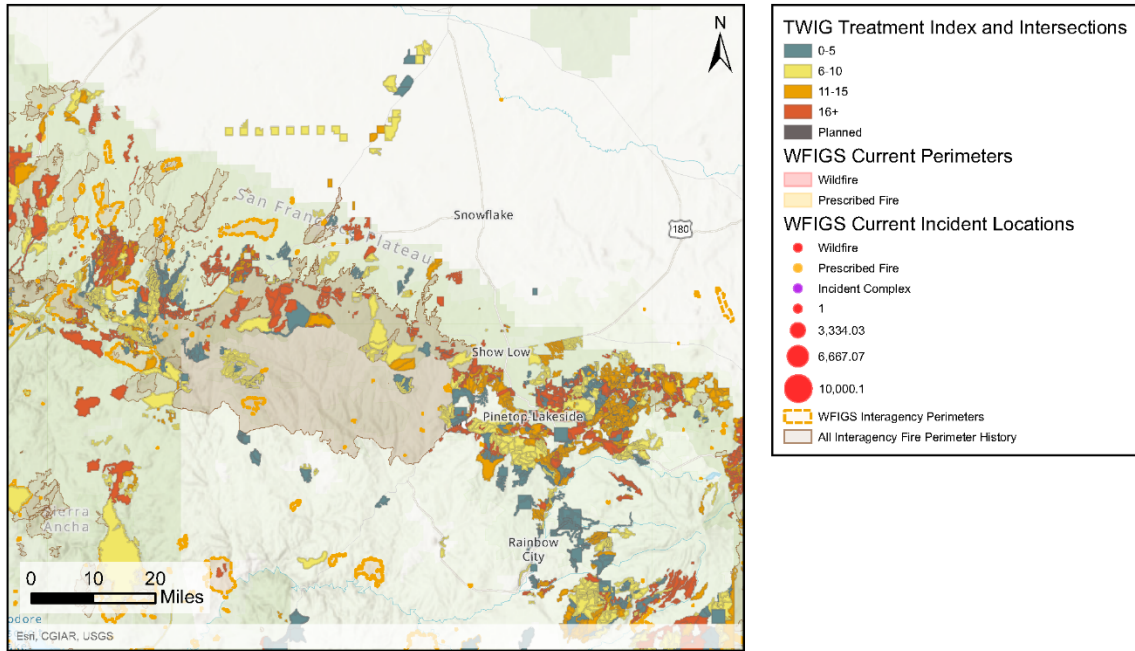


Figure 6.3: Hazardous Fuels Treatment Map



SWERI Southwest Ecological
Restoration Institutes
Colorado State University | New Mexico Highlands University | Northern Arizona University

This map was generated by the Treatment and Wildfire Interagency Geodatabase Viewer (TWIG), an application that provides access to compiled fuel treatment and wildfire data. Current data is for general informational purposes only and should not be used in official decision making. • <https://twig.reshapewildfire.org/twig/>

Figure 6.4: Map of treatments conducted in and near Navajo County <https://twig.reshapewildfire.org/twig/>

6.3 Policies and Agreements

Planning partners will collaborate with Navajo County EM to establish a policy/procedure that “Activates” the EOC when there are confirmed wildfire threats to begin the communication loop and evaluate the need expansion with key stakeholders.

All planning partners will commit to continuing to build on the evacuation plan to leverage software to create automated systemic orderly evacuation as an all-hazard product with the focus of wildfire for the CWPP. This includes working on the pre-identified routes and will require working agreements with the forest service to address the routes on forest service roads and leveraging the mass notification systems.

Agencies throughout the NCCWPP continue to evaluate the implementation of ICC WUI Code. Additionally PFD will amend their current WUI Code and adopt the 2026 version during this planning cycle.

The planning team will work with Navajo County EM to update the Hazard Mitigation Plan and Emergency Operations Plan under the appropriate ESF's.

Finally, the planning team will continue to pursue and leverage technology to implement effective evacuation plans for wildfire.

6.4 Structural Ignitability

Pinetop Fire District has adopted the ICC 2026 WUI code that provides fire resistive construction for new development and retrofitting of existing structures. Other planning team members will work to expand the ICC WUI codes as well.

6.5 Emergency Facilities/ Equipment Enhancement

Projects under consideration for emergency facilities and/or equipment enhancement include the following:

- Working on creating a fuel break on Porter Mountain to provide protection of public safety and private communication infrastructure. This will require a multi-year approach working with the forest service and stakeholder partners to get address during this CWPP planning period.
- Work with stakeholders to expand and complete connection to the Rim Road thoroughfare to improve access to remote forested areas for rapid and safe wildfire response with adjacent landownership.
- Identifying critical infrastructure that needs to have emergency generators to ensure that emergency business continuity takes place during a wildfire emergency. For example, fire stations, public safety communications, police stations, and water purveyors' pumps.
- Supporting the development of secondary routes of ingress and egress for communities where access is an issue to include funding sources. For this CWPP planning period, the Springer Mountain secondary route is realized through a ROW dedication providing the residents with another evacuation route. This route includes a low water crossing to navigate Billy Creek.
- Establish a list of the Compact Rapid Deployable FirstNet (CRD) resources within Navajo County to include contact information as usable assets to ensure that regional communication and data needs are reliable during emergency incidents. Evaluate the needs to create MOU or IGA's.
- Create the Porter Mountain Communication Buffer Zone.

Section 7: Monitoring and Evaluation

7.1 Benchmarks and Objectives

The planning team has committed to meeting the following benchmarks and objectives during this planning cycle:

- Track total number of acres treated annually and/or at the completion of a mitigation grant within the CWPP planning area.
 - Create GIS data base
- Build an equipment list that is NIMS typed and nested with the necessary information for mobilization of needed resources.
 - Navajo County RDO group will maintain
 - Provide to AFCA for Statewide Mutual Aid Plan
- Complete defensible space/thinning fuel break for the Porter Mountain Critical Communication Infrastructure protection.
 - Enter into a master IGA agreement needed with the US Forest Service to develop mitigation methods.
 - Develop collaborative low-cost joint effort to coincide with National Wildfire preparedness day.

7.2 Lessons Learned

During this planning update there were two tabletop exercises conducted, one being part of the deliverables for the revisions of the 2026 CWPP. Those exercises identified the lack of a formal evacuation plan that could be tested with the various communities and the real wildfire risk potential for the communication infrastructure on Porter Mountain which became two key projects to work on in this plan.

Retrospectively reviewing the proposed projects Additional lessons learned will be

7.3 Annual Update Meetings

Core planning team members, stakeholders and elected officials.

7.4 NCCWPP Evaluation and Update

The Navajo County CWPP working group will meet at a minimum of semi-annually to evaluate progress on the project goals and objectives through.

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2016 Central Navajo County Communities CWPP

2016 Sitgreaves Communities CWPP

9. Appendices

A: Inventory Of Fire Agency Protection Resources

B: 2026 Navajo County Sitgreaves CWPP Working Group

C: 2026 Navajo County Sitgreaves CWPP Stakeholder Group

D: Acronyms

E: Fuel Modification and Treatment Plans

Appendix A: Inventory Of Fire Agency Protection Resources



Pinetop Fire District

Inventory of fire protection resources (equipment and personnel)

- ISO Rating is a 3/10.
- Number of fire stations with addresses
 - Station 10, 234 W. White Mountain Blvd, Lakeside, AZ 85929
 - Fuels Crew (Fire Suppression Module), 6-25 personnel
 - Type 1 Rescue, Staff as needed
 - Type 6 Engine, Staff as needed
 - Station 11, 1845 S. Pine Lake Road, Administration, Pinetop, AZ 85935
 - Chief
 - Assistant Chief
 - Fire Marshal
 - Community Risk Reduction Specialist
 - Battalion Chief, 1 person, 24hrs/day
 - Type 1 Engine, 3
 - Type 1 Rescue, 2 personnel, 24hrs/day
 - Type 3 Engine, Staff as Needed
 - Type 2 Tactical Tender, staffed as needed
 - Type 6 Engine staffed as needed
 - Station 12, 5976 Buck Springs Road, Pinetop, AZ 85935
 - Support Services Captain
 - Type 1 Engine, 3-4 personnel, 24hrs/day
 - Type 1 Rescue, 2 personnel, 24hrs/day
 - Type 1 Engine (Reserve) staffed as needed
 - Type 3 Engine, Staff as Needed
 - Type 2 Rescue, IFT, 2 Personnel 24hrs/day
 - Type 1 Rescue staffed as needed for IFTs



Heber Overgaard Fire District

Inventory of fire protection resources (equipment and personnel)

- ISO Rating is a 3/10.
- Number of fire stations with addresses
 - Station 1, Administration, 2061 Lumber Valley Road, Overgaard, Heber, AZ 85933
 - Chief
 - 1 Battalion Chief, 1 person, 24hrs/day
 - 1 Fire Prevention Officer
 - 3 Type 1 Structure Engines
 - 1 Type 3 Wildland Engine
 - 2 Type 6 Wildland Engines
 - 1 Type 1 Tactical Tender
 - 1 Type 2 Tactical Tender
 - 4 Ambulances
 - Constant Staffing of 5 personnel daily



Pinedale Clay Springs Fire District

Inventory of fire protection resources (equipment and personnel)

- ISO Rating 5/5Y
- Number of fire stations with addresses:
 - 610 office 1248 Pinedale rd, Pinedale
 - 620 2156 Sandstone clay springs

Protection Capabilities & Infrastructure Protection

- Equipment and personnel assigned to each station; Station 610 has 1 type 1 Engine, 1 type 3 Engine, 1 type 6 engine, 2 attack 2500 gal. Tenders. 2 support vehicles, and 9 personnel in Pinedale.
- Clay Springs station 620; 1 type 1 Engine, 1 type 6 Engine, 1 Tender 3800 gal with side spray, 7 personal, 1 type 3 in Rekosha Ranch area



Timber Mesa Fire and Medical District

Inventory of fire protection resources (equipment and personnel)

- ISO Rating is a 3/10.
- Number of fire stations with addresses
 - Station 18, Administration, 3561 E. Deuce of Clubs, Show Low, AZ 85901
 - Chief
 - 3 Assistant Chiefs
 - Fire Marshall
 - 2 Admin Captains (Support Services, Admin)
 - Station 13, 2922 W. White Mountain Rd. Lakeside, AZ 85929
 - Type 1 Engine, 3-4 personnel, 24hrs/day
 - Type 1 Rescue, 2 personnel, 24hrs/day
 - Tender, staffed as needed.
 - Type 6 engine, staffed as needed.
 - Boat, staffed as needed.
 - Station 14, 137 Fawnbrook Dr. Show Low, AZ 85901
 - Ladder Truck, 3-4 personnel, 24hrs/day
 - Type 1 Rescue, 2 personnel, 24hrs/day
 - Type 6 Engine, staffed as needed.
 - Type 1 Rescue, staffed as needed.
 - Type 2 Rescue, staffed as needed for IFTs.
 - Station 15, 60 N. 6th St. Show Low, AZ 85901
 - Battalion Chief, 1 person, 24hrs/day
 - Type 1 Engine, 3-4 personnel, 24hrs/day
 - Type 1 Rescue, 2 personnel, 24hrs/day
 - Type 1 Rescue, staffed as needed.
 - Type 2 Rescue, staffed as needed for IFTs.
 - Type 3 Engine, staffed as needed.
 - Station 16, 3150 Airport Loop Rd, Show Low, AZ 85901
 - Training Division Chief, 1 person, M-F

- Training Captain, 1 person, M-F
- ARFF Truck
- Staffed for standby during Show Low airline departures and arrivals
staffed as needed for aircraft incidents
- Station 17, 6884 Hwy-260 Show Low, AZ 85901
 - Type 1 Engine, 3-4 personnel, 24hrs/day
 - Type 1 Rescue, 2 personnel, 24hrs/day
- Station 19, 1780 Silver Lake Blvd Show Low, AZ 85901
 - Type 1 Rescue, 2 personnel, 24hrs/day
 - Pumper Tender, staffed as needed.
 - Type 3 Engine, staffed as needed.



Taylor Snowflake Fire Department

Inventory of fire protection resources (equipment and personnel)

- ISO Rating is a 4Y.
- Number of fire stations with addresses
 - **Station 41:**
411 Papermill Rd.
Taylor, AZ. 85939
9 – personnel
 - 1 – Fire Chief
 - 1 – Deputy Chief
 - 1 – Admin. Aid
 - 2 – Ambulance
 - 4 – Engine**Equipment:**
 - Type 1 Engine
 - Type 3 Engine
 - Type 6 Engine
 - 4000 Gallon Tender
 - 2 – Type 1 Ambulances
 - 1 – type 2 Ambulance
 - **Station 51:**
325 W. 4th St. South
Snowflake, AZ. 85937
3 – Personnel
 - 1 - Deputy Chief
 - 2 – Ambulance**Equipment:**
 - 1 – Type 1 Engine
 - 1 – Type 6 Engine
 - 1 – 1500 Gallon Tender
 - 2 - Type 1 Ambulances



Department of Forestry and Fire Management

Inventory of fire protection resources (equipment and personnel)

- Station 1, 101 Firehouse Lane, Lakeside, AZ, 85929
 - 1 Division Chief (Vacant)
 - 2 Battalion Chiefs, Response time 15 minutes-3 Hours.
 - 1 crew Captain with 18 personnel. Escudilla crew Response time, if in the Apache unit, 2Hrs. If at station Less than 30 minutes.

These numbers represent what the region has if fully staffed.



USFS – Apache-Sitgreaves National Forests

Inventory of fire protection resources (equipment and personnel)

For Black Mesa RD:

- Avg response time: 30 – 60 min.
- 4 Type 6 engines (3 personnel)
- 1 Type 3 engine (7)
- 1 Dozer
- 1 IHC (20)
- 1 IA crew (10)

For Lakeside RD:

- Avg response time: 30 – 60 min.
- 1 Type 6 engine (3)
- 1 Type 3 engine (7)
- 1 Dozer
- 1 IA crew (10)
- 1 Fuels crew (10) is unstaffed during fire season (it's for RX seasons, before/after fire season, and generally not counted on as suppression resource)

These numbers represent what we have if fully staffed.

Appendix B: 2026 Navajo County Sitgreaves CWPP Working Group

Agency	Name	Title
Pinetop Fire District	Jim Morgan	Fire Chief/Chair
Timber Mesa Fire and Medical District	Randy Chevalier	Fire Chief
Pinedale Clay Springs Fire District	Jason Payne	Fire Chief (Interim)
Heber Overgaard Fire District	Jason Payne	Fire Chief
Taylor Snowflake Fire Department	Willie Nelson	Fire Chief
Apache Sitgreaves National Forest	Charlie Denton	District Ranger
Apache Sitgreaves National Forest	Ben Plumb	Fuels Planning Specialist
Apache Sitgreaves National Forest	Naomi Corkish	Fuels Planning Specialist
Apache Sitgreaves National Forest	Justin Gabler	FMO
Bureau of Land Management	Andrew Atkinson	Fire prevention and mitigation Specialist
Pinetop Fire District	Chad Berlin	Fire Marshal
Timber Mesa Fire and Medical District	JD Pepper	Fire Marshal
Arizona Division of Forestry and Fire Management	Aaron Casem	Fire prevention and mitigation Specialist
Arizona Division of Forestry and Fire Management	Lehi Vizcaino	District Manager/Division Chief
Arizona Division of Forestry and Fire Management	Karl Gehrke	CWPP Program Coordinator
Office of the State Fire Marshal	Chuck Dowdy	Fire Marshal (Interim)
Pinetop Lakeside Police Department	Dan Barnes	Police Chief
Show Low Police Department	Greg Westover	Police Chief
Navajo County Sheriff's Office	Brian Swanty	Chief Deputy
Snowflake-Taylor Police Department	Bobby Martin	Police Chief
Arizona Department of Public Safety		Captain
Navajo County Emergency Management	Catrina Jenkins	Emergency Manager
Town of Pinetop Lakeside	Katerine Nunn	Public Works GIS
AZDOT	Ed Wilson	District Engineer
Town of Pinetop Lakeside	Malaina Spillman	Public Works Director (Interim)
City of Show Low	Shane Hemesath	Public Works Director
Navajo County	Madhav Mundle	Public Works Director

Appendix C: 2026 Navajo County Sitgreaves CWPP Stakeholder Group

Agency	Name	Title
Pinetop Fire District	Jim Morgan	Fire Chief/Chair
Timber Mesa Fire and Medical District	Randy Chevalier	Fire Chief
Pinedale Clay Springs Fire District		Fire Chief
Heber Overgaard Fire District	Jason Payne	Fire Chief
Taylor Snowflake Fire Department	Willie Nelson	Fire Chief
Apache Sitgreaves National Forest	Josh Miller	District Ranger
Apache Sitgreaves National Forest	Ben Plumb	Fuels Planning Specialist/ Working Group Member
Bureau of Land Management	Andrew Atkinson	Fire prevention and mitigation Specialist
Pinetop Fire District	Chad Berlin	Fire Marshal
Timber Mesa Fire and Medical District	JD Pepper	Fire Marshal
Arizona Division of Forestry and Fire Management	Aaron Casem	Fire Prevention Division Chief
Arizona Division of Forestry and Fire Management	Lehi Vizcaino	District Manager/Division Chief
Arizona Division of Forestry and Fire Management	Karl Gehrke & Corey Guerin	CWPP Program Coordinator/ Working Group Member
Pinetop Lakeside Police Department	Dan Barnes	Police Chief
Show Low Police Department	Greg Westover	Police Chief
Navajo County Sheriff's Office	Brian Swanty	Chief Deputy
Snowflake-Taylor Police Department	Bobby Martin	Police Chief
Arizona Department of Public Safety	Wayne Ciminski	Captain
Navajo County Emergency Management	Catrina Jenkins	Emergency Manager
Town of Pinetop Lakeside	Katherine Nunn	Public Works GIS/Working Group Member
AZDOT	Ed Wilson	District Engineer
Town of Pinetop Lakeside	Melaina Spillman	Public Works Director
City of Show Low	Shane Hemesath	Public Works Director
Navajo County	Madhav Mundle	Public Works Director
Town of Pinetop Lakeside	Kristi Salskov	Town Manager
City of Show Low	Morgan Brown	Town Manager
Town of Snowflake	Brian Richards	Town Manager
Town of Taylor	Gus Lindberg	Town Manager
Navajo County Manager	Bryan Layton	County Manager
Pinetop Lakeside Town Council	Council	Elected Officials

Show Low City Council	Council	Elected Officials
Navajo County Board of Supervisors	Board of Supervisors	Elected officials
Pinetop Fire District	Fire Board	Elected Officials
Timber Mesa Fire and Medical District	Fire Board	Elected Officials
Heber Overgaard Fire District	Fire Board	Elected Officials
Pinedale Clay Springs Fire District	Fire Board	Elected Officials
Taylor Snowflake Fire Department	Council	Elected Officials
Blue Ridge Schools	Jonathan Rohloff	Superintendent
Show Low Schools	Joe Farnsworth	Superintendent
Summit Healthcare	Billy Gardner	CEO

Appendix D: Acronyms

AMSL	Above Mean Sea Level
A-SNFs	Apache Sitgreaves National Forests
ASLD	Arizona State Land Department
ASFD	Arizona State Forestry Division
BA	Basal Area
BLM	Bureau of Land Management
CWPP	Community Wildfire Protection Plan
DFFM	Arizona Department of Forestry and Fire Management
DRC	Diameter at Root Collar
FRCC	Fire Regime Condition Class
GIS	Geographic Information System
GPS	Global Positioning System
HFRA	Healthy Forests Restoration Act of 2003
IGA	Intergovernmental Agreement
IMS	Federal Wildland Fire Occurrence Internet Mapping Service
ISO	Insurance Services Office
NCEM	Navajo County Emergency Management
PPE	Personal Protective Equipment
SR	State Route
SWRGAP	Southwest Regional Gap Analysis Project
TES	Threatened, Endangered, and Sensitive Species
TMU	Treatment Management Unit
USDA	US Department of Agriculture
USDI	US Department of the Interior
USFS	US Forest Service
WUI	Wildland-Urban Interface

Appendix E: Fuel Modification and Treatment Plans

Fuel Modification and Treatment Plans

Treatment No.	1 Developed Parcels <2 Acres				2 Undeveloped private parcels or single-structure parcels >2 acres		3 Grassland Fuel breaks		4 Oak/Pinyon/Juniper and Shrublands within the WUI	
	Zone 1 (0-10 feet from structures)	Zone 2 (10-30 feet from structures)	Zone 3 (30-100 feet from structures)	Zone 4 (100-600 feet around home)	Slopes <20%	Streambeds, Channels, and Slopes ≥20%	Slopes <20%	Slopes >20%	Landscape Treatment outside Fuel breaks	Fuel breaks
Vegetation	Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 10 feet to reduce flammable vegetation. Remove and destroy insect-infested, diseased, and dead trees and shrubs. Grasses and forbs may be cut with a mower to a 4-inch stubble. Remove dead plant material from ground; prune tree limbs overhanging roofs; remove branches within 10 feet of chimneys; remove flammable debris from gutters and roof surfaces.	Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 10 feet; remove and destroy insect infested, diseased, and dead trees. Create separation between trees, tree crowns, and other plants according to fuel type, density, slope, and other topographical features. Reduce continuity of fuels by creating a clear space around brush or planting groups. Grasses and forbs may be cut with a mower to a 4-inch stubble. All snags and vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels, dead trees, and thinning from live trees must be removed. Control soil erosion from small waterflow channels by using rock or noncombustible velocity-reducing structures.	Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 10 feet; remove and destroy insect infested, diseased, and dead trees. Maximum density of trees (whichever is greater: 60 basal area. The maximum number of conifer trees per acre is recommended to not exceed 60 per acres. Grasses and forbs may be cut with a mower to a 4-inch stubble.	For natural areas, thin selectively and remove highly flammable vegetation. Carefully space trees; 6-12 feet between canopy tops depending on slope.	Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 8 feet; remove and destroy insect-infested, diseased, and dead trees. Maximum density of trees should reflect fire resiliency status appropriate for the fire-adapted vegetation community. See the Fuel Modification Plan (this section) developed to promote riparian health, to prevent spread of fire to adjacent property, and to create survivable space with considerations for wildlife and groundwater protection. Single structure or structures on parcels exceeding 2 acres should include Treatment 1 in proximity to structures and Treatment 2 for remaining	Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 12 feet. Remove dead, diseased, and dying trees. Fell dead trees away from stream channels with defined bed and banks. Areas should be hand thinned and hand-piled; inaccessible areas may be treated with periodic prescribed fire. Develop a fuel modification plan (this section) for treatments.	Grassland types may be mechanically treated, including mowing, baling, chopping, or mastication, to reduce or remove vegetation stubble height. Ensure that treatment of vegetation within designed fuel break of >1 chain (66 feet) in width and length is necessary to enhance protection of federal, state, or private land values. Fuel reduction treatments within grassland vegetation types may include multiple entry burns to maintain stand structure and reduce fine fuels. Trees and shrubs should be thinned to a variable distance to reflect fire resiliency status appropriate for the fire-adapted vegetation community. Mechanical/chemical or grazing treatment may be used to maintain fuel breaks on private lands. See the Fuel Modification Plan (this section) developed to prevent spread of fire to the adjacent property and to create	Same as for slopes <20%. Fuel treatments may require hand-thinning and hand-piling or grazing in steep slopes. Prescribed fire may be used to reduce high fire potential (see Treatment 5). Designated fuel breaks may be increased to more than 2 chains in steep slopes where herbaceous (fine fuels) and subshrub species fuel loads increase to pretreatment levels within 3 years. See the Fuel Modification Plan (this section) developed to promote forest health, to prevent spread of fire to adjacent property, and to create defensible space with considerations for wildlife and groundwater protection.	Spacing may be variable to promote (1) wildlife habitat while breaking horizontal fuel loading, which allows for patches of closely spaced trees for adequate cover, and (2) other habitat components while incorporating openings to increase herbaceous forage production, to maximize edge effect, and to promote fire-resilient stands. Mechanical thinning, mastication, and prescribed fire (see Treatment 5) can be used to reduce fuels by removing dead standing oaks and junipers to move stands toward potential natural vegetation groups as described in the FRCC Interagency Working Group 2005b) or grazed to like conditions. All trees >10 inches diameter should be targeted as “leave trees” unless treatment is necessary to reflect fire resiliency status appropriate for the fire adapted vegetation community.	Woodland and shrub trees should be thinned to reflect fire resiliency status appropriate for the fire-adapted vegetation community, or prescribed fire should be applied to achieve like conditions. Shrub and tree trunks should be severed <4 inches from the ground. mechanical treatments, such as crushing, chipping, mastication, and prescribed fire, may be used to create open stands to minimize crown fire potential and to produce fuel conditions conducive to suppression action. Herbaceous and subshrub understory may be mechanically treated, including mowing, chopping, and masticating, or may be grazed to limit fine-fuel loading while protecting soil integrity. Herbicide application may be used to prevent resprouting/regrowth of trees, and broad-scale invasions of woody species.
Slash	Remove or reduce natural flammable material 2-4 feet above the ground around improvements. Remove vegetation that may grow into overhead electrical lines, ladder fuels, and dead trees; thinning from live trees must be removed (chipped, etc.). Remove all leaf litter to a depth of 1 inch.	Remove all leaf litter to a depth of 1 inch.	Same as Zones 1 and 2.	Slash may be burned, piled and burned, or chipped and removed. Slash from grassland treatments may be burned, removed, masticated, turned, or grazed for like treatment.	All slash, snags, and vegetation that may grow into overhead electrical lines; other ground fuels; ladder fuels; dead trees; and thinning from live trees must be removed, mechanically treated (chipped, etc.), or piled and burned along with existing fuels.	Clean dead and down debris in channels where debris may be mobilized in floods and thus create downstream jams. Some slash and debris can be scattered and retained in small, ephemeral streambeds in which slash can help retain runoff and sediment and provide head cut stabilization.	Slash from grassland treatments may be burned, removed, masticated, or turned (disked).	Same as for slopes <20%; however, slash may be hand piled and ignited with prescribed fire as the primary slash reduction treatment.	Slash may be burned, piled and burned, or chipped and removed. Slash from grassland treatments may be burned, removed, masticated, or turned.	Slash may be burned, piled and burned, or chipped and removed. Slash from grassland treatments may be burned, removed, masticated, or turned.

Continued

Fuel Modification and Treatment Plans

Treatment No.	5	6	7	8		
	Prescribed Fire	Riparian Areas (federal, nonfederal, and private lands)	Salt cedar Removal for Restoration Purposes (federal, nonfederal, and private lands)	Forest Types (federal and nonfederal lands)		
Treatment Category	Federal, State or Private Lands	Federal or State Lands	Federal, State or Private Lands	Thinning	Shaded Fuel breaks	
Vegetation	<p>Prescribed fire should be used as a tool to accomplish specific resource management objectives in accordance with standards and guidelines from ASLD, ASFD, A-SNF'S, BLM or all of the above.</p> <p>Prescribed fire on federal land is authorized if part of an approved prescribed-fire plan. As additional areas within the WUI are identified, prescribed fire may be used as a treatment tool provided that a prescribed fire plan has been approved and that all conditions set forth have been met.</p> <p>Prescribed fire can occur at low, moderate, and/r high intensity depending on the vegetation type and treatment objectives.</p>	<p>Riparian treatments should be limited in scope. The majority of riparian areas that fall within the WUI boundary will be avoided unless deemed a fuel hazard.</p> <p>Clearing or cutting of any material by mechanized equipment adjacent to any stream on federal land may be prohibited to prevent the risk of accelerating erosion.</p> <p>Treatments may include some overstory removal of deciduous riparian trees and shrubs in areas where encroachment has increased heavy woody fuels (emphasizing removal and control of salt cedar and other invasive trees).</p> <p>Treatments will emphasize nonnative species. Snags may be retained in accordance with agency guidelines.</p> <p>Resettlement trees, including snags, will be targeted for retention.</p>	<p>Private land treatment should use hand tools, chain saws, or mowers. Dead vegetation and slash should be removed.</p> <p>Ladder fuels, including limbs and branches, should be removed up to a maximum of 8 feet aboveground.</p> <p>All mechanized equipment must meet state and local fire department/district standards. Perform treatments October-March annually. Chemical treatment of annuals may be best when annuals are green.</p>	<p>Areas of monotypic salt cedar, or salt cedar in mix with other riparian tree species, may be treated mechanically or chemically or by controlled burning and reburning to reduce stem density, canopy, and excessive fuel loading.</p> <p>Mechanical removal for salt cedar by cutting below the root collar during November-January is preferred.</p> <p>Mechanical whole-tree extraction has achieved as high as 90% mortality on initial treatments and may be considered a preferred treatment. Low-volume oil-based herbicide applications in late spring through early fall would be considered for controlling small plants (<2 inch-diameter at root collar). Low-volume cut-stump herbicide applications should be considered in combination with mechanical treatment.</p> <p>Preferred phenological stage for burning as peak summer months and after bird nesting season. Black lines and appropriate head fires should be initiated depending on site-specific vegetative and</p>	<p>Lands may be thinned from below to reduce understory vegetation. Residual stocking levels for sites of predominantly ponderosa pine. Or mixed conifer overstory would be reduced to reflect fire resiliency status appropriate for the fire-adapted vegetation community.</p> <p>All trees larger than agency diameter limits stated would not be cut even if the desired stocking level is not being met. In those cases, all trees smaller may be cut, but with some vegetation retained to provide a mosaic pattern.</p>	<p>Shaded fuel breaks would only be planned around residential areas.</p> <p>A shaded fuel break is a type of fuel break within forested lands in which a band of larger mature trees (that are more fire resistant) are left in place with a relatively open understory. Enough mature trees are left to provide shade to keep the understory from redeveloping. The fuel break is designed to significantly slow the speed of a wildfire. All dead standing trees, of any size, would be removed. A shaded fuel break width of approximately 330 feet is necessary to reduce fire crowning.</p>
Slash	<p>Slash, piles of small-diameter dead trees or tree limbs (jackpots), and down logs may be burned as appropriate in consideration of local conditions and distance from private property. Pile or prescribed fire can be used to remove fuel from private land as designated. Snags and down woody material may be retained in areas where fire resilience is not compromised.</p>	<p>After removal of heavy woody fuels, fine fuels may be maintained by cool-season low-intensity prescribed fire that moves slowly downslope or into prevailing winds to midslope. Large down woody material and snags ($\leq 1/2$ inches) may be retained in riparian areas.</p>	<p>Fuel treatments and woody material removal should occur on existing roads. Cool-season low-intensity prescribed fire may be used for maintenance of fine fuels. Pile burning or burning stands of small diameter trees (jackpot burning) should not occur in ephemeral, intermittent, or perennial stream channels</p>	<p>Created slash should be made available for woody biomass use. If not used for wood-related products, slash should be piled with preexisting fuels and burned. Disturbed areas should be immediately revegetated with a native plant community that contains no invasive species and meets other land use objectives, such as wildlife habitat enhancements or recreational-use benefits.</p>	<p>Slash may be lopped and scattered to a thickness of no more than 2 feet deep, then treated later as part of a broadcast burn. Slash may also be piled by hand or machine, and later burned.</p>	<p>Slash would be piled and burned.</p>

Note: ASFD = Arizona State Forestry Division; ASLD = Arizona State Land Department; BLM = Bureau of Land Management; A-SNFs = Apache-Sitgreaves National Forests;

^a Basal area is the common term used to describe the average amount of an area (usually an acre) occupied by tree stems.

MTG DATE: 5/5/2026
ITEM: 8.B

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: PUBLIC HEARING and Consideration of Ordinance No. 2026-03 Amending Zoning Ordinance of City, Amending Zoning Map, Changing Zoning on A.P.N. 212-11-102A from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 Square Feet) to Planned Unit Development on Property Identified as A.P.N. 212-11-102A Submitted by Espiritu Loci Incorporated (Justen Tregaskes)

RECOMMENDATION

By unanimous consent read Ordinance No. 2026-03 by title only since all Council Members have a copy.

I **MOVE** to adopt Ordinance No. 2026-03.

BACKGROUND

At its regular meeting of April 28, 2026, the Planning and Zoning Commission voted 7-0 to approve the zone change request submitted by Espiritu Loci Incorporated for property described as A.P.N. 212-11-102A, subject to specified conditions, from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development). The subject property is the southern portion of the recently approved Preliminary Plat of Waters Edge and is within the Show Low Lake Master Plan. The City Council approved the master plan through Ordinance No. 2010-03 on February 16, 2010. This subject property was recently annexed into the City of Show Low from Pinetop-Lakeside.

The preliminary plat for Water's Edge was approved by the City Council on February 17, 2026. Staff notified property owners within 300 feet of the subject property regarding this preliminary plat application and City Council meeting date in accordance with condition 12 of Ordinance No. 2010-03. Water's Edge covers approximately 47.81 acres that encompasses a total of 62 residential lots. The subject property contains 6.5 of the 62 residential lots. The minimum lot size is set at 10,000 square feet, with an average lot size specified as 0.55 acres (23,958 square feet). The plans for this development include private, gated access roads. All residences constructed will be site-built homes. The plat requires the dedication of a public access trail and a 50-foot open-space buffer along the western boundary. A zone change for this property will be required to allow the lot sizes indicated for this portion of the project as proposed.

As required by City Code for zone changes, the applicant held a neighborhood meeting on March 23, 2026, and had zero attendance from the invited surrounding property owners.

A conceptual layout of the property has been supplied by the applicant and is included in the packet for review. If approved, this property would become part of the Show Low Lake PUD and would be subject to all conditions of approval as outlined in Ordinance No. 2010-03.

ATTACHMENTS

1. Ordinance No. 2026-03
2. 605-03-125 - Findings of Fact
3. Application and Other Information

FISCAL IMPACT

N/A

CITY OF SHOW LOW ORDINANCE NO. 2026-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY, AMENDING THE ZONING MAP, CHANGING THE ZONING ON A.P.N. 212-11-102A FROM AR-43X (SINGLE FAMILY RESIDENTIAL, MANUFACTURED HOMES EXCLUDED, 43,000 SQUARE FEET) TO PUD (PLANNED UNIT DEVELOPMENT) SUBMITTED BY ESPIRITU LOCI INCORPORATED.

RECITALS:

WHEREAS, Chapter 19.10, Chapter 19.30 of the Zoning Ordinance of the City of Show Low establishes zoning districts within the City of Show Low as shown on the map entitled "Zoning Map of the City of Show Low" which is incorporated in said Article 19.10 by reference, and empowers the City Council to make changes in said zoning districts.

WHEREAS, the subject property was included in the master plan for the Show Low Lake PUD adopted by the City Council on February 16, 2010, through Ordinance 2010-03.

WHEREAS, Espiritu Loci Incorporated requested the zone change on A.P.N. 212-11-102A to allow for development of the property consistent with the previously approved master plan.

WHEREAS, the Planning and Zoning Commission, at its Regular Meeting of April 28, 2026, held a public hearing on the zone change herein described and recommended the change be adopted by the City Council.

ENACTMENT:

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

The map entitled "Zoning Map of the City of Show Low" which is incorporated by reference in the Show Low City Code, Chapter 19.30, Section 19.30.020, is hereby amended by changing the portion thereof graphically represented on Exhibit A, attached hereto and made a part hereof by this reference, to show the location boundaries of the zoning districts as said location and boundaries shown on Exhibit A; to have the effect of changing the zoning of the property legally described on Exhibit B, attached hereto and made a part hereof by this reference, known as A.P.N. 212-11-102A from AR-43X (Single Family Residential, Manufactured Homes Excluded, 43,000 square feet) to PUD (Planned Unit Development); with those conditions indicated in Exhibit C, attached hereto and made a part hereof by this reference.

PASSED AND ADOPTED this 5th day of May 2026, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

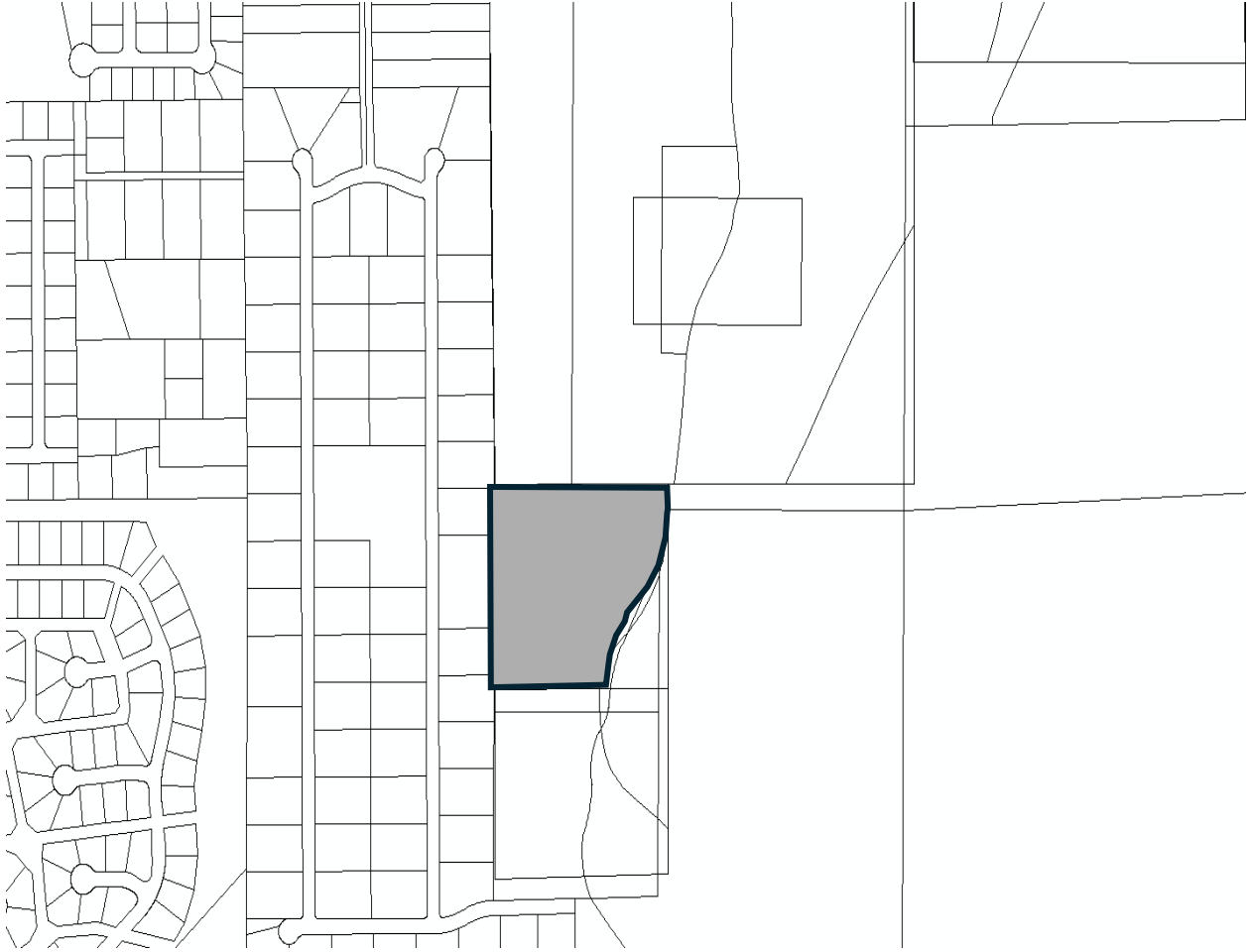
Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna Atencio, City Attorney

Exhibit A

SUBJECT PROPERTY MAP



Subject Property: APN 212-11-102A

Exhibit B

LEGAL DESCRIPTION

All Land above the High-water line of Show Low Lake lying West of the Westerly bank within the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, also known as Navajo County Assessor's Parcel Number 212-11-102A, described as follows:

Beginning at the East-West-west 1/256th corner of said section 15, monumented by a Bureau of Land Management Brass Cap stamped "S10/S15 E-W-W 1978", from which the Northwest corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "T9N R 22ES9/S10/S15/S16 1975" bears South 89 degrees 59' 48" West, a distance of 989.10 feet;

Thence, on the North line of said Section 15, North 89 degrees, 59' 48" East, a distance of 560.34 feet to a point on the High-water line of the Westerly bank of Show Low Lake (elevation=6570.00 National Geodetic Vertical Datum (NGVD) 29, which equals 6573.30 North American Vertical Datum (NAVD) 88, from which the North quarter corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "1/4 S10/S15", bears North 89 degrees 59' 48" East, a distance of 1085.93 feet;

Thence, Southerly on said High-water line to a point on the South line of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on said South line, North 89 degrees 50' 57" West, a distance of 309.66 feet to the Northeast-Northwest-Northwest 1/256th corner of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on the West line of the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, North 00 degrees 24' 59" East, a distance of 648.26 feet to the Point of Beginning.

Said parcel of land contains 6.6 Acres, more or less.

Exhibit C

CONDITIONS

1. All development shall comply with all applicable federal, state, and local requirements.
2. Development of the subject property shall comply with conditions of approval outlined in Ordinance 2010-03, including the 50' buffer and public access trail.

ZONING NARRATIVE

____-ZN-2026

SHOW LOW LAKE PUD ANNEX

MARCH 24, 2026

Prepared for:
City of Show Low
Show Low, AZ 85901

Property Owner:
Water's Edge 62, LLC
6607 N. Scottsdale Road, Suite H100
Scottsdale, AZ 85250

Applicant:
Espiritu Loci Incorporated
3344 E. Camelback Road
Phoenix, AZ 85018

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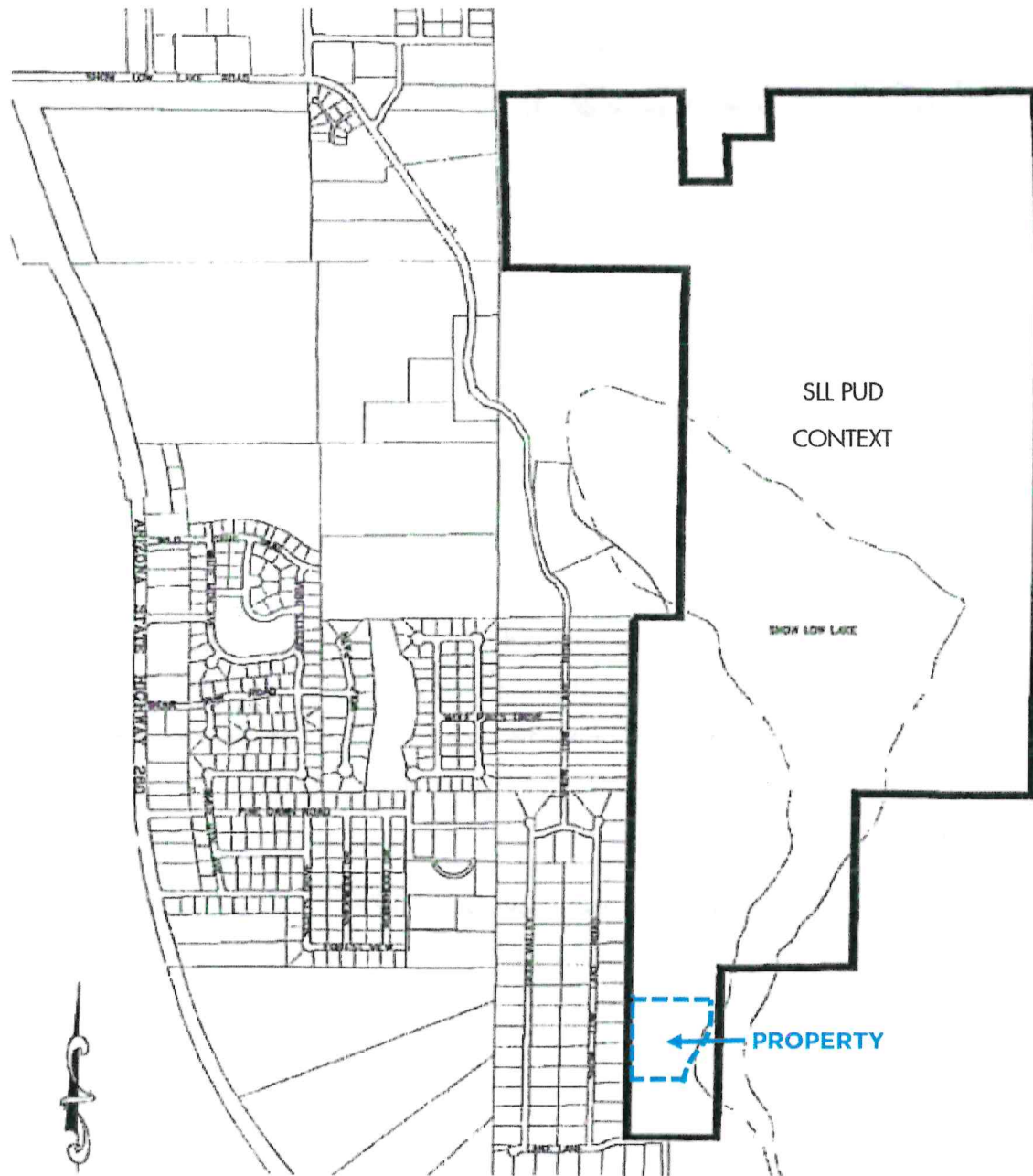
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APPLICATION REQUEST

This application is a request for City of Show Low (the "City") approval of a zone change from AR-43X to PUD of approximately seven (7) acres of land generally located north Lake Lane, east of Show Low Lake Road and is identified as Assessor Parcel Number 212-11-102A (the "Property"). *Figure 1 – Vicinity* provides a regional context for the location of the Property. *Figure 2 – Property Context* illustrates the Property and the surrounding context. This zone change request to PUD is a request to apply the already approved Show Low Lake PUD to the Property as contemplated and included in Parcel 13 of the approved PUD. The approval would allow for a logical extension of a proposed neighborhood and apply the same zoning to both the Property and the adjacent parcel to the north. As a result, the proposed neighborhood would be within a singular zoning district.

This request is consistent with the Show Low General Plan and the Development Plan as this area is designated as Master Planned Community. The Development Plan from the General Plan is illustrated on *Figure 3 – Show Low Development Plan*.

Figure 1 – Vicinity



The background image is from the Show Low Lake PUD.

Figure 2 – Property Context

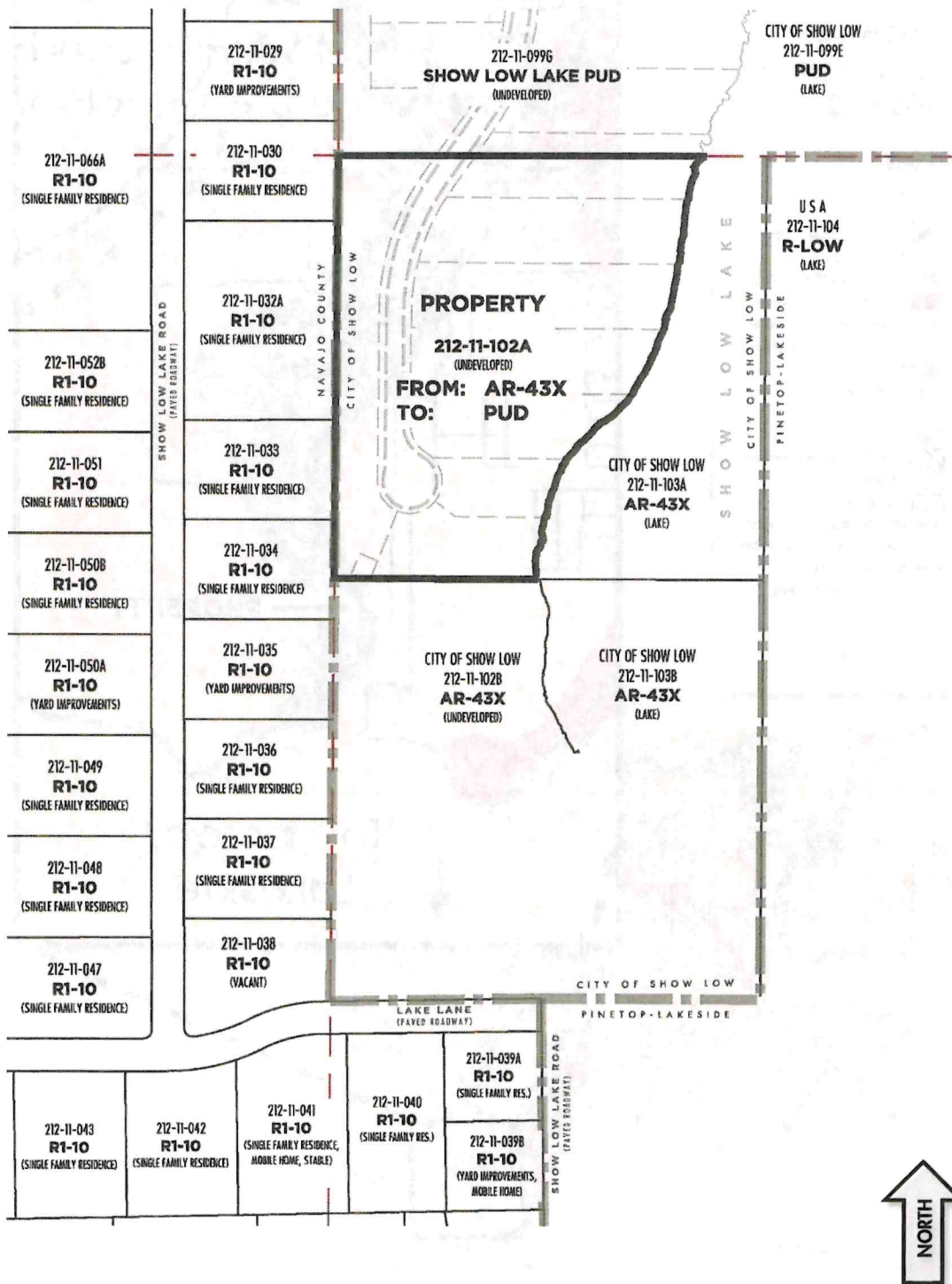
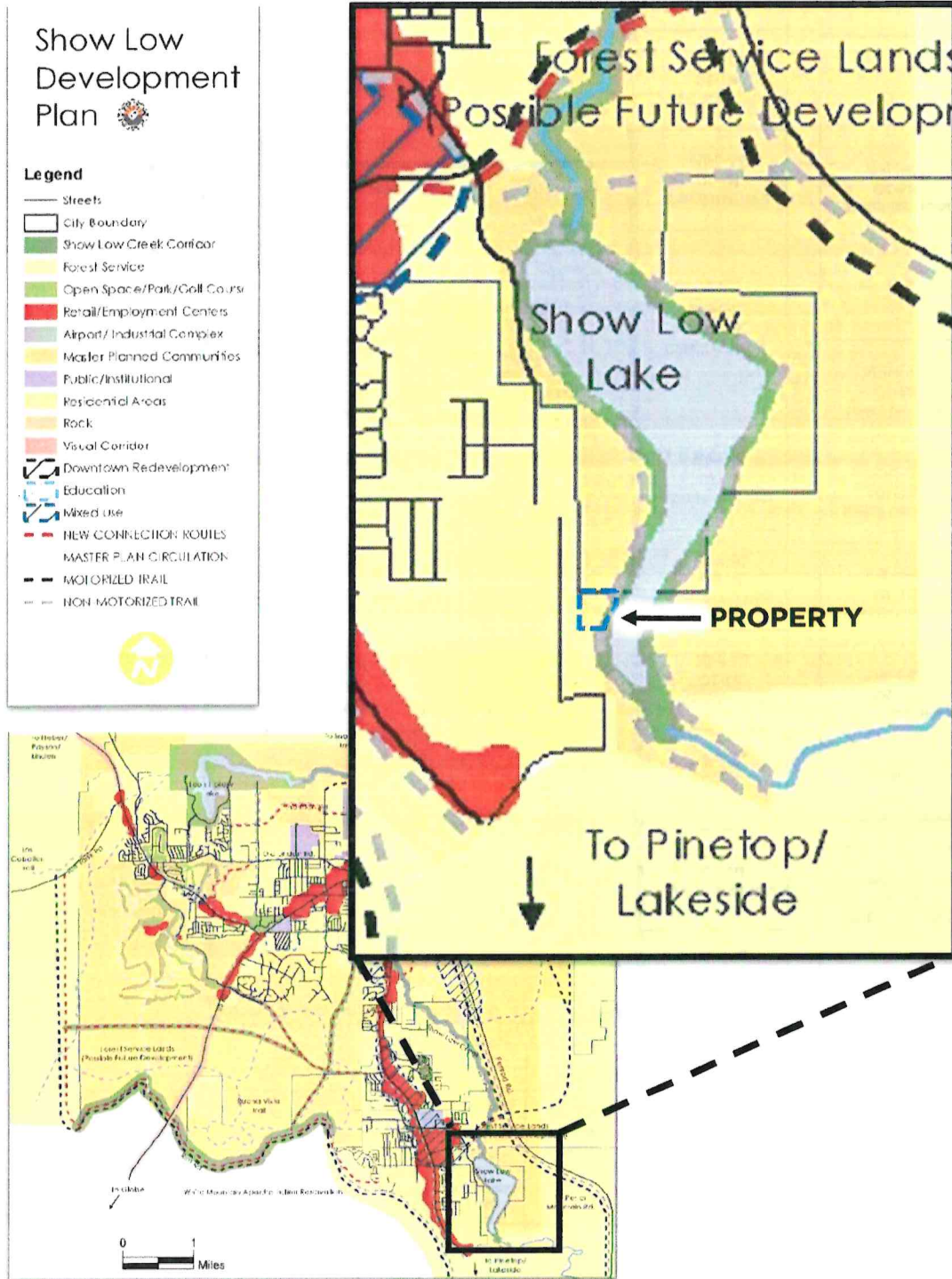


Figure 3 – Show Low Development Plan



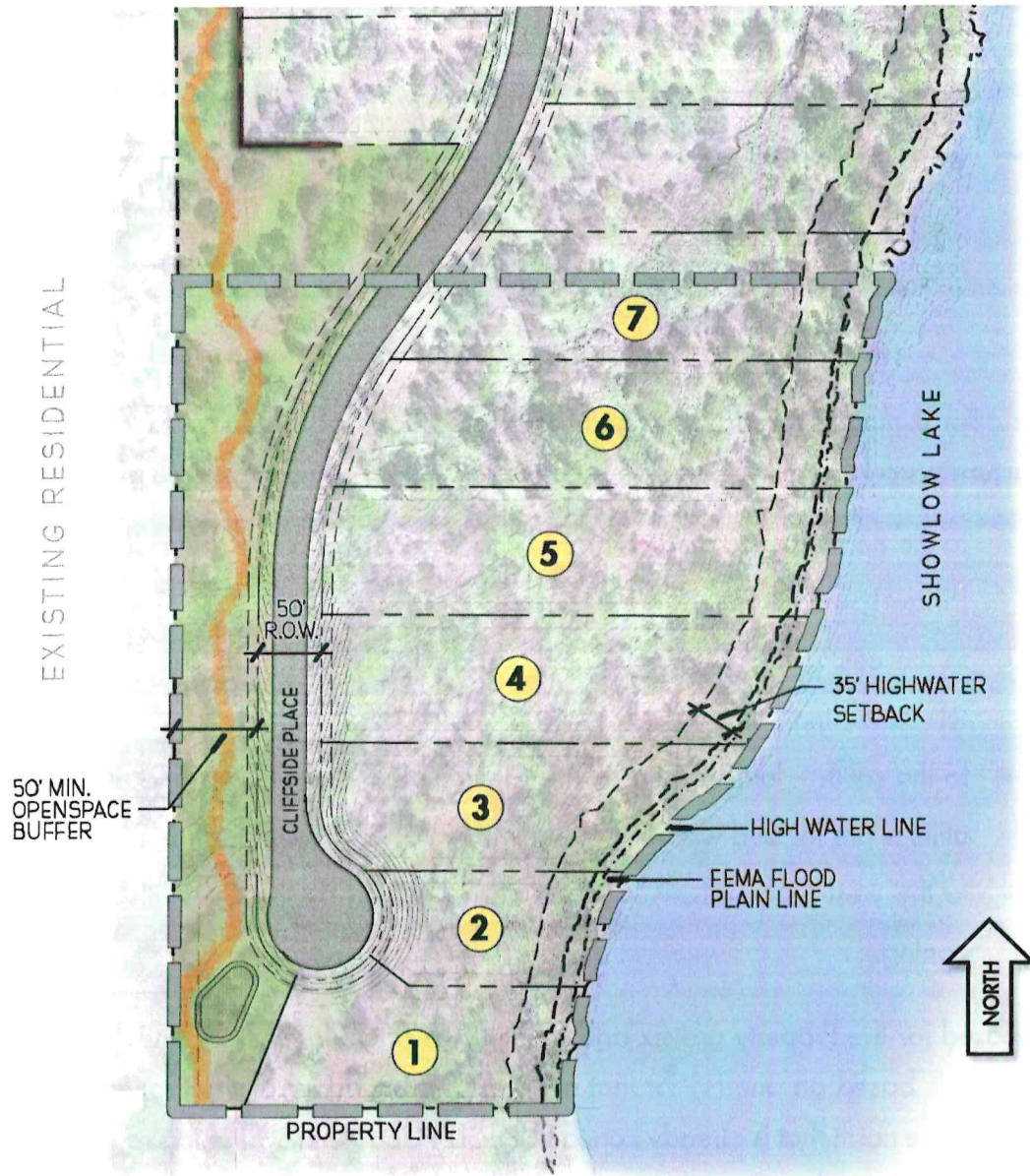
PROJECT DESCRIPTION

The approximately seven (7) acre site is located north of the Show Low Lake pump structure parcel along the east side of Show Low Lake. Surrounding the property are:

- to the north – a planned neighborhood with City of Show Low PUD zoning (Show Low Lake PUD),
- to the east – four (4) single-family residential homes with Navajo County R1-10 zoning,
- to the south – land owned by the City where the lake pump and electrical utilities are located with City of Show Low AR-43X zoning, and
- to the west – Show Low Lake – a parcel owned by the City with AR-43X zoning.

Proposed for the Property are six and a half (6.5) single family residential homesites. The half is based on one (1) lot that overlaps the boundary of the Property and the parcel to the north that is already zoned PUD; SLL PUD. Approval of this request allows for a logical continuation of the neighborhood design proposed on the adjacent property to the north and will result in a minimum 100-foot buffer between existing homes within the County and future homes constructed on the Property. *Figure 4 – Conceptual Site Plan* illustrates the conceptual open space buffer, roadway, and lot configuration. *Figure 5 – Illustrated Site Plan* shows the Property in context with the proposed neighborhood.

Figure 4 – Conceptual Site Plan



Along the west boundary of the Property will be a minimum fifty (50) wide landscape buffer. Adjacent to the buffer will be a fifty (50) foot wide tract with a private single-loaded dead-end roadway. The roadway is designed to be twenty-eight (28) feet wide.

Figure 5 – Illustrated Site Plan



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APPLICATION OF SHOW LOW LAKE PUD

The adjacent land north of the Property is zoned PUD per the Show Low Lake PUD passed and adopted by the City as Ordinance No. 2010-03 on February 16th, 2010 (the "SLL PUD"). The SLL PUD includes the Property, however, at the time of 2010 zone change approval the Property was outside of the Show Low city limits; therefore not included in the rezone. In June of 2023 the City passed and adopted Ordinance 2023-03 that annexed into the City the Property and the City of Show Low property to the south and west.

This zone change request to PUD is a request to apply the SLL PUD to the Property as already contemplated. *Figure 6 – SLL PUD Conceptual Development Plan*, included for reference, is Exhibit D Conceptual Development Plan from the SLL PUD that illustrates parcels and uses. Added to the figure, for context, is the general location of the Property. The Property is within Parcel 13. The SLL PUD also includes a land use data chart. The chart provides information regarding each development parcel. Parcel 13 is denoted as a 29-acre SFR (Single Family Residential) parcel with a target density of 2.0. As described in the SLL PUD, the SFR land use and target density of 2.0 apply to the Property. As a result, development of the Property as logical extension of the proposed neighborhood to the north would be permitted as proposed and must adhere to the same development standards.

EXISTING AND PROPOSED ZONING

The density of AR-43X (agricultural-residential) assuming 43,000 square foot lots on the 6.6-acre site equals 0.99 du/ac. By comparison, the PUD and proposed site plan with 6.5 single family residential homesites on the 6.6-acre site equals 0.98 du/ac.

The following table compares existing zoning standards and the proposed site plan.

	AR-43X (existing)	PUD (proposed)
Open Space Buffer	None	50' min. along east boundary
Permitted Uses	All those permitted per AR-43 except for manufactured homes (examples include single-family residential, farming and agriculture, the keeping of animals and fowl, and customary accessory uses and buildings)	Single family residential, and customary accessory uses and buildings
Lot Area	43,000 sf min.	31,100 sf avg.
Lot Width	100' min. avg.	97' avg.
Lot Frontage	40' min.	30' min.
Street Setback	30' min.	20' min.
Side Yard	10' min.	8' / 12'
Rear Yard	20' min.	15' min. (35' min. from high-water)
Building Height	35' max.	35' max.

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PARCEL DESCRIPTION

The following two pages include a legal description and map of the parcel for this rezone request.

Assessor's Parcel Number 212-11-102A:

All Land above the High-water line of Show Low Lake lying West of the Westerly bank within the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, also known as Navajo County Assessor's Parcel Number 212-11-102A, described as follows:

Beginning at the East-West-West 1/256th corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "S10/S15 E-W-W 1978", from which the Northwest corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "T9N R22E S9/S10/S15/S16 1975", bears South 89° 59' 48" West, a distance of 989.10 feet;

Thence, on the North line of said Section 15, North 89° 59' 48" East, a distance of 560.34 feet to a point on the High-water line of the Westerly bank of Show Low Lake (elevation=6570.00 National Geodetic Vertical Datum (NGVD) 29, which equals 6573.30 North American Vertical Datum (NAVD) 88), from which the North quarter corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "1/4 S10/S15", bears North 89° 59' 48" East, a distance of 1085.93 feet;

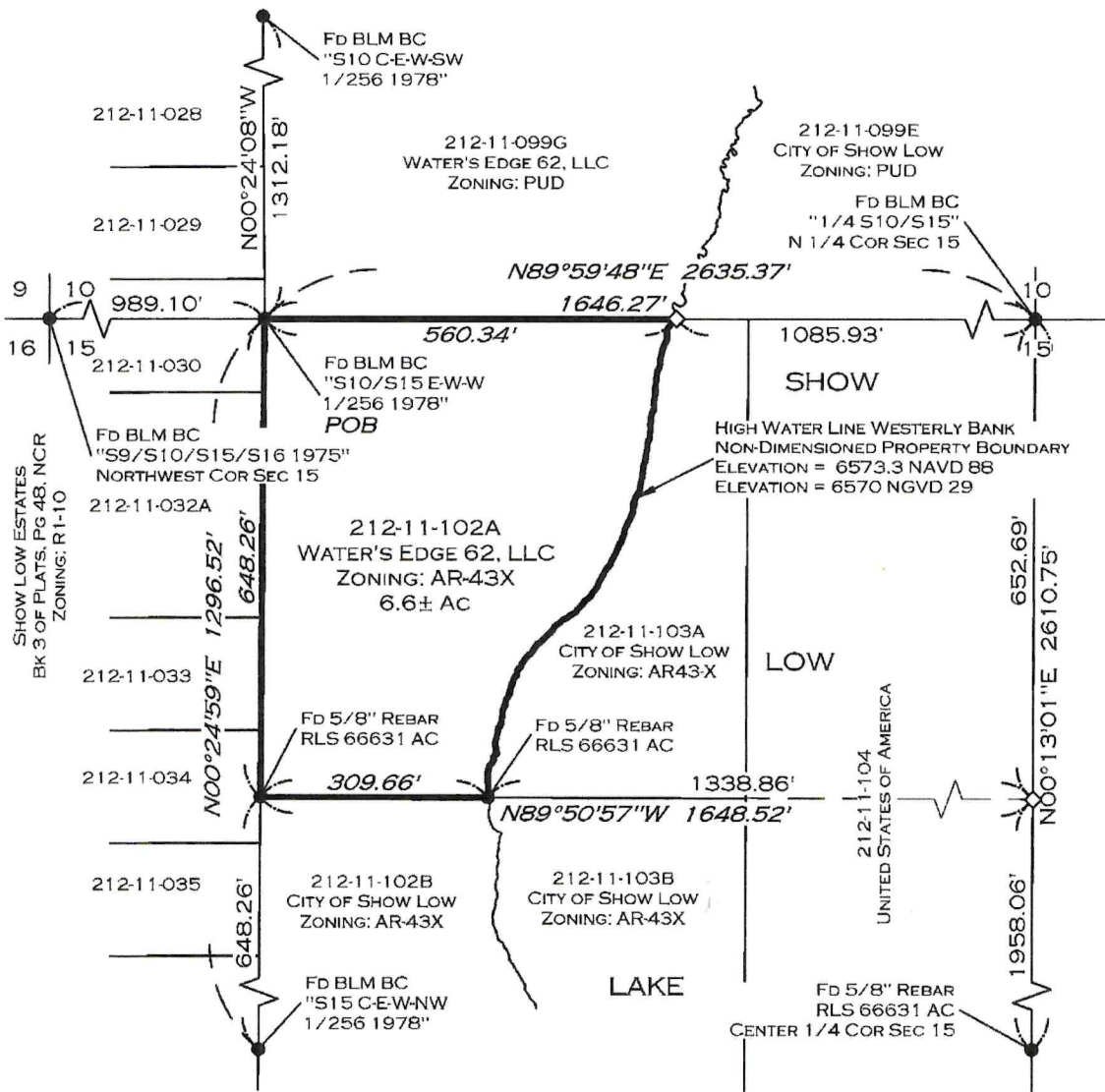
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Thence, on said South line, North 89° 50' 57" West, a distance of 309.66 feet to the Northeast-Northwest-Northwest 1/256th corner of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on the West line of the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, North 00° 24' 59" East, a distance of 648.26 feet to the Point of Beginning.

Said parcel of land contains 6.6 Acres, more or less.





ABBREVIATIONS

AC	ALUMINUM CAP
xxx-xx-xxxx	ASSESSOR'S PARCEL NUMBER
BC	BRASS CAP
BLM	BUREAU OF LAND MANAGEMENT
E	EAST
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NW	NORTHWEST
POB	POINT OF BEGINNING
RLS	REGISTERED LAND SURVEYOR
S	SOUTH
SEC	SECTION
SW	SOUTHWEST
W	WEST



Exhibit A

Assessor's Parcel Number 212-11-102A:

All Land above the High-water line of Show Low Lake lying West of the Westerly bank within the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, also known as Navajo County Assessor's Parcel Number 212-11-102A, described as follows:

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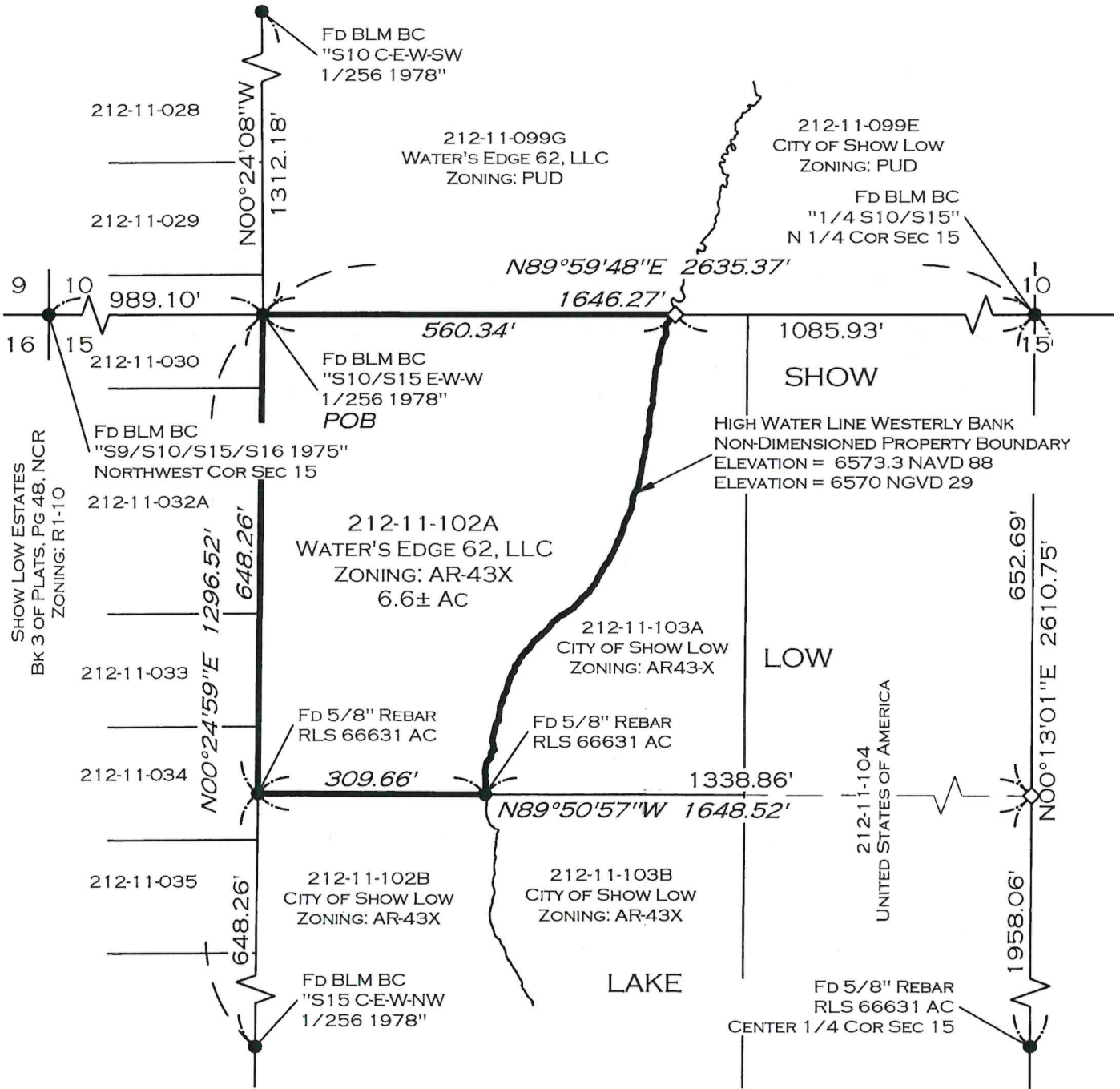
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Said parcel of land contains 6.6 Acres, more or less.



EXHIBIT 'B' PARCEL PLAT



ABBREVIATIONS

AC	ALUMINUM CAP
xxx-xx-xxxx	ASSESSOR'S PARCEL NUMBER
BC	BRASS CAP
BLM	BUREAU OF LAND MANAGEMENT
E	EAST
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NW	NORTHWEST
POB	POINT OF BEGINNING
RLS	REGISTERED LAND SURVEYOR
S	SOUTH
SEC	SECTION
SW	SOUTHWEST
W	WEST



SCALE: 1"=200'



CITY OF SHOW LOW ORDINANCE NO. 2010-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY, ARTICLE 15-1, AMENDING THE ZONING MAP, CHANGING THE ZONING ON PROPERTY LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 9 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS A.P. NOS. 212-02-004 AND 212-02-005 FROM GA-5 (GENERAL AGRICULTURAL, FIVE ACRES) AND A.P. NOS. 212-01-004B, 212-11-001, 212-11-101, 212-11-092, AND 212-11-099C FROM AR-43 (AGRICULTURAL-RESIDENTIAL, 43,000 SQUARE FEET) TO P.U.D. (PLANNED UNIT DEVELOPMENT)

RECITALS:

1. Article 15-1, Section 15-1-42 of the Zoning Ordinance of the City of Show Low establishes zoning districts within the City of Show Low as shown on the map entitled "Zoning Map of the City of Show Low" which is incorporated in said Article 15-1 by reference, and empowers the Council to make changes in said zoning districts.
2. The Planning and Zoning Commission, at its Regular Meeting of February 9, 2010, held a public hearing on the zone change herein described and recommended the change be adopted by the Council.

ENACTMENT:

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

The map entitled "Zoning Map of the City of Show Low" which is incorporated by reference into the Zoning Ordinance of the City of Show Low by Article 15-1, Section 15-1-42 of said ordinance, is hereby amended by changing the portion thereof graphically represented on Exhibit A, attached hereto and made a part hereof by this reference, to show the location boundaries of the zoning districts as said location and boundaries are shown on Exhibit A; to have the effect of changing the zoning of the property legally described on Exhibit B, attached hereto and made a part hereof by this reference, from GA-5 (General Agricultural, Five Acres) and AR-43 (Agricultural-Residential, 43,000 Square Feet) to P.U.D. (Planned Unit Development); with those conditions indicated on Exhibit C, attached hereto and made a part hereof by this reference; and with the Conceptual Development Plan represented on Exhibit D, attached hereto and made a part hereof by this reference.

Exhibit B

LEGAL DESCRIPTION

A.P. No. 212-01-004B

Section 10, Township 9 North, Range 22 East: NW4 NW4;W2 NE4 NW4;SW NW4;SW4 NE4;NW4 SE4 220 ACRES EXCEPT 8AC TO AZ GAME & FISH COMMISSION PER 992/355 PARCEL 004A LESS 174.30 AC MORE OR LESS TO 004C (PER 05-16795) FOR 06 OUT OF 212-01-004 FOR 2006 ROLL

A.P. No 212-02-004

Section 3, Township 9 North, Range 22 East: PORTION OF SW4 SW4... LESS 16.76 AC AS DESCRIBED IN FEE#97-5885 OUT OF USA FOR '98 ROLL

A.P. No. 212-02-005

Section 3, Township 9 North, Range 22 East: LOT 11, E2 SE4 SW4, SW4 SE4 SW4, SE4 NW4 SE4 SW4. OUT OF USA PAT.#02-97-0003 PER FEE#97-5884

A.P. No. 212-11-001

KIEWATT SUBD: LOTS 1, 2, 3, BLOCK 1. EXCEPT: BEG SW COR LOT 3, BLOCK 1;TH E 54.5';TH N 69'TPOB; TH W 15';TH S 23.5';TH E 15';TH N 23.5'TPOB

A.P. No. 212-11-092

Section 10, Township 9 North, Range 22 East: E2 SW4 LESS 6.5 AC; TOTAL: 73.5 ACRES.

A.P. No. 212-11-099C

Section 10, Township 9 North, Range 22 East: BEG W4 COR; TH E 1800'; TH S 1621' TPOB; TH E 416'; TH S 416'; TH W 676'; TH N 416'; TH E 260' TPOB.

A.P. No. 212-11-101

Section 10, Township 9 North, Range 22 East: E2 E2 W2 SW4.

Exhibit C

CONDITIONS

1. All development shall comply with all applicable federal, state, and local requirements, including the Pre-Annexation Development Agreement.
2. Sewer, water, and drainage master plans shall be submitted to city staff for approval prior to approval of any final plat. Sewer master plans shall address capacity issues. Low-pressure sewer system may also be required for portions of the property that are lower than the existing gravity mains. All low-pressure systems will be owned and maintained by the Master Association.
3. If required, the developer shall be responsible for obtaining AZPDES (Arizona Pollutant Discharge Elimination System) and 404 permits. A copy of any required stormwater treatment reports shall be submitted to the U.S. Forest Service for review.
4. All future Preliminary and Final Development Plans shall be submitted in substantial conformance with the design philosophies, site characteristics, and land uses described and depicted in the submitted Project Narrative and Conceptual Development Plan. This shall include densities and number of docks shown on the Conceptual Development Plan. All boat dock, marina, boat ramp development, and boat use shall comply with the pre-annexation agreement, Show Low Lake dedication, and the submitted Project Narrative and Conceptual Development Plan. Size and capacity of the docks and marina shall be determined at the time of submittal for the adjacent phases of development. There shall be no timing restrictions for future submittals.
5. All multi-family development shall comply with the R2-7 (Single- and Multi-Family Residential, 7,000 Square Feet) zoning district development standards. All commercial development shall comply with the C-2 (General Commercial) zoning district development standards. All single-family development shall comply with the R1-10 (Single-Family Residential, 10,000 Square Feet) zoning district development standards.
6. A public, non-motorized trail alignment along the perimeter of Show Low Lake shall be dedicated to the City of Show Low as defined in the City of Show Low Trails Master Plan, with the precise location of the dedication to be determined with the Preliminary Development Plan for each phase of the development. The trail shall be constructed by the applicant.
7. All resort/mixed-use development shall comply with the R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet), R2-7 (Single-Family and Multi-Family Residential, 7,000 Square Feet), C-1 (Neighborhood Commercial), and DC (Downtown Commercial) zoning district development

standards provided that the following are permitted uses: hotels and motels, bed and breakfast, private campgrounds, and equestrian center and associated equestrian uses.

8. Maximum building height for resort/hotel uses shall be 45 feet, as required in the C-2 (General Commercial) zone property development standards. Extensions of this height shall be by Conditional Use Permit.
9. All buildings and structures erected on a lot shall be of new construction and no buildings or structures shall be moved from any other location onto the subject property.
10. All structures shall be set back a minimum of 35 feet from the high water mark of Show Low Lake.
11. At the request of the owners, city staff will again notify all property owners within 300 feet of the development when the next phase of development is scheduled to be considered by the commission.
12. The 50-foot buffer adjacent to parcel 13 shall not be fenced along the west or north property line.

Show Low Lake

Planned Unit Development (PUD) Show Low, Arizona

Prepared for:
City of Show Low
Show Low, Arizona 85901
928-532-4000

Owner:
Freeport McMoRan Copper and Gold, Inc.
c/o Chris Franks
One North Central Avenue
Phoenix, Arizona 85004
602-366-7368

Applicant:
Ryley, Carlock & Applewhite
c/o Melissa Schmucker
One North Central Avenue, Suite 1200
Phoenix, Arizona 85004-4417

Land Planner:
LVA Urban Design Studio, LLC
c/o Steven Voss
120 S. Ash Avenue
Tempe, Arizona 85281
480-994-0994

Date Prepared: January 7, 2010

**Show Low Lake
Planned Unit Development (PUD)**

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Appendix

1. Legal Description/ALTA Survey
2. Preliminary Drainage Analysis and Report

A. INTRODUCTION

Show Low Lake is a proposed 238-acre Master Planned Resort Community located on Penrod Road and the future alignment of Scott Ranch Road in the City of Show Low, Arizona. The property includes four discontinuous parcels along the perimeter of Show Low Lake and the southern edge of the Show Low Creek Corridor (See legal description included as an Appendix). The property was recently annexed into the City of Show Low, and is currently vacant. See Figure 1, *Area Vicinity Map*, and Figure 2, *Property Boundary, Existing Land Uses and Surrounding Ownership Map* for location of the property.

The Show Low Lake property is being proposed for Planned Unit Development (PUD) zoning in order to provide a dynamic, cohesive mixed use master plan with balanced yet flexible land uses, while ensuring a high-quality development plan. The plan calls for a mix of varying residential densities, commercial, hospitality, resort residential, open space, trails and recreational opportunities all surrounding by the natural beauty of Show Low Lake and the surrounding forested areas.

Show Low Lake is providing an average of 15 percent open space throughout the property, not including the lake itself, which will add significantly to the feeling of openness on the property. The project will also include public and private trails, including a public trail around the perimeter of the lake consistent with the City's Trails Master Plan. Private trails will also be provided throughout the property and will connect to the public trail around the lake, providing a comprehensive trail system through the property.

The proposed Show Low Lake PUD is consistent with the General Plan and the Development Plan as this area is designated as Master Planned Community.

B. TOPOGRAPHY

The Show Low Lake property ranges in elevation from a low of 6,567 feet above sea level at the lake water elevation to a high of 6,686 feet above sea level at its highest point near the southeast corner of the property. The majority of the property, approximately 228 acres, is comprised of gentle slopes of less than 10% that are directed toward the lake and creek corridor. Approximately 42 acres includes slopes between 10%-20%, primarily along the lake edge, while approximately 24 acres of land includes slopes in excess of 20%. These areas are generally adjacent to the lake edge. See Figure 3, *Topography and Drainage Map* for the topographic contours on the property.

C. DESIGN PHILOSOPHY AND ENVIRONMENTAL QUALITY

Show Low Lake will incorporate a design philosophy that will enhance the quality of the overall Show Low community while providing compatibility within its regional context. The development will provide a welcoming image and attractive appearance by ensuring the compatible design and placement of homes, commerce, hospitality, public facilities, open space and view corridors. The design and configuration of the overall development plan will provide opportunities for a variety of land uses, creating a balanced and sustainable development plan while ensuring compatibility with the overall community.

Show Low Lake is located in a beautiful natural surrounding including Show Low Lake and Show Low Creek, natural woodland resources and surrounding wildlife habitats.

Recognizing the significant benefits of the natural beauty and environmental sensitivity of the property, careful attention will be given during the development phases to ensure sensitivity of the various natural resources on the property to the extent possible, including preservation of forested areas and significant view corridors where practical.

Architectural design themes for buildings and facilities will be compatible with the regional context. Landscape materials will incorporate native and compatible plant materials to blend with the surroundings.

D. DRAINAGE/RETENTION

A Preliminary Drainage Analysis and Report was prepared for the property by Murphy Engineering Group dated June 2007. This report analyzed the property to determine the off-site flows onto the site, excluding those flows coming from Show Low Creek. Three different concentration points were analyzed at the site boundary to determine the flow rates at the 2-year, 10-year, 50-year, and 100-year storm events. The 100-year flow rates were used to determine the 100-year flood limits on the property. These limits are the basis of the Conceptual Land Use Plan proposed with this PUD. See the Appendix for a full copy of the Drainage Report.

All primary drainage corridors that occur within or adjacent to the property will be maintained in their natural conditions with the possible exception of roadway and/or utility crossings as necessary. All drainage and retention requirements for the project will comply with the City's Land Division Ordinance Section 12-3-5: Drainage Design, and will be determined during the preparation and review/approval of the Preliminary Development Plan.

E. LAND USE DESCRIPTIONS

The Show Low Lake PUD has been designed to offer a wide range of land uses and development densities/intensities, configured to recognize and take advantage of the sites' many unique qualities. The Conceptual Development Plan has been designed to take advantage of the existing and planned roadway system, the properties natural topography and woodland resources, and the scenic beauty inherent with the property. The plan will provide opportunities for a balanced and sustainable land use plan and will include various residential densities and product types, commercial and employment opportunities, hospitality and resort-style living, and recreation and open space. Four land use categories are proposed within the 238-acre development. A brief description of each land use category is provided below.

Single Family Residential (SFR): Provides for single family detached residential dwelling units with a density range between 1 to 3 dwelling units per acre.

Multi-Family Residential (MFR): Provides for single family and multi-family attached and detached residential dwelling units with a density range between 5 to 12 dwelling units per acre.

Commercial (COM): Provides for neighborhood and community commercial uses to serve the immediate community as well as the White Mountain region. Commercial parcels will

also allow for limited multi-family residential development as either vertical mixed use or stand-alone residential.

Resort/Mixed Use (R/MU): Provides for a mix of uses, including resort and hospitality uses, single family and multi-family residential, neighborhood-scaled commercial uses, equestrian uses, camping, and other compatible land uses in a resort-style mixed use setting. The resort may provide guest services to any of the community's uses. The resort may provide private fishing/boating services including boat transportation to rooms and units located away from the main lodge.

F. LAND USE DATA CHART

The following land use data chart provides information regarding each development parcel, including land use, acreage, density, unit count and projected open space.

Parcel	Land Use	Gross Square Footage	Gross Acreage	Target Density	Maximum Unit Count	Open Space (ac)	Resort Rooms
1	MFR	432,830.1	9.9	9.0	89	1.0	-
2	MFR	454,616.8	10.4	9.0	94	1.0	-
3	MFR	472,703.3	10.9	12.0	130	1.1	-
4	SFR	1,136,668.0	26.1	1.0	26	2.6	-
5	COM	485,487.8	11.1	-	-	0.6	-
6	COM	399,544.4	9.2	-	-	0.5	-
7	COM	496,497.6	11.4	-	100*	0.6	-
8	MFR	443,657.2	10.2	12.0	122	1.0	-
9	SFR	602,699.5	13.8	3.0	42	1.4	-
10	R/MU	2,860,945.4	65.7	4.0	263	13.1	200
11	R/MU	178,593.9	4.1	-	-	0.8	10
12	MFR	1,120,285.1	25.7	5.0	129	5.1	-
13	SFR	1,276,163.9	29.3	2.0	59	5.9	-
Totals		10,360,692.9	237.8	4.43	1,054	34.7	210

*Note: The commercial land use shall allow up to 100 multi-family units.

By comparison, the existing zoning on the property is as follows:

- GA-5 zone, general agricultural (five acres) for approximately 100 acres which translates to approximately 20 lots or 0.2 dwelling units per acre.
- AR-43, agricultural-residential (forty-three thousand square feet) for approximately 138 acres which translates to 138 lots or 1.0 dwelling units per acre.

G. TRAFFIC

The City of Show Low's General Plan identifies circulation and transportation efficiency as one of the highest priorities to accommodate growth in the future. In 2007, the Southern Navajo-Apache County Sub-Regional Transportation Plan was prepared based on forecasted population and employment growth in the region. The study recommendations focus primarily on improvements to regional highway connections and inter-community circulation corridors. One such corridor is the proposed Scott Ranch Road connector from

White Mountain Road to Penrod Road, directly through the Show Low Lake property. The applicant has coordinated with the City and design consultants on the recommended alignment for this corridor, including median breaks and parcel access points, which are reflected in the Conceptual Development Plan for the project. This roadway connection will provide significant improvements to the overall circulation within the City of Show Low, and will provide excellent regional and local access to all development parcels within the Show Low Lake property. Once completed, this property will have superior access from all areas of Show Low and southern Navajo County.

Scott Ranch Road will be funded and constructed entirely by the City of Show Low, and is planned as a four-lane roadway with a center, raised median. Initial improvements by the City will include a two-lane road with a center median. The two-lane configuration will be adequate to serve the current demand at full build-out of the Show Low Lake property. Future expansion of Scott Ranch Road will be determined and funded by the City of Show Low if and when demand is warranted. Median breaks have been identified based on appropriate spacing, and those access points have been identified on the Conceptual Development Plan.

Internal to the project, primary access to the north and west portions of the development will be from Penrod Road and the future Scott Ranch Road. A new north/south collector road will extend south from Scott Ranch Road to provide access to the residential and resort/mixed use parcel to the south. A secondary emergency access point may be provided through the exception parcel from Scott Ranch Road to the resort/mixed use parcel to the south if necessary. Primary access to the parcels west of the lake will be from Show Low Lake Road. A secondary emergency access point may be provided if necessary at the southern edge of this property. Access to the triangular-shaped property at the southeast portion of the property will be determined during the Preliminary Development Plan phase of development for that property. Based on existing and planned roadway improvements in the area and the proposed density and intensity of the property, it is not anticipated that significant traffic volumes will be generated from this development that will warrant additional major improvements to off-site transportation corridors.

It is anticipated that all roadway widths, street classifications, street cross sections and street types, including public versus private streets, will be determined during the Preliminary Development Plan phase of the project.

H. OPEN SPACE SYSTEM

The project will include a comprehensive open space system throughout the development, including natural open space, protection of rock outcroppings, improved open space, trail corridors and perimeter buffers. Each development parcel will provide open space as identified in Section F, Land Use Data Chart. This may include a combination of natural and improved open space to be determined during the Preliminary Development Plan phase of the project. A public, non-motorized trail alignment along the perimeter of the lake will be dedicated to the City as defined within the City's Trails Master Plan, with the precise location and width of the dedication to be determined during the Preliminary Development Plan. Additionally, private trails will be provided internal to the project that will provide connectivity to the public trail system along the lake. These alignments will also be defined during the Preliminary Development Plan phase of development. A 50-foot perimeter open space buffer will also be provided along the western edge of the property adjacent to the

existing residential development to provide a physical and visual transition between the adjacent property owners. In total, approximately 15 percent of the gross project area will be designated as open space not including the interior lake, which will add significantly to the feeling of openness within and adjacent to the community.

Although the Lake is not included in the PUD boundary, as part of the development of the Show Low Lake property, the City hereby grants a use easement in perpetuity for use of the Lake by Show Low Lake property owners and resort users, including the installation of boat docks, a marina and a boat ramp, as reflected in the Conceptual Development Plan, and the use of boats as authorized by the City for recreation and transportation on the Lake.

I. DEVELOPMENT STANDARDS

This section provides the allowed uses and development standards that will guide the implementation of the PUD through the plan review and permitting process. The provisions below are provided for each land use category within the PUD. The provisions will supersede the development standards defined within the City of Show Low's Development Code. If the PUD does not specifically address a general development standard, the City of Show Low's Development Code shall apply. If there is a conflict between two standards, the PUD standard shall prevail. All standards referenced to the Show Low Zoning Ordinance shall be as they are currently adopted at the time this PUD is approved by the City Council.

Single Family Residential (SFR) Permitted Uses

Permitted and conditional uses for all single family residential development parcels shall be allowed as defined within Section 15-1-53(B-C) of the Show Low Zoning Ordinance as adopted in the 6-2-09 Ordinance update.

Single Family Residential (SFR) Development Standards

Property development standards for all single family residential development parcels shall be as defined within Section 15-1-53(D-H) of the Show Low Zoning Ordinance as adopted in the 6-2-09 Ordinance update.

Multi-Family Residential (MFR) Permitted Uses

Permitted and conditional uses for all multi-family residential development parcels shall be allowed as defined within Section 15-1-56 (B-C) of the Show Low Zoning Ordinance as adopted in the 6-2-09 Ordinance update.

Multi-Family Residential (MFR) Development Standards

Property development standards for all multi-family residential development parcels shall be as defined within Section 15-1-56 (D-I) of the Show Low Zoning Ordinance as adopted in the 6-2-09 Ordinance update.

Commercial (COM) Permitted Uses

Permitted and conditional uses for all commercial development parcels shall be allowed as defined within Section 15-1-60 (B-C) of the Show Low Zoning Ordinance as adopted in the 6-2-09 Ordinance update with the following exception:

- Section 15-1-60 (B) (3): Multiple-family dwelling – up to one-hundred (100) units allowed (must meet the standards of Section 15-1-56 (B-C) of the Show Low Zoning Ordinance as adopted in the 6-2-09 Ordinance update.

Commercial (COM) Development Standards

Property development standards for all commercial development parcels shall be defined within Section 15-1-60 (D-H) of the Show Low Zoning Ordinance as adopted on the 6-2-09 Ordinance update, with the following exception:

- Multiple-family residential uses shall comply with the development standards as defined within Section 15-1-56 (D-I) of the Show Low Zoning Ordinance as adopted in the 6-2-09 Ordinance update, except when vertically-integrated with non-residential uses.

Resort/Mixed Use (R/MU) Permitted Uses

Permitted and conditional uses for all Resort/Mixed Use development parcels shall be allowed as defined within Sections 15-1-53 (B-C), 15-1-56 (B-C), 15-1-58 (B-C) and 15-1-59 (B-C) as adopted in the 6-2-09 Ordinance update with the following exceptions:

- Hotels and Motels are allowed as a permitted use
- Bed and Breakfast is allowed as a permitted use
- Private camp grounds as a permitted use
- Equestrian center and associated equestrian uses as a permitted use

Note that in the case of a conflict with a permitted or conditional use between the districts listed above, the less restrictive standard shall apply. In other word, if one section allows a particular use as conditional, while another allows that same use as permitted, the use shall be permitted within this district.

Resort/Mixed Use (R/MU) Development Standards

Property development standards for all Resort/Mixed Use development parcels shall be defined depending on the land use type proposed as follows:

Non-residential and hotel/resort land uses shall comply with the development standards as defined within Section 15-1-59 (D-H) of the Show Low Zoning Ordinance as adopted in the 2-6-09 update with the following exception:

- Section 15-1-59 (D)(6) Building Design: Maximum building height for resort/hotel uses shall be fifty-six (56) feet.

Single family residential land uses shall comply with the development standards as defined within Section 15-1-53(D-H) of the Show Low Zoning Ordinance as adopted in the 6-2-09 Ordinance update.

Multi-family residential land uses shall comply with the development standards as defined within Section 15-1-56 (D-I) of the Show Low Zoning Ordinance as adopted in the 6-2-09 Ordinance update with the following exception:

- Multi-family residential uses vertically-integrated with resort and/or other non-residential uses shall comply with the development standards of Section 15-1-59 (D-H) of the Show Low Zoning Ordinance, as adopted in the 2-6-09 update and as amended by this PUD.

J. WATER AND SEWER

Water: A portion of the property is within the Arizona Water Company CC&N service area. Some of the property appears to be outside a specific water service area at this time. Prior to development occurring, the developer will coordinate with Arizona Water Company or the appropriate water service provider to adjust the service boundaries as necessary to ensure the entire property is within the appropriate water service area. At that time, all necessary water infrastructure requirements will be determined.

Sewer: City of Show Low will provide sewer service to the property. An existing sewer line is located in Show Low Lake Road that ultimately provides access to the City's wastewater treatment plant at the north edge of the City. Public sanitary sewer service will be provided to each lot as required per City Ordinances. Gravity sewer is the preferred method of collecting and conveying wastewater and will be used where possible. Low pressure sewer system may also be required for portions of the property that are lower than the existing gravity mains. All low-pressure systems will be owned and maintained by the Master Association.

K. COMMUNITY FACILITIES

Recreational Opportunities: The City of Show Low has a broad range of community facilities including a number of public parks, a municipal library, bowling alley, 18-hole golf courses (5 within a 15-mile radius), an archery range, a multi-screen theater, and many athletic facilities, such as an indoor aquatic facility, lighted Little League softball and baseball fields, handball and basketball court facilities, tennis courts and picnic areas. The City also has two lakeside recreation areas, including Fool Hollow Lake Recreation Area, and Show Low Lake, both including a variety of recreational amenities and opportunities for residents and visitors. An abundance of trails and a comprehensive trails master plan has also been development to provide a City-wide trail system, connecting many of the recreational amenities and services provided within the City. Future residents and visitors of the Show Low Lake community will enjoy the many benefits of these and other recreational opportunities provided within and around the City of Show Low.

Show Low Regional Airport: The Show Low Regional Airport provides opportunities for regional air transportation to Show Low and the White Mountain Area. The airport is located approximately 5-miles north of the property at 3150 Airport Loop Road.

Schools: The property is located within the Blue Ridge Unified School District. The district currently includes an Elementary School located at 1200 W. White Mountain Boulevard, a Jr. High School located at 3050 N. Porter Mountain Road, and a High School located at 1200 W. White Mountain Boulevard. Private elementary schools are also available in the area. Northland Pioneer College provides a community college campus in Show Low. The facility current has approximately 1,600 students, and there is support for expansion of the campus and curriculum.

Public Safety: The City of Show Low provides law enforcement services for the northern portion of the property while the Town of Pinetop Lakeside provides law enforcement services for the southern portion of the property. The Show Low Fire Department provides fire protection and emergency response services to residents of Show Low, and will serve this property. There are three fire stations serving residents of Show Low, with Fire Station #2, located approximately 2 miles northwest of the site at 137 Fawnbrook Drive. Based on its

proximity to the site, this station should provide adequate response times to all areas of the property.

Regional Medical Center: The City of Show Low has a regional medical center called Summit Healthcare Regional Medical Center, located at 2200 Show Low Lake Road, approximately 2-miles from the property.

L. MANAGEMENT AND OWNERSHIP

A Master Community Homeowners Association (Master Association) will be created to manage all common open space facilities and other common facilities owned by the community. The Master Association will govern the affairs of the community members through a formal governance structure to be established in the Master Association bylaws. The purchasers of property within the Show Low Lake community will be mandated to join membership of the Master Association and will be required to pay dues for the operation and maintenance of community facilities and services. All private facilities constructed by the Master Developer will be dedicated to the Master Association for acceptance upon completion. The dedication and acceptance process will coincide with the public approval of the facilities through the regulatory development review process. Once accepted, it will become the Board of Trustees responsibility to manage and maintain the facilities under the purview of the bylaws.

Additional Local Associations may be created to manage and maintain small tracts and/or private street and utility networks within individual subdivisions if warranted by the subdivision design. Resident participation in a Local Association will not negate their mandatory participation in the Master Association.

M. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL PROCESS

The Show Low Lakes PUD shall comply with all standards and requirements in Section 15-1-47 P.U.D zone, planned unit development zoning, with the following exception:

- Section 15-1-47(F)(1): This project is considered a large-scale multi-phased development, and there shall be no time period established for submittal of the Preliminary Development Plan after the effective date of the zone change.

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- II. EXISTING CONDITIONS
- III. CONCLUSION
- IV. APPENDIX

APPENDIX

PRECIPITATION VALUES

TIME OF CONCENTRATION CALCULATIONS

PONDPACK RESULTS

FLOOD LIMITS CALCULATIONS

FEMA F.I.R.M.

DRAINAGE MAP

I. INTRODUCTION

Phelps Dodge is planning to develop property around Show Low lake. This drainage analysis and report is a preliminary study of the existing flows that will be coming onto the site. The results of this analysis will be used in the planning of the development around Show Low lake. A vicinity map has been shown in Figure 1 below showing the location of the Phelps Dodge site.

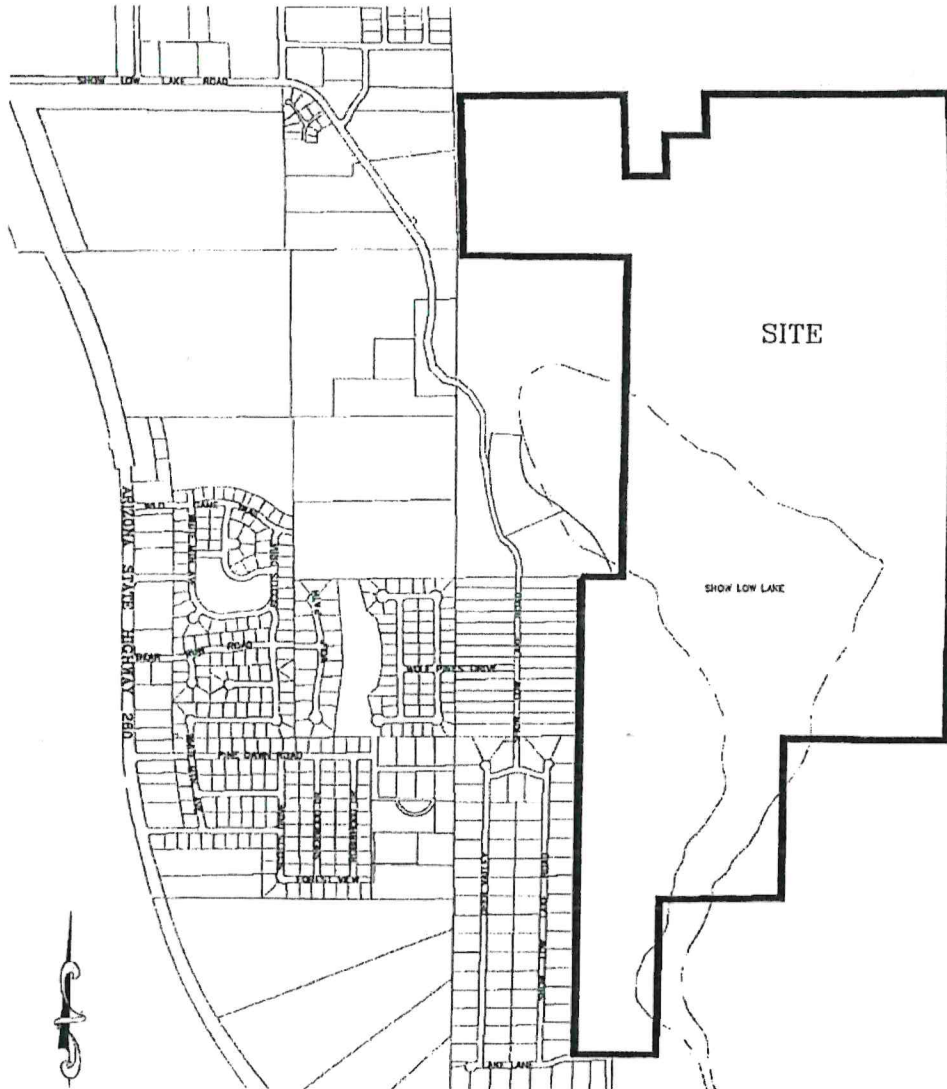


Figure 1. Vicinity Map

As mentioned, the site is located around Show Low lake, with much of the lake being located on this site. A portion of the site is located within Zone AE, special flood hazard areas inundated by the 100-year flood with base flood elevations determined, and within Zone X, areas to be determined to be outside the 500-year flood plain, as shown on FIRM Community Panel Number 040069 0009 C. A portion of the site is also located within Zone A14, areas of 100-year

M:\0921\Preliminary Drainage Analysis.doc

flood; base flood elevations and flood hazard factors determined, and within Zone C, Areas of minimal flooding, as shown on FIRM Community Panel Numbers 040066 2457 D and 040066 2459 D. A drawing with these flood maps with the site shown is included in the Appendix of this report.

The purpose of this report is to provide the results of the preliminary drainage analysis based on existing conditions. The results will be utilized in the planning process to ensure any proposed development will be located outside of potential damaging stormwater runoff areas.

The TR-55 drainage modeling program, as developed by the Soil Conservation Service (SCS, Ref. 1) and modified by Haestad Methods to run in their "Pondpack" computer software package, were employed to quantify peak discharge rates at key points within the study area.

Hydrographs were computed for the drainage basins utilizing the Type II storm distribution as developed by SCS. Precipitation values were obtained from A.D.O.T.'s Hydrologic Design Manual. Curve numbers were determined from guidelines set out in the TR 55 Manual. The time of concentration for each drainage basin was calculated according to the A.D.O.T.'s Hydrologic Design Manual and used in the Pondpack program.

Drainage basin areas have been delineated from the Lakeside and Show Low South USGS Quad maps.

The 2, 10, 50 and 100-year storm events were analyzed for this project.

II. EXISTING CONDITIONS

The site is currently undeveloped with much of Show Low Lake being on the property. The site is covered with pine and juniper trees, and also with shrubs and grasses. The site has the over flow spillway structure for the lake located on it.

There are three major water ways coming onto the site. Both Scotts Pines Wash and Wagon Wheel Wash enter the site from the west. Show Low Creek enters the site from the south and flows north into Show Low Lake. Water discharged from the lake is used for irrigation and is outlet back into Show Low Creek. During flooding events, flows from the spillway and discharge structure will also be directed to Show Low Creek. FEMA established floodplain limits are mapped on the FIRM panel for this area.

Five (5) offsite drainage areas, which will impact this site, have been identified and analyzed in this report. They are shown on the Drainage Map that is located in the Appendix of this report. They enter the site on the west and east sides of the site. The flows entering the site from Show Low Creek were not quantified, as the FIRM map has already identified the flooding limits.

Offsite drainage areas are both comprised of both developed and undeveloped property. Curve numbers, for use in the TR 55 model were computed as a weighted average and an estimated value of 75 was used for all of the drainage areas.

The drainage areas combine to form four (4) different concentration points. These points are shown on the Drainage Map. Flows from Concentration Point 1 combine with flows at Concentration Point 2 at the edge of the site, therefore there are three (3) locations where offsite flows entering the site were analyzed (see Drainage Map in the Appendix).

The flow rates for the drainage basin were determined, with the results shown in Table 1.

Table 1. Drainage Basin Flow Rates.

Drainage Basin	2-yr Flow Rate (cfs)	10-yr Flow Rate (cfs)	50-yr Flow Rate (cfs)	100-yr Flow Rate (cfs)
1	108	357	679	829
2	191	615	1,180	1,443
3	55	181	342	417
4	13	41	76	93
5	29	93	177	216

The Pondpack program was used to route these flows to the project boundary. The flows at the four concentration points were then determined. The results are shown in Table 2.

Table 2. Concentration Point Flow Rates.

Concentration Point	2-yr Flow Rate (cfs)	10-yr Flow Rate (cfs)	50-yr Flow Rate (cfs)	100-yr Flow Rate (cfs)
1	250	817	1,570	1,921
2	266	870	1,682	2,066
3	13	41	76	93
4	29	93	177	216

The flows at Concentration Points 2, 3, and 4 will be entering the site. For planning purposes, the flow rates were used to determine the 100-year flood limits on the site. The FEMA 100-year flood limits based on the previously mentioned FIRM were used in the area of Concentration Point 2. At CP-3, one cross-section was considered based on the USGS map and the top flow width was calculated. At CP-4, there were six (6) cross-sections considered through the site. The top flow width was calculated to determine the 100-year flood limits in this area. Table 3 shows the results of the cross-sections that were considered.

Table 3. 100-year Flood Limits.

Concentration	Cross-Section	100-yr Flow	Flow Depth	Top Flow
---------------	---------------	-------------	------------	----------

Point	Number	Rate (cfs)	(ft)	Width (ft)
3	1	93	0.7	25
4	1	216	0.9	129
4	2	216	1.0	58
4	3	216	1.2	35
4	4	216	1.4	33
4	5	216	1.3	42
4	6	216	1.1	25

In Figure 2, both the FEMA flood limits and the calculated flood limits are shown for the site.

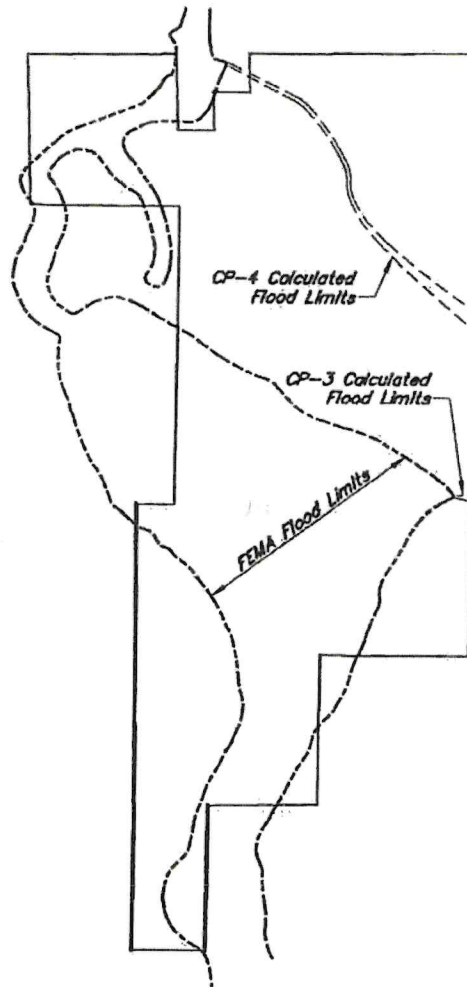


Figure 2. Flood Limits.

III. CONCLUSION

The drainage onto the Phelps Dodge Show Low Lake site was analyzed to determine the offsite flows onto the site, excluding those flows coming from Show Low Creek. Three different Concentration Points were analyzed at the site boundary to determine the flow rates at the 2-year, 10-year, 50-year, and 100-year storm events. The 100-year flow rates were then used to determine the 100-year flood limits on the site.

City of Show Low
180 N. 9th Street
Show Low, AZ 85901
928.532.4000

Receipt No: 918086
Receipt Date: 03/23/2026
Timestamp: 03/23/2026 04:05 PM
Payor: Mark Hancock Development Corp
DESCRIPTION: WATERS EDGE ZONE CHANGE

622 Application Fees WATERS EDGE ZONE CHANGE	600.00
622 Application Fees WATERS EDGE FINAL PLAT	600.00
	<hr/>
	\$1,200.00

Check 3158401	\$600.00
Check 3158396	\$600.00
Tendered Amount:	\$1,200.00
Cash Back:	\$0.00
Total Applied:	\$1,200.00

Subject Property: APN 212-11-102A



An aerial photograph of a residential area with a grid of property lines overlaid. A yellow outline highlights a specific parcel on the right side of the image, adjacent to a large body of water. A white callout box with a black border and a pointer to the highlighted parcel contains the text 'Subject Property: APN 212-11-102A'.

Subject Property: APN 212-11-102A



City of Show Low Planning & Zoning
180 N. 9th Street, Show Low, AZ 85901
(928) 532-4040

For Office Use Only	
Date received:	<u>3-24-20</u>
Time received:	<u>3:57</u> AM/PM
Received by:	<u>MS</u>

**Zoning Ordinance & Map
Amendment Petition Application**
(Filing Fee: \$600.00)

Owner Information

Name: Water's Edge 62, LLC

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ Email: _____

Applicant Information (If different)

Name: Espiritu Loci Incorporated (Jon Carlson)

Address: _____
Street Address Apartment/Unit #

City State ZIP Code

Phone: _____ Email: _____

Property Information

Address of Property: _____

Legal Description of Property: See attached

Parcel Number: 212-11-102A Current Zoning Classification: AR-43X

What is the Nature of the Request? Amend zoning from AR-43X to PUD as incorporated in the Show Lake PUD

Application Requirements

To have a zoning ordinance or zoning map amendment processed, the applicant shall comply with each of the following requirements as deemed necessary by the Planning and Zoning Director:

- A pre-application meeting shall be arranged by the applicant with the Planning and Zoning Director to discuss any proposed amendment prior to the application submittal;
- A narrative of how the proposed amendment(s) is consistent with the Show Low General Plan and with the Development Plan Map of Show Low. Any contemplated uses shall be explained within the narrative, as well as outlining the neighboring land uses adjacent to the property;
- The pre- and post-zoning densities for the particular subject property shall also be calculated and included into the narrative;
- At least one reasonably detailed and legible map no smaller than eight and one-half (8 -1/2) inches by eleven (11) inches showing the particular property or properties that are being petitioned for a change and substantially the adjoining properties and the public streets within a radius of three hundred (300) feet from the external boundaries of the proposed zoning map amendment. Indicate the current ground cover, location of buildings and parking areas, the setback of the existing buildings and parking areas.
- A statement revealing any conditions or restrictions of record (if any) which would affect the permitted uses of the property if rezoned as requested and the date or dates (if any) of expiration thereof.
- Such conceptual plans, photographs, drawings, building elevations, and other supporting documents (if any) as the applicant may desire to present or deemed necessary by the Planning and Zoning Director.
- A neighborhood meeting, conducted solely by the applicant, shall be coordinated through the Planning and Zoning Director. A staff member will attend the meeting to observe and answer general questions only. Scheduling of the neighborhood meeting is a part of the application process and should be far enough in advance of the public hearing to allow staff and the applicant sufficient time to address possible concerns expressed at the meeting.**

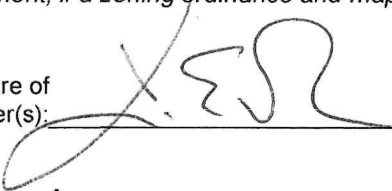
Authorized Representatives

PLEASE NOTE: In accordance with City Code, Title 19.10.100(2) (h) and (i), you or your authorized representative must be present at all Planning and Zoning and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Camelot Homes, Espiritu Loci Incorporated, Kimley-Horn

Certification

I certify that the information on this application form and attachments are true and correct to the best of my knowledge. I realize that any incorrect information may lead to the cancellation of any proceedings and zoning ordinance and map amendment, if a zoning ordinance and map amendment has been issued.

Signature of Owner(s):  Date: 3/23/20

Signature of Owner(s): _____ Date: _____

Signature of Applicant: _____ Date: _____

ZONING NARRATIVE

____-ZN-2026

SHOW LOW LAKE PUD ANNEX

MARCH 24, 2026

Prepared for:
City of Show Low
Show Low, AZ 85901

Property Owner:
Water's Edge 62, LLC
6607 N. Scottsdale Road, Suite H100
Scottsdale, AZ 85250

Applicant:
Espiritu Loci Incorporated
3344 E. Camelback Road
Phoenix, AZ 85018

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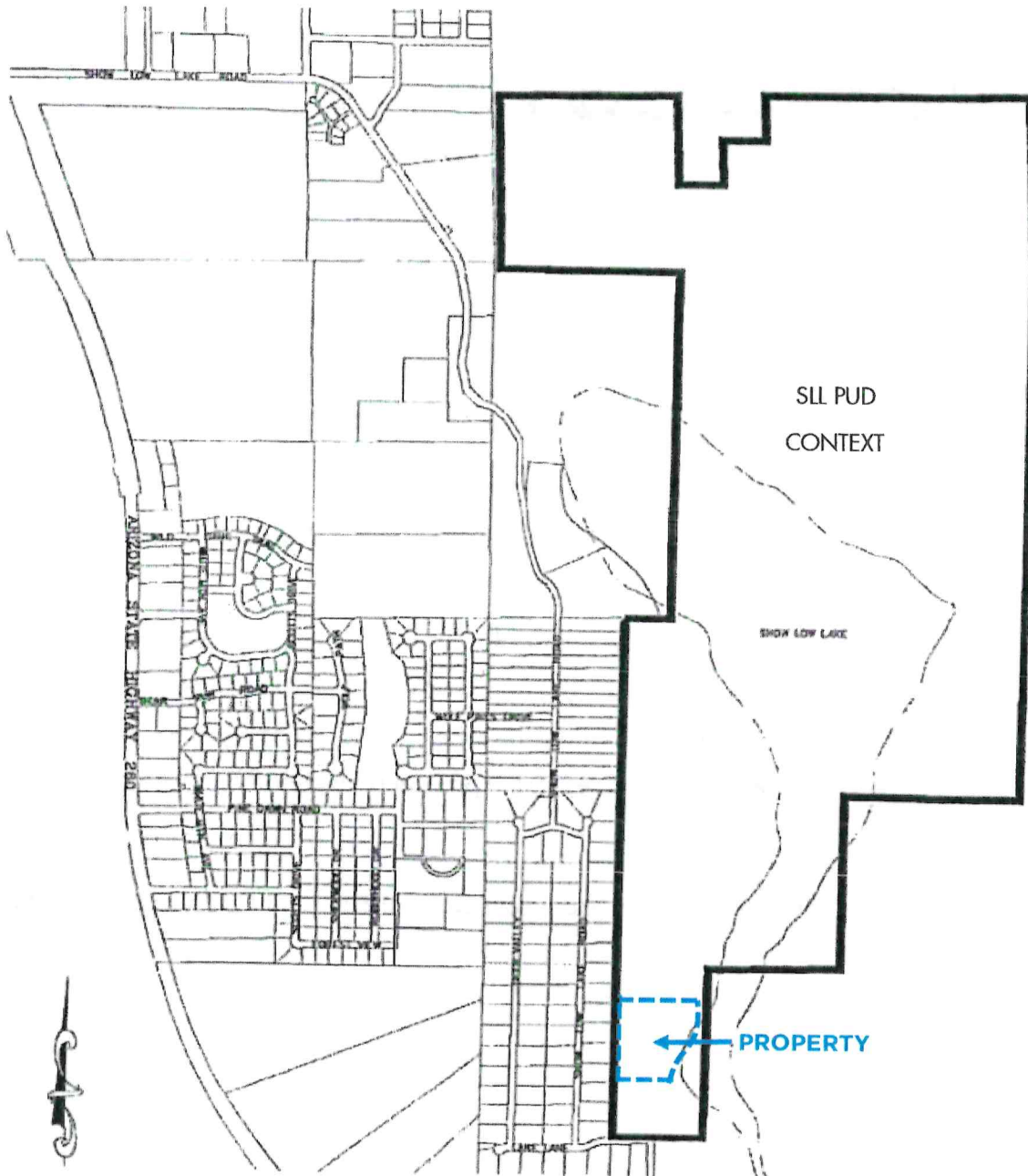
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APPLICATION REQUEST

This application is a request for City of Show Low (the "City") approval of a zone change from AR-43X to PUD of approximately seven (7) acres of land generally located north Lake Lane, east of Show Low Lake Road and is identified as Assessor Parcel Number 212-11-102A (the "Property"). *Figure 1 – Vicinity* provides a regional context for the location of the Property. *Figure 2 – Property Context* illustrates the Property and the surrounding context. This zone change request to PUD is a request to apply the already approved Show Low Lake PUD to the Property as contemplated and included in Parcel 13 of the approved PUD. The approval would allow for a logical extension of a proposed neighborhood and apply the same zoning to both the Property and the adjacent parcel to the north. As a result, the proposed neighborhood would be within a singular zoning district.

This request is consistent with the Show Low General Plan and the Development Plan as this area is designated as Master Planned Community. The Development Plan from the General Plan is illustrated on *Figure 3 – Show Low Development Plan*.

Figure 1 – Vicinity



The background image is from the Show Low Lake PUD.

Figure 2 – Property Context

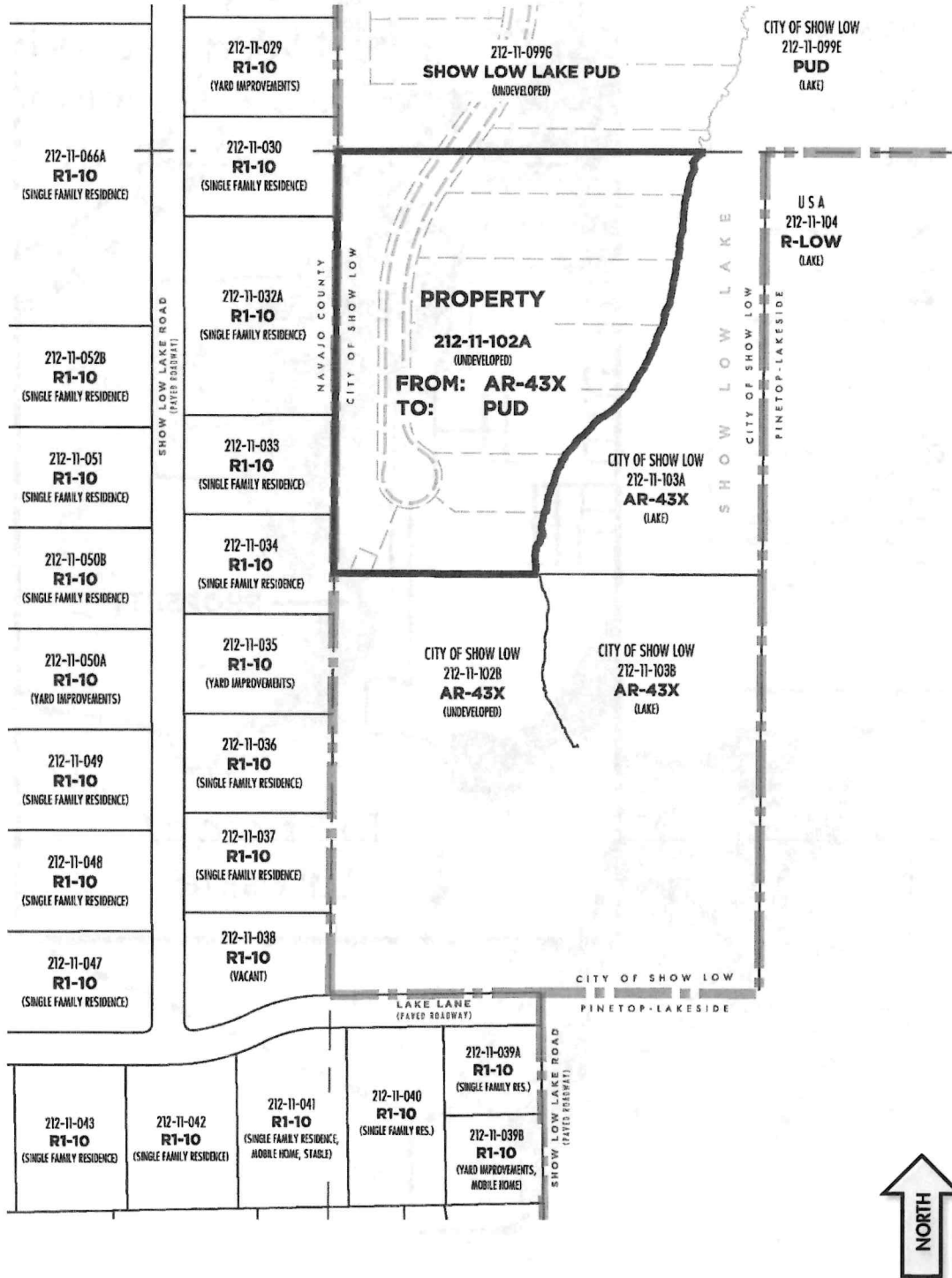
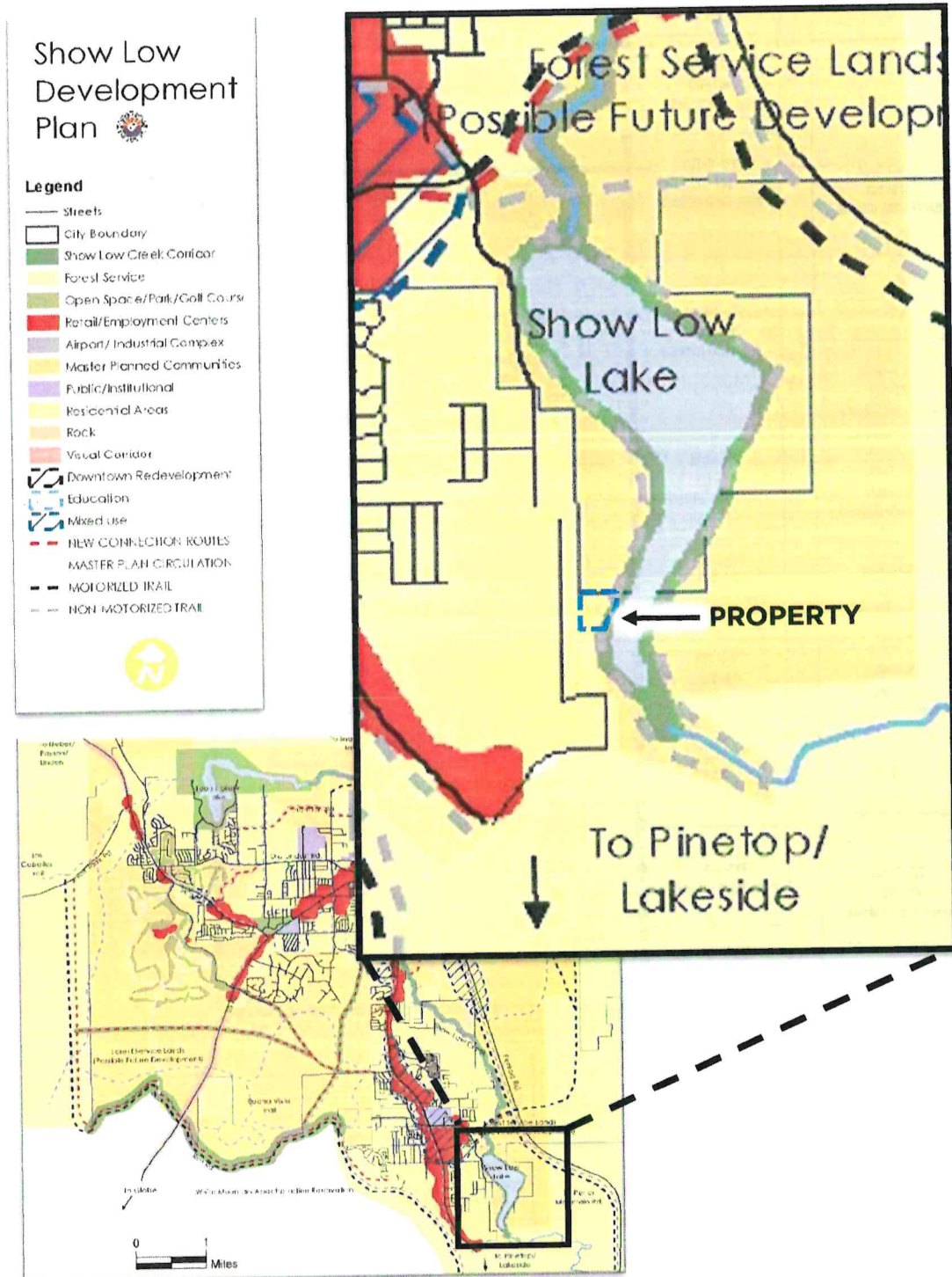


Figure 3 – Show Low Development Plan



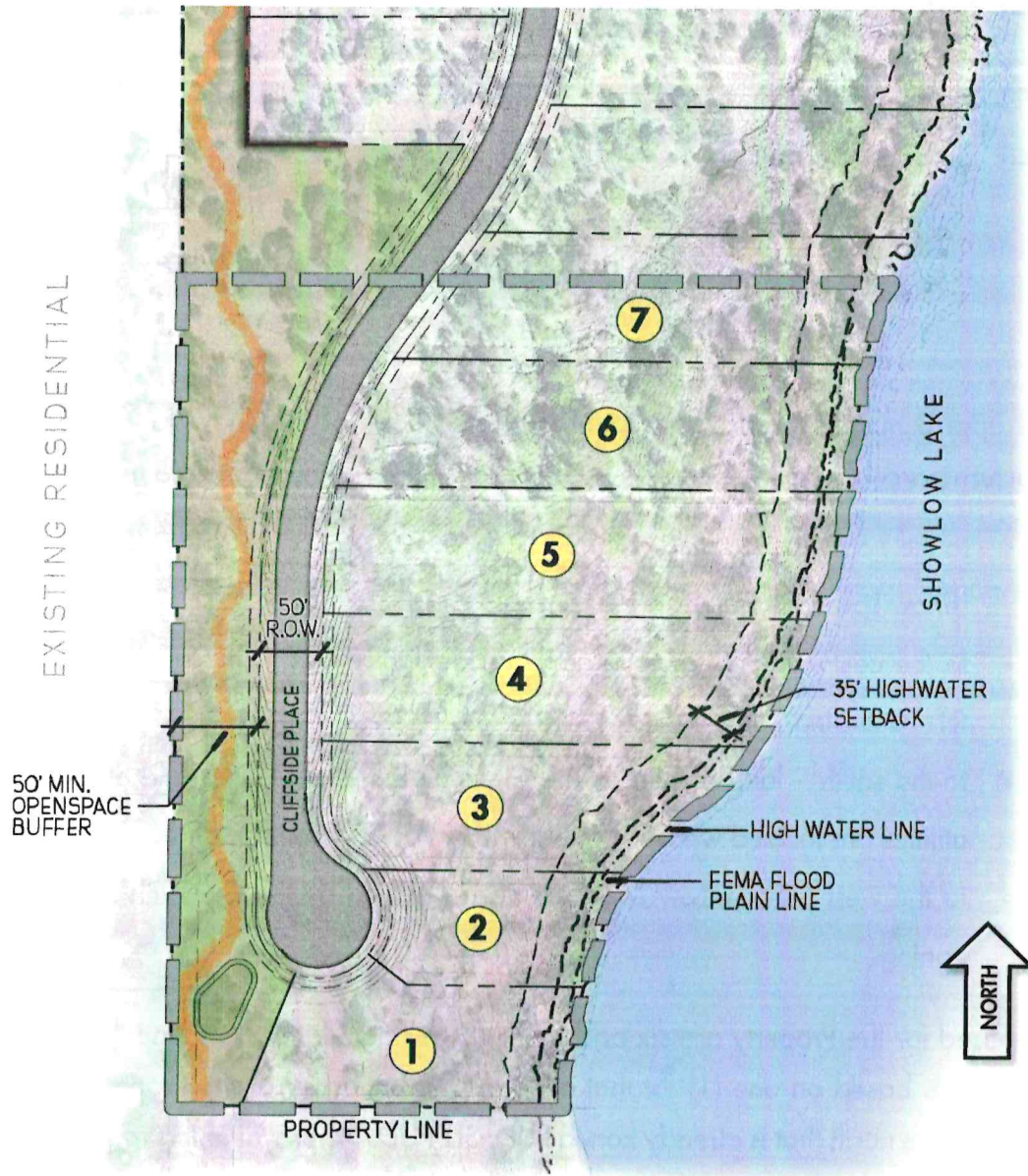
PROJECT DESCRIPTION

The approximately seven (7) acre site is located north of the Show Low Lake pump structure parcel along the east side of Show Low Lake. Surrounding the property are:

- to the north – a planned neighborhood with City of Show Low PUD zoning (Show Low Lake PUD),
- to the east – four (4) single-family residential homes with Navajo County R1-10 zoning,
- to the south – land owned by the City where the lake pump and electrical utilities are located with City of Show Low AR-43X zoning, and
- to the west – Show Low Lake – a parcel owned by the City with AR-43X zoning.

Proposed for the Property are six and a half (6.5) single family residential homesites. The half is based on one (1) lot that overlaps the boundary of the Property and the parcel to the north that is already zoned PUD; SLL PUD. Approval of this request allows for a logical continuation of the neighborhood design proposed on the adjacent property to the north and will result in a minimum 100-foot buffer between existing homes within the County and future homes constructed on the Property. *Figure 4 – Conceptual Site Plan* illustrates the conceptual open space buffer, roadway, and lot configuration. *Figure 5 – Illustrated Site Plan* shows the Property in context with the proposed neighborhood.

Figure 4 – Conceptual Site Plan



Along the west boundary of the Property will be a minimum fifty (50) wide landscape buffer. Adjacent to the buffer will be a fifty (50) foot wide tract with a private single-loaded dead-end roadway. The roadway is designed to be twenty-eight (28) feet wide.

Figure 5 – Illustrated Site Plan



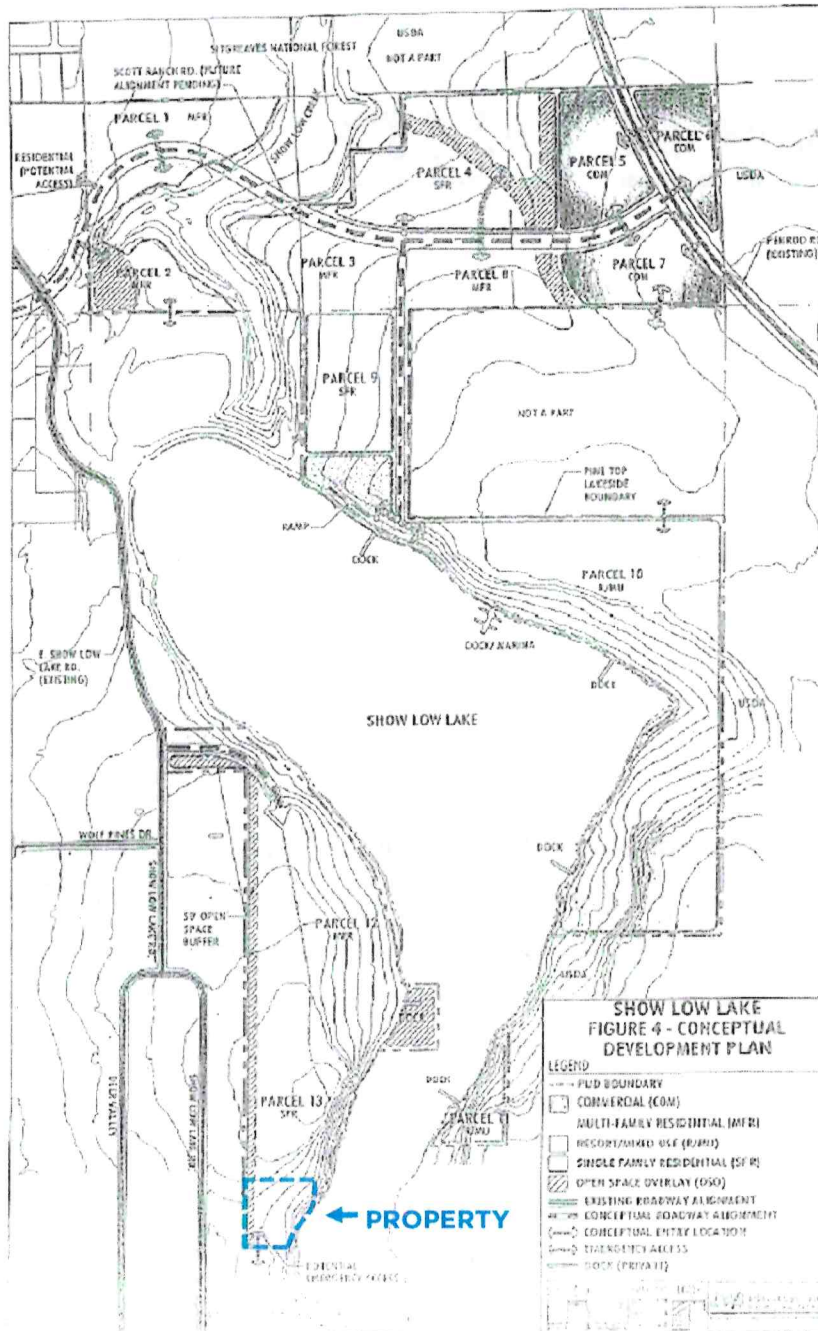
APPLICATION OF SHOW LOW LAKE PUD

The adjacent land north of the Property is zoned PUD per the Show Low Lake PUD passed and adopted by the City as Ordinance No. 2010-03 on February 16th, 2010 (the "SLL PUD"). The SLL PUD includes the Property, however, at the time of 2010 zone change approval the Property was outside of the Show Low city limits; therefore not included in the rezone. In June of 2023 the City passed and adopted Ordinance 2023-03 that annexed into the City the Property and the City of Show Low property to the south and west.

This zone change request to PUD is a request to apply the SLL PUD to the Property as already contemplated. *Figure 6 – SLL PUD Conceptual Development Plan*, included for reference, is Exhibit D Conceptual Development Plan from the SLL PUD that illustrates parcels and uses. Added to the figure, for context, is the general location of the Property. The Property is within Parcel 13. The SLL PUD also includes a land use data chart. The chart provides information regarding each development parcel. Parcel 13 is denoted as a 29-acre SFR (Single Family Residential) parcel with a target density of 2.0. As described in the SLL PUD, the SFR land use and target density of 2.0 apply to the Property. As a result, development of the Property as logical extension of the proposed neighborhood to the north would be permitted as proposed and must adhere to the same development standards.

Figure 6 – SSL PUD Conceptual Development Plan

Exhibit D
CONCEPTUAL DEVELOPMENT PLAN



EXISTING AND PROPOSED ZONING

The density of AR-43X (agricultural-residential) assuming 43,000 square foot lots on the 6.6-acre site equals 0.99 du/ac. By comparison, the PUD and proposed site plan with 6.5 single family residential homesites on the 6.6-acre site equals 0.98 du/ac.

The following table compares existing zoning standards and the proposed site plan.

	AR-43X (existing)	PUD (proposed)
Open Space Buffer	None	50' min. along east boundary
Permitted Uses	All those permitted per AR-43 except for manufactured homes (examples include single-family residential, farming and agriculture, the keeping of animals and fowl, and customary accessory uses and buildings)	Single family residential, and customary accessory uses and buildings
Lot Area	43,000 sf min.	31,100 sf avg.
Lot Width	100' min. avg.	97' avg.
Lot Frontage	40' min.	30' min.
Street Setback	30' min.	20' min.
Side Yard	10' min.	8' / 12'
Rear Yard	20' min.	15' min. (35' min. from high-water)
Building Height	35' max.	35' max.

PARCEL DESCRIPTION

The following two pages include a legal description and map of the parcel for this rezone request.

Assessor's Parcel Number 212-11-102A:

All Land above the High-water line of Show Low Lake lying West of the Westerly bank within the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, also known as Navajo County Assessor's Parcel Number 212-11-102A, described as follows:

Beginning at the East-West-West 1/256th corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "S10/S15 E-W-W 1978", from which the Northwest corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "T9N R22E S9/S10/S15/S16 1975", bears South 89° 59' 48" West, a distance of 989.10 feet;

Thence, on the North line of said Section 15, North 89° 59' 48" East, a distance of 560.34 feet to a point on the High-water line of the Westerly bank of Show Low Lake (elevation=6570.00 National Geodetic Vertical Datum (NGVD) 29, which equals 6573.30 North American Vertical Datum (NAVD) 88), from which the North quarter corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "1/4 S10/S15", bears North 89° 59' 48" East, a distance of 1085.93 feet;

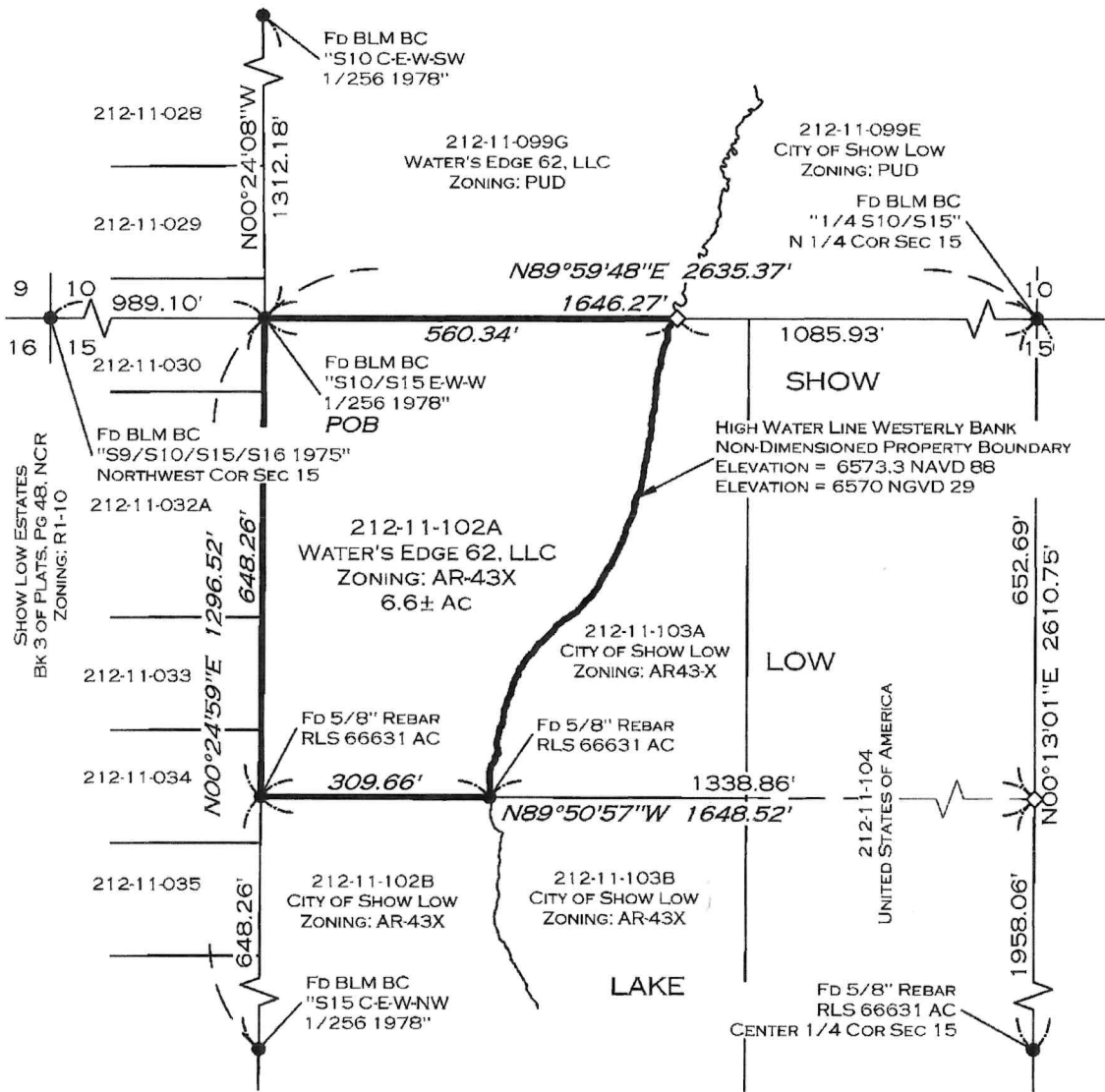
Thence, Southerly on said High-water line to a point on the South line of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on said South line, North 89° 50' 57" West, a distance of 309.66 feet to the Northeast-Northwest-Northwest 1/256th corner of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on the West line of the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, North 00° 24' 59" East, a distance of 648.26 feet to the Point of Beginning.

Said parcel of land contains 6.6 Acres, more or less.





ABBREVIATIONS

AC	ALUMINUM CAP
xxx-xx-xxxx	ASSESSOR'S PARCEL NUMBER
BC	BRASS CAP
BLM	BUREAU OF LAND MANAGEMENT
E	EAST
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NW	NORTHWEST
POB	POINT OF BEGINNING
RLS	REGISTERED LAND SURVEYOR
S	SOUTH
SEC	SECTION
SW	SOUTHWEST
W	WEST



Exhibit A

Assessor's Parcel Number 212-11-102A:

All Land above the High-water line of Show Low Lake lying West of the Westerly bank within the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, also known as Navajo County Assessor's Parcel Number 212-11-102A, described as follows:

Beginning at the East-West-West 1/256th corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "S10/S15 E-W-W 1978", from which the Northwest corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "T9N R22E S9/S10/S15/S16 1975", bears South 89° 59' 48" West, a distance of 989.10 feet;

Thence, on the North line of said Section 15, North 89° 59' 48" East, a distance of 560.34 feet to a point on the High-water line of the Westerly bank of Show Low Lake (elevation=6570.00 National Geodetic Vertical Datum (NGVD) 29, which equals 6573.30 North American Vertical Datum (NAVD) 88), from which the North quarter corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "1/4 S10/S15", bears North 89° 59' 48" East, a distance of 1085.93 feet;

Thence, Southerly on said High-water line to a point on the South line of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on said South line, North 89° 50' 57" West, a distance of 309.66 feet to the Northeast-Northwest-Northwest 1/256th corner of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on the West line of the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, North 00° 24' 59" East, a distance of 648.26 feet to the Point of Beginning.

Said parcel of land contains 6.6 Acres, more or less.

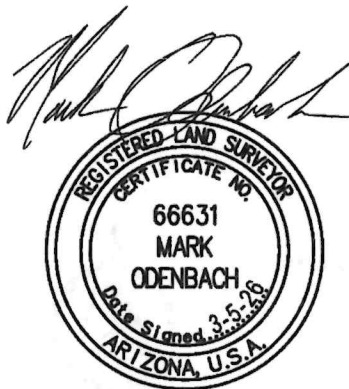
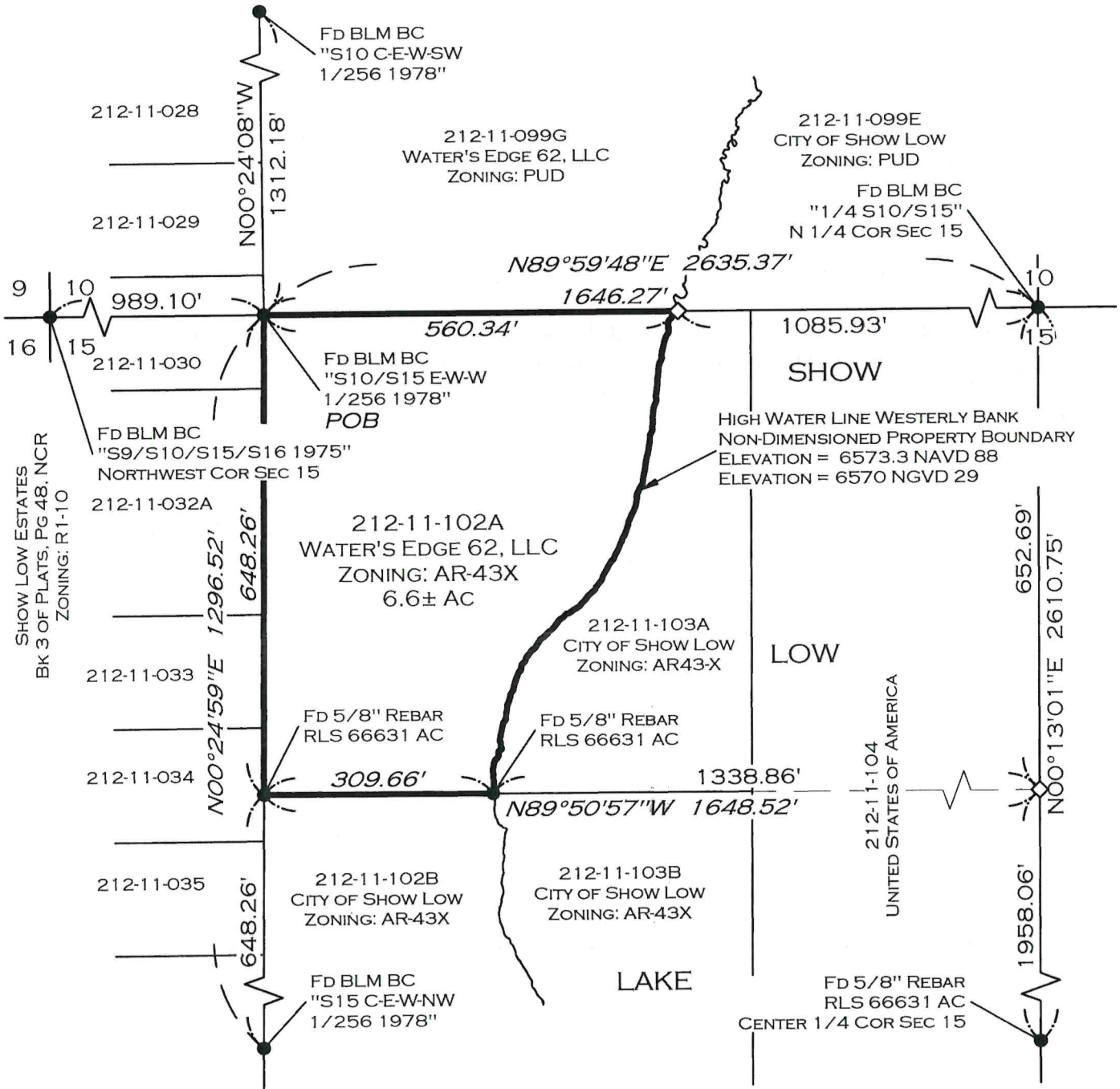


EXHIBIT 'B' PARCEL PLAT



ABBREVIATIONS

AC	ALUMINUM CAP
xxx-xx-xxxx	ASSESSOR'S PARCEL NUMBER
BC	BRASS CAP
BLM	BUREAU OF LAND MANAGEMENT
E	EAST
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NW	NORTHWEST
POB	POINT OF BEGINNING
RLS	REGISTERED LAND SURVEYOR
S	SOUTH
SEC	SECTION
SW	SOUTHWEST
W	WEST



SCALE: 1"=200'



ENGINEER

KIMLEY-HORN & ASSOCIATES
2046 RIVERVIEW AUTO DRIVE, STE 400
MESA, ARIZONA 85201
TELEPHONE: (480) 207-2687
CONTACT: JON GITT, P.E.

OWNER/DEVELOPER

CAMELOT HOMES, INC.
6607 N. SCOTTSDALE RD., STE H-100
SCOTTSDALE, AZ 85250
TELEPHONE: (602) 694-0792
CONTACT: MIKE BREKKE

LEGAL DESCRIPTION

NAVAJO COUNTY ASSESSOR'S PARCEL NUMBERS
212-11-099G, 212-11-102A, 212-11-001,
212-11-002B, 212-11-003D

SURVEYOR

HIGH PLAINS SURVEYING
P.O. BOX 1348
SHOW LOW, ARIZONA 85902
PHOENIX, ARIZONA 85024
TELEPHONE: (928) 241-2990
CONTACT: MARK ODENBACH, R.L.S.

BENCHMARK

A 1/2" REBAR ON THE WESTERLY SIDE OF SHOW
LOW LAKE SOUTH OF THE DAM.
LATITUDE: 34°11'42.24"N
LONGITUDE: -110°00'22.27"W
ELEVATION: 6582.96', NAVD 88

ELEVATIONS DERIVED FROM NGS CONTROL
POINT "SHOW LOW LAKE", PID DK8091, HAVING
AND ELEVATION OF 6567.94', NAVD88.

BASIS OF BEARING

THE BASIS OF BEARINGS IS GRID NORTH, NAD83,
ARIZONA EAST, DETERMINED BY GPS OBSERVATIONS.

ZONING

PUD

BUILDING SETBACKS

FRONT: 20'
SIDE: 10'
REAR: 15'

SERVICES

SERVICE	PROVIDER
WATER	ARIZONA WATER COMPANY
SEWER	CITY OF SHOW LOW
ELECTRIC	NAVOPACHE ELECTRIC COOPERATIVE
TELECOM	SPARKLIGHT
GAS	UNISOURCE ENERGY SERVICES
FIRE	TIMBER MESA FIRE AND MEDICAL
POLICE	SHOW LOW POLICE DEPARTMENT
SCHOOL	SHOW LOW UNIFIED SCHOOL DISTRICT

SITE DATA

GROSS AREA 47.81 AC±
NET AREA 47.81 AC±
TOTAL NUMBER OF LOTS 62
AVERAGE LOT AREA 0.55 AC±
MINIMUM LOT AREA 10,000 S.F.
MINIMUM LOT WIDTH 60 FEET
DENSITY 1.30 DU/AC

TRACT USE TABLE			
TRACT	OWNERSHIP/MAINT.	DESCRIPTION	AREA (AC)
TRACT A	PRIVATE HOA	PRIVATE TRACT / UTILITIES / ACCESS	6.30
TRACT B	PRIVATE HOA	OPEN SPACE / DRAINAGE	0.45
TRACT C	PRIVATE HOA	OPEN SPACE	0.20
TRACT D	PRIVATE HOA	OPEN SPACE / ACCESS / DRAINAGE	3.18
TRACT E	PRIVATE HOA	OPEN SPACE / ACCESS / UTILITIES / DRAINAGE	1.29
TRACT F	PRIVATE HOA	OPEN SPACE / ACCESS / DRAINAGE	2.05
TRACT G	PRIVATE HOA	OPEN SPACE	0.19
TRACT H	PRIVATE HOA	OPEN SPACE / ACCESS	0.06
TRACT I	PRIVATE HOA	LIFT STATION	0.01
TRACT J	PRIVATE HOA	LIFT STATION	0.02
TOTAL OPEN SPACE			7.42

LOT AREA TABLE		
LOT NUMBER	AREA (SF)	AREA (AC)
1	29,391	0.67
2	19,052	0.44
3	23,881	0.55
4	34,382	0.79
5	25,569	0.59
6	17,876	0.41
7	21,613	0.50
8	22,747	0.52
9	23,240	0.53
10	21,036	0.48
11	30,332	0.70
12	37,492	0.86
13	39,024	0.90
14	35,148	0.81
15	33,134	0.76
16	32,489	0.75
17	34,971	0.80
18	38,792	0.89
19	39,676	0.91
20	36,509	0.84

LOT AREA TABLE		
LOT NUMBER	AREA (SF)	AREA (AC)
21	28,416	0.65
22	15,676	0.36
23	23,791	0.55
24	19,150	0.44
25	20,920	0.48
26	21,000	0.48
27	22,966	0.53
28	23,560	0.54
29	21,840	0.50
30	21,840	0.50
31	21,840	0.50
32	21,840	0.50
33	21,448	0.49
34	19,047	0.44
35	21,395	0.49
36	16,879	0.39
37	16,875	0.39
38	16,875	0.39
39	16,875	0.39
40	15,914	0.37

LOT AREA TABLE		
LOT NUMBER	AREA (SF)	AREA (AC)
41	13,382	0.31
42	13,385	0.31
43	14,031	0.32
44	15,794	0.36
45	19,194	0.44
46	25,569	0.59
47	24,751	0.57
48	17,571	0.40
49	20,987	0.48
50	26,846	0.62
51	19,965	0.46
52	33,667	0.78
53	33,765	0.78
54	33,663	0.77
55	33,561	0.77
56	19,504	0.45
57	20,031	0.46
58	19,615	0.45
59	22,694	0.52
60	20,161	0.46

LOT AREA TABLE		
LOT NUMBER	AREA (SF)	AREA (AC)
61	17,882	0.41
62	12,760	0.29

SHEET INDEX

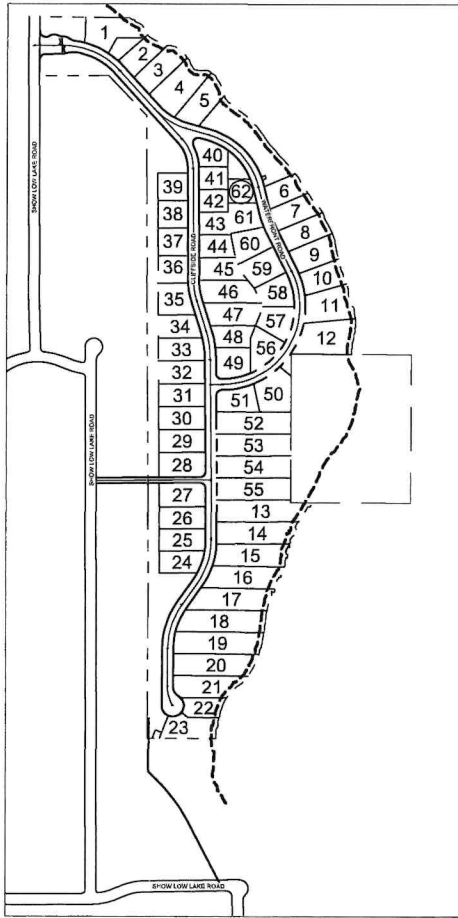
SHEET NO.	TITLE
01	COVER SHEET
02-05	PRELIMINARY PLAT
06-09	GRADING AND DRAINAGE PLAN
10-11	PRELIMINARY UTILITY PLAN

FLOOD INSURANCE RATE MAPE (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (FT) (ENTER DEPTH IN ZONE AO)
040066	4709	08/17/2015	F	12/17/2025	X, AE	N/A
040066	4717	08/17/2015	F	12/17/2025	X, AE	N/A

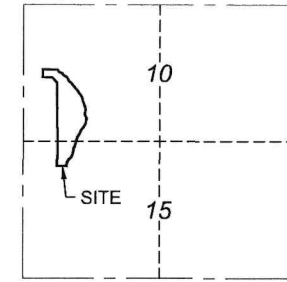
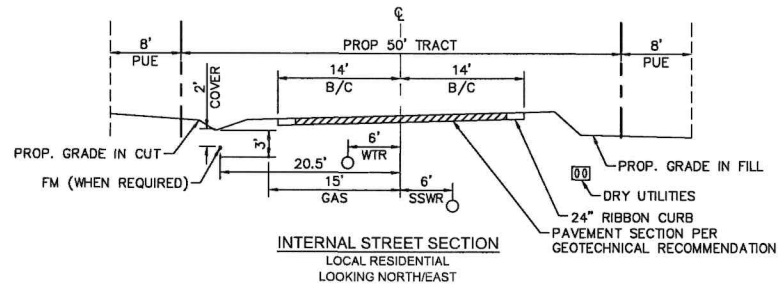
**PRELIMINARY PLAT
AND
PRELIMINARY GRADING AND DRAINAGE
FOR
WATER'S EDGE**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA.



PROJECT MAP

SCALE: 1"=400'



T.9N, R.22E
VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- - - - PROPOSED EASEMENT
- EXISTING EASEMENT
- W --- PROPOSED WATER LINE
- S --- PROPOSED SEWER LINE
- FM --- PROPOSED FORCEMAIN
- PROPOSED STORM DRAIN
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED CENTERLINE
- BUILDING SETBACK
- DRAINAGE SWALE
- RETAINING WALL
- LIMITS OF DISTURBANCE
- 100-YEAR INUNDATION LIMITS
- PROPOSED SURVEY MONUMENT
- PROPOSED FIRE HYDRANT
- RIGHT-OF-WAY
- BACK OF CURB
- TYPICAL
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- EXISTING CENTERLINE
- PROPERTY LINE
- HOMEOWNERS ASSOCIATION
- WATER AND SEWER FACILITIES EASEMENT
- REAR YARD SETBACK
- SIDE YARD SETBACK
- FRONT YARD SETBACK
- CUBIC FEET PER SECOND
- TO BE ABANDONED
- SIGHT VISIBILITY TRIANGLE
- DESERT SCENIC ROADWAY EASEMENT
- TO BE ABANDONED
- VEHICULAR NON-ACCESS EASEMENT
- PEDESTRIAN AND VEHICULAR ACCESS EASEMENT
- PAVEMENT SPOT ELEVATION AT FINISHED GRADE
- FLOW LINE
- EXISTING GRADE
- FINISHED GRADE
- FORCEMAIN
- BUILDING PAD ELEVATION
- STORM DRAIN
- SANITARY SEWER
- PROPOSED LOT NUMBERS
- LAST LOT IDENTIFIER
- CROSS SECTION ID
- PEAK FLOWS:
27 - POST DEVELOPMENT
(30) - PRE DEVELOPMENT
- APPROX. LIMITS OF 100 YEAR INUNDATION
- PAD CONSTRUCTION ENVELOPE

ENGINEERS CERTIFICATION:
THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2686

SCALE (H): 1"=400'
SCALE (V): NONE
DESIGNED BY: JGS
DRAWN BY: DHS
CHECKED BY: CLB
DATE: Jan. 2026

**WATER'S EDGE
PRELIMINARY PLAT
COVER SHEET**
SHOW LOW, AZ

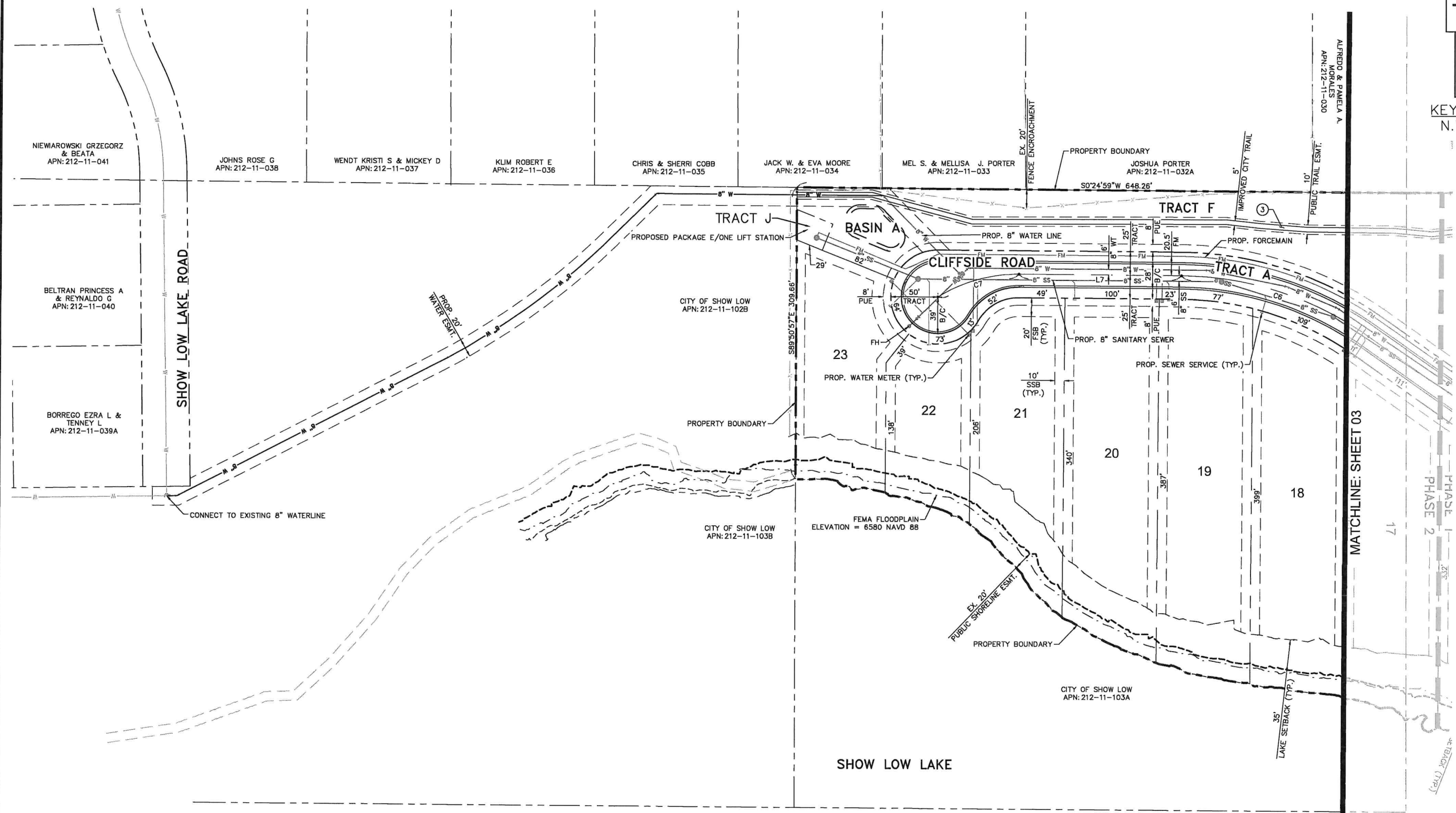
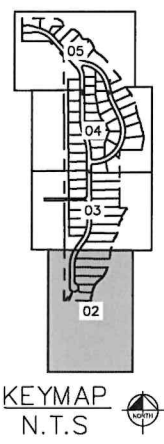
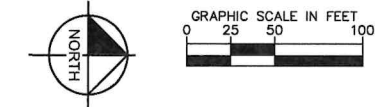


PROJECT NO. 291104133
DRAWING NAME CV.DWG

LINE TABLE		
LINE	LENGTH	BEARING
L7	172.45	S0°24'58.68"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C6	350.00'	212.69'	34°49'06"	109.74'
C7	162.50'	91.34'	32°12'15"	46.91'

- KEY NOTES**
- EXISTING OVERHEAD POWERLINE TO BE REMOVED. POWER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
 - EXISTING WATERLINE TO BE REMOVED. WATER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
 - IMPROVED CITY TRAIL TO BE CONSTRUCTED OF 4" THICK AGGREGATE SURFACE COMPACTED TO 95% OVER A 6" THICK DIRTY CINDER/NATIVE SUB-GRADE COMPACTED TO 90%.
 - EXISTING WATER VALVE TO BE REMOVED.



NOTE: CITY TO RELOCATE EXISTING TRAIL ALONG LAKE TO WEST SIDE OF PROPERTY TO CONNECT TO 5' MEANDERING TRAIL ALONG THE WEST SIDE OF WATER'S EDGE.

K:\LEAV\GWA\291104133 - Corral Show Low\CAD\Drawings\PP.dwg Jan 11, 2026 Jon.Gitt
 XREFS: XIP.XIS XTRIP.XBI-PP.XPA.XUT
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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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 2046 RIVERVIEW AUTO DRIVE, SUITE 400
 MESA, ARIZONA 85201 (480) 207-2686

SCALE (H): 1"=50'
 SCALE (V): NONE
 DESIGNED BY: JCS
 DRAWN BY: DHS
 CHECKED BY: CLB
 DATE: Jan, 2026

WATER'S EDGE
 PRELIMINARY PLAT
 PRELIMINARY PLAT
 SHOW LOW, AZ

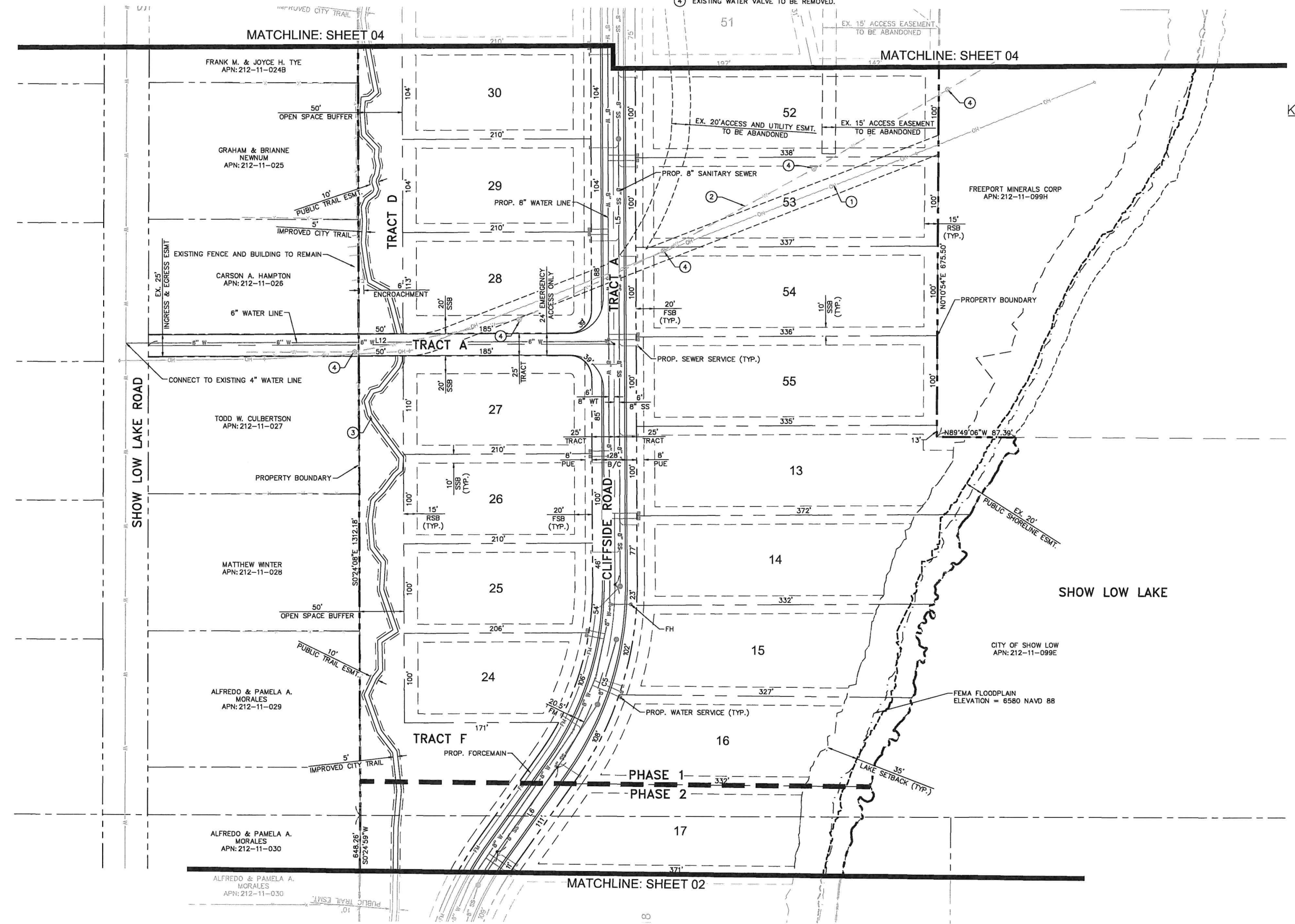
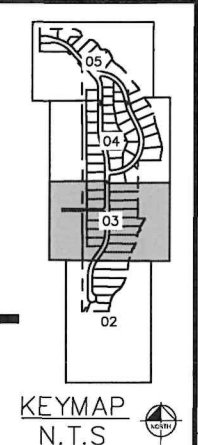
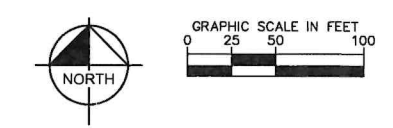


PROJECT NO.
291104133
 DRAWING NAME
PP

LINE TABLE		
LINE	LENGTH	BEARING
L5	814.41	S0°24'07.79"E
L6	115.62	S35°14'04.68"W
L12	519.29	N89°35'52.21"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C5	350.00'	217.69'	35°38'12"	112.50'

- KEY NOTES
- EXISTING OVERHEAD POWERLINE TO BE REMOVED. POWER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
 - EXISTING WATERLINE TO BE REMOVED. WATER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
 - IMPROVED CITY TRAIL TO BE CONSTRUCTED OF 4" THICK AGGREGATE SURFACE COMPACTED TO 95% OVER A 6" THICK DIRTY CINDER/NATIVE SUB-GRADE COMPACTED TO 90%.
 - EXISTING WATER VALVE TO BE REMOVED.



K:\LEAV\GWA\28104133 - Correlat Show Low\CAD\Drawings\PP.dwg Jan 11, 2026 Jon Gitt
 XREFS: XTP-VIS-MTBP-ABM-PP-PPA.XUT
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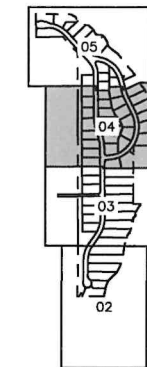
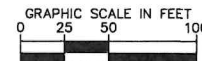
© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2046 RIVERVIEW AUTO DRIVE, SUITE 400 MESA, ARIZONA 85201 (480) 207-2666	
SCALE (H): 1"=50' SCALE (V): NONE	DESIGNED BY: JCS DRAWN BY: DHS CHECKED BY: CLB DATE: Jan 2026
WATER'S EDGE PRELIMINARY PLAT PRELIMINARY PLAT SHOW LOW, AZ	
PROJECT NO. 291104133	
DRAWING NAME PP	
03 OF 11	

LINE	LENGTH	BEARING
L3	502.35	S0°19'31.36"E
L4	142.88	S17°06'24.93"E
L10	215.00	S26°45'47.46"E
L11	52.06	S89°36'06.04"W

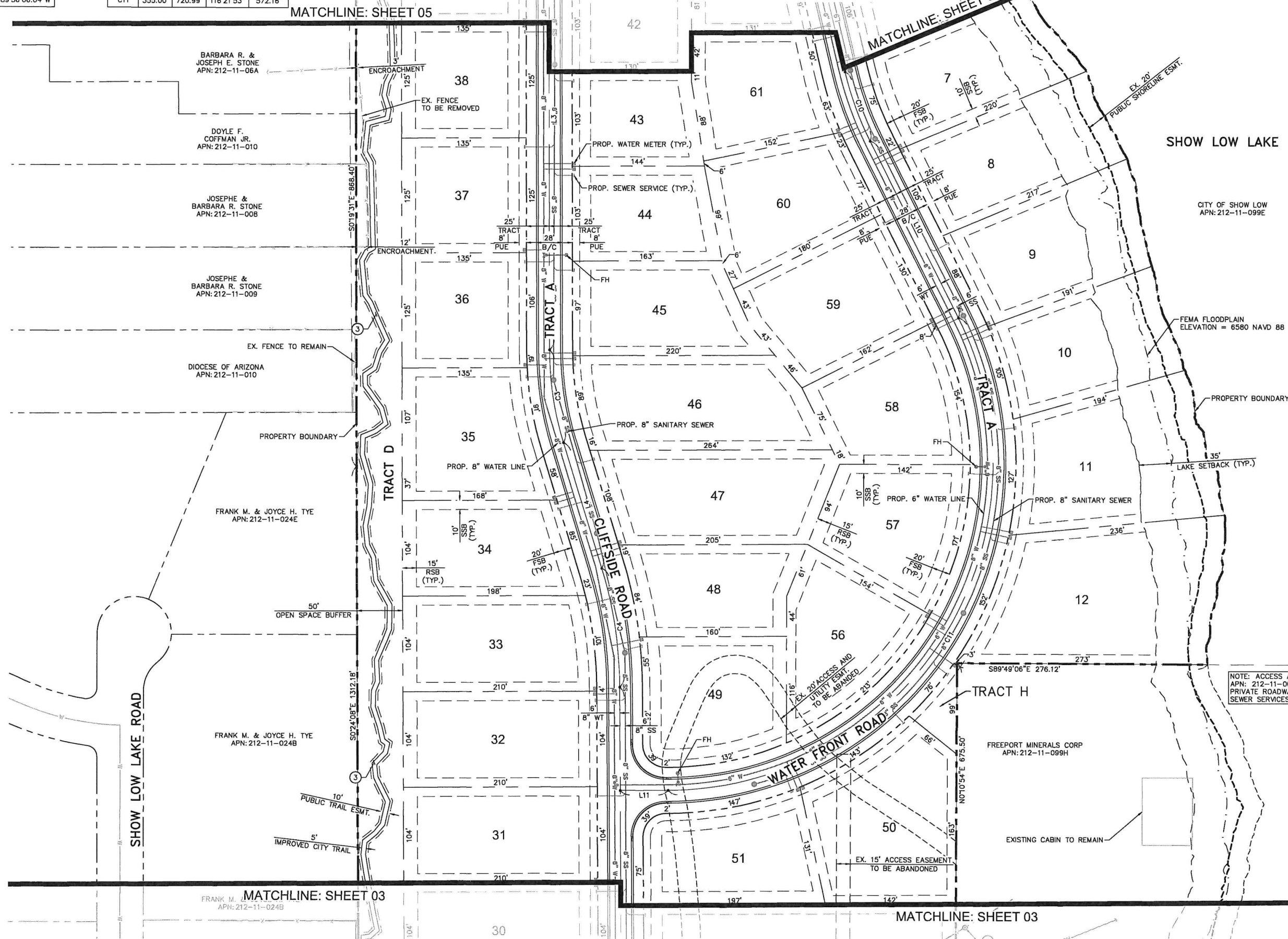
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C3	350.00'	102.51'	16°46'54"	51.63'
C4	450.00'	131.20'	16°42'17"	66.07'
C10	350.00'	80.67'	13°12'23"	40.52'
C11	355.00'	720.99'	116°21'53"	572.16'

KEY NOTES

- EXISTING OVERHEAD POWERLINE TO BE REMOVED. POWER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
- EXISTING WATERLINE TO BE REMOVED. WATER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
- IMPROVED CITY TRAIL TO BE CONSTRUCTED OF 4" THICK AGGREGATE SURFACE COMPACTED TO 95% OVER A 6" THICK DIRTY CINDER/NATIVE SUB-GRADE COMPACTED TO 90%.
- EXISTING WATER VALVE TO BE REMOVED.



KEYMAP
N.T.S



NOTE: ACCESS AND PUBLIC UTILITIES TO APN: 212-11-009H TO BE PROVIDED VIA PRIVATE ROADWAY TRACT. WATER AND SEWER SERVICES TO BE PROVIDED TO CABIN.

K:\EAV_Civil\201104133 - Corral Show Low\CAD\Drawings\PP.dwg Jun 12, 2026 Jon.Gitt
XREFS: XIP_VIS_XREFP.dwg - PP.dwg XIP_VIS_XREFP.dwg - PP.dwg XIP_VIS_XREFP.dwg - PP.dwg
BY: JCS DATE: 06/12/26
CHECKED BY: CLB
DATE: 06/12/26

NO.	REVISION	BY	DATE	APP.

Kimley»Horn
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2046 RIVERVIEW AUTO DRIVE, SUITE 400
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=50'
SCALE (V): NONE
DESIGNED BY: JCS
DRAWN BY: DHS
CHECKED BY: CLB
DATE: Jun 2026

WATER'S EDGE
PRELIMINARY PLAT
PRELIMINARY PLAT
SHOW LOW, AZ



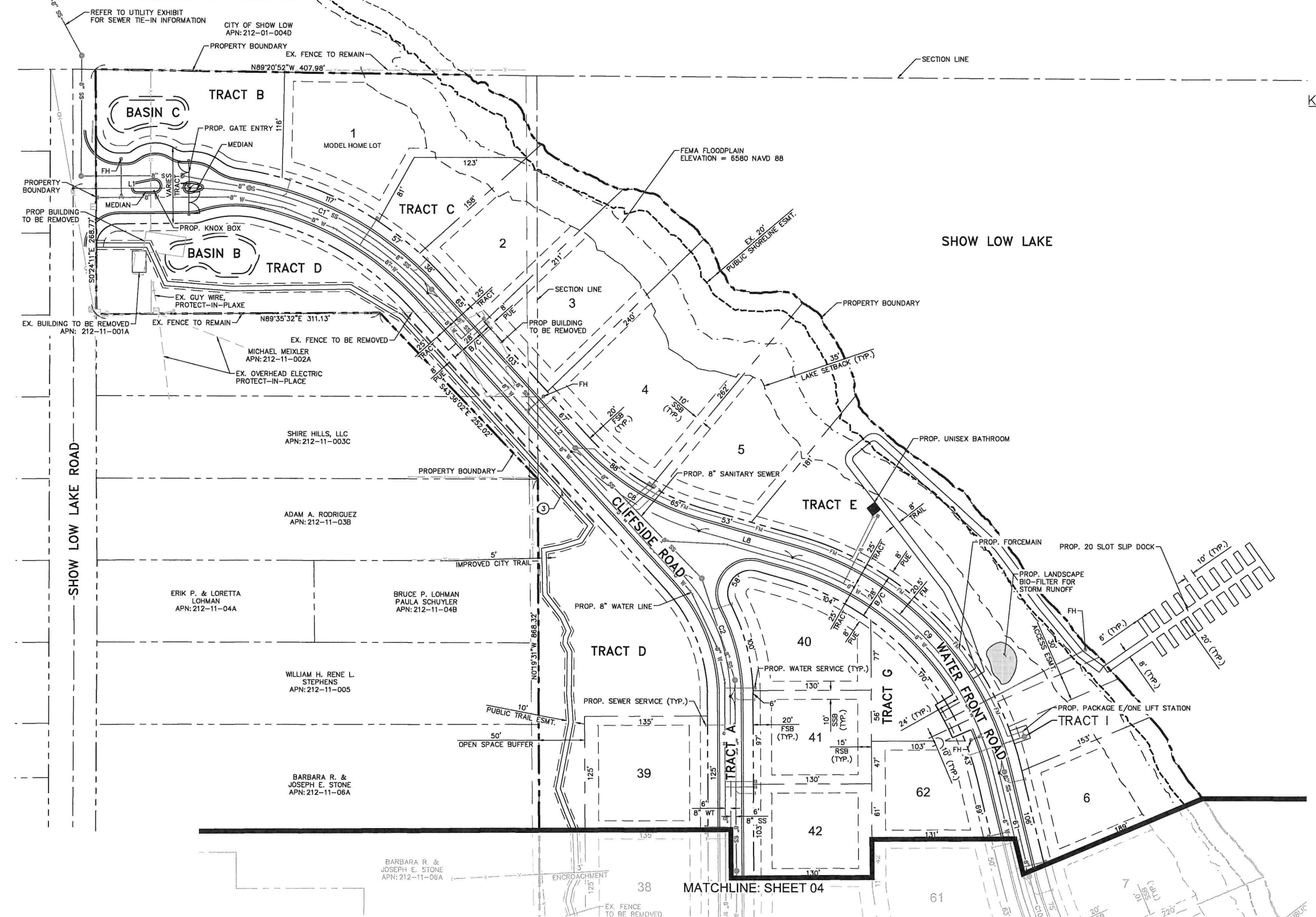
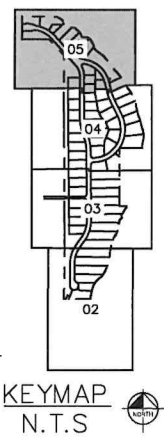
PROJECT NO.
291104133
DRAWING NAME
PP

LINE	LENGTH	BEARING
L1	127.65	N89°35'45.70"E
L2	417.92	S42°16'50.57"E
LB	106.84	S74°10'39.08"E
L9	118.31	S13°33'24.58"E

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	350.00'	293.97'	48°07'24"	156.28'
C2	200.00'	146.45'	41°57'19"	76.68'
C8	300.00'	167.01'	31°53'49"	85.73'
C9	325.00'	343.86'	60°37'15"	189.99'

KEY NOTES

- EXISTING OVERHEAD POWERLINE TO BE REMOVED. POWER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
- EXISTING WATERLINE TO BE REMOVED. WATER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
- IMPROVED CITY TRAIL TO BE CONSTRUCTED OF 4" THICK AGGREGATE SURFACE COMPACTED TO 95% OVER A 6" THICK DIRTY CINDER/NATIVE SUB-GRADE COMPACTED TO 90%.
- EXISTING WATER VALVE TO BE REMOVED.



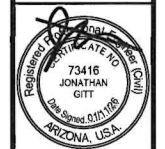
K:\EAV_Civil\291104133 - Corral Show Low\CAD\PP\PP.dwg Jan 11, 2026 Jan GHT
 XREFS: *TP-VIS *TERR *BLM-PP *PA *UT
 THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 2046 RIVERVIEW AUTO DRIVE, SUITE 400
 MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=50'
 SCALE (V): NONE
 DESIGNED BY: JGS
 DRAWN BY: DHS
 CHECKED BY: CLB
 DATE: Jan 2026

WATER'S EDGE
 PRELIMINARY PLAT
 PRELIMINARY PLAT
 SHOW LOW, AZ

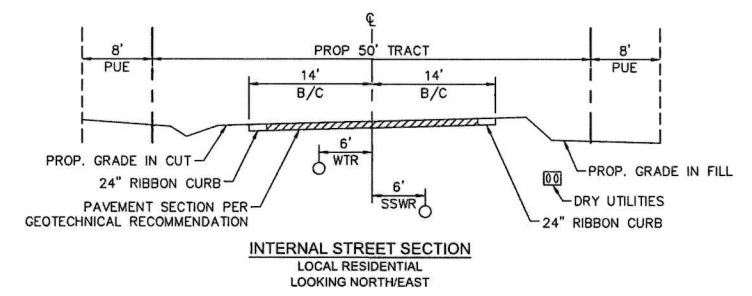


PROJECT NO.
 291104133
 DRAWING NAME
 PP

SITE DATA

LOCATION: WEST SIDE OF SHOW LOW LAKE
 MUNICIPALITY: SHOW LOW, ARIZONA
 OVERALL SITE AREA: +/- 48.90 ACRES (GROSS)
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED UNITS : 62 LOTS (0.79 DU/AC)
 R1-10 SINGLE-FAMILY LOT

NOTE: THIS YIELD STUDY IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED PLANNING, ENGINEERING AND CITY APPROVALS.



CITY OF SHOW LOW ORDINANCE NO. 2010-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY, ARTICLE 15-1, AMENDING THE ZONING MAP, CHANGING THE ZONING ON PROPERTY LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 9 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS A.P. NOS. 212-02-004 AND 212-02-005 FROM GA-5 (GENERAL AGRICULTURAL, FIVE ACRES) AND A.P. NOS. 212-01-004B, 212-11-001, 212-11-101, 212-11-092, AND 212-11-099C FROM AR-43 (AGRICULTURAL-RESIDENTIAL, 43,000 SQUARE FEET) TO P.U.D. (PLANNED UNIT DEVELOPMENT)

RECITALS:

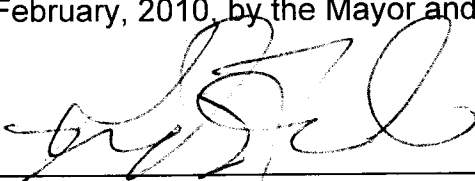
1. Article 15-1, Section 15-1-42 of the Zoning Ordinance of the City of Show Low establishes zoning districts within the City of Show Low as shown on the map entitled "Zoning Map of the City of Show Low" which is incorporated in said Article 15-1 by reference, and empowers the Council to make changes in said zoning districts.
2. The Planning and Zoning Commission, at its Regular Meeting of February 9, 2010, held a public hearing on the zone change herein described and recommended the change be adopted by the Council.

ENACTMENT:

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

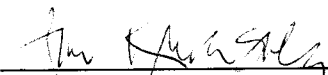
The map entitled "Zoning Map of the City of Show Low" which is incorporated by reference into the Zoning Ordinance of the City of Show Low by Article 15-1, Section 15-1-42 of said ordinance, is hereby amended by changing the portion thereof graphically represented on Exhibit A, attached hereto and made a part hereof by this reference, to show the location boundaries of the zoning districts as said location and boundaries are shown on Exhibit A; to have the effect of changing the zoning of the property legally described on Exhibit B, attached hereto and made a part hereof by this reference, from GA-5 (General Agricultural, Five Acres) and AR-43 (Agricultural-Residential, 43,000 Square Feet) to P.U.D. (Planned Unit Development); with those conditions indicated on Exhibit C, attached hereto and made a part hereof by this reference; and with the Conceptual Development Plan represented on Exhibit D, attached hereto and made a part hereof by this reference.

PASSED AND ADOPTED this 16th day of February, 2010, by the Mayor and Council of the City of Show Low, Arizona.



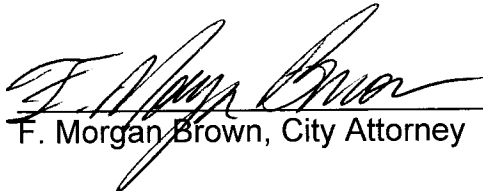
Rick Fernau, Mayor

ATTEST:



Ann Kurasaki, City Clerk

APPROVED AS TO FORM:



F. Morgan Brown, City Attorney

Exhibit A

Subject Property Map

Zone Change from GA-5 (General agricultural, five acres) and AR-43 (Agricultural-Residential, forty-three thousand square feet) to PUD (Planned Unit Development).

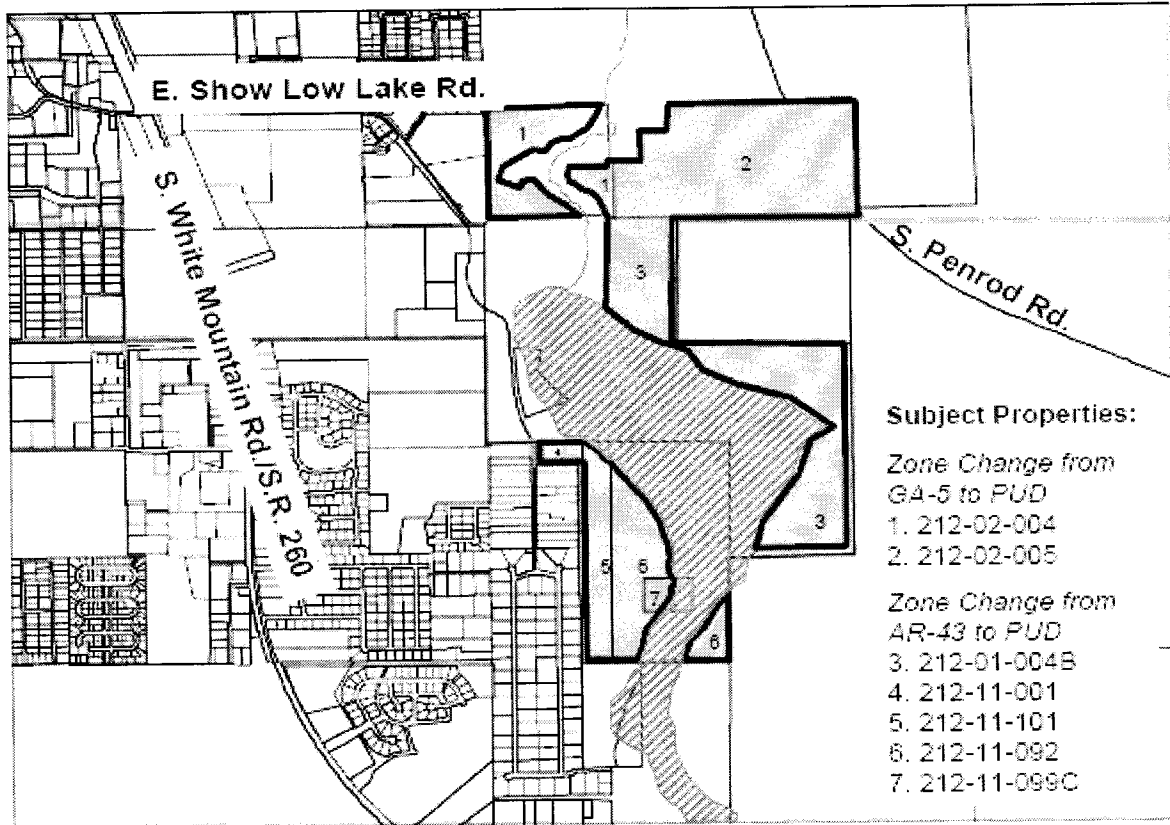


Exhibit B

LEGAL DESCRIPTION

A.P. No. 212-01-004B

Section 10, Township 9 North, Range 22 East: NW4 NW4;W2 NE4 NW4;SW NW4;SW4 NE4;NW4 SE4 220 ACRES EXCEPT 8AC TO AZ GAME & FISH COMMISSION PER 992/355 PARCEL 004A LESS 174.30 AC MORE OR LESS TO 004C (PER 05-16795) FOR 06 OUT OF 212-01-004 FOR 2006 ROLL

A.P. No 212-02-004

Section 3, Township 9 North, Range 22 East: PORTION OF SW4 SW4... LESS 16.76 AC AS DESCRIBED IN FEE#97-5885 OUT OF USA FOR '98 ROLL

A.P. No. 212-02-005

Section 3, Township 9 North, Range 22 East: LOT 11, E2 SE4 SW4, SW4 SE4 SW4, SE4 NW4 SE4 SW4. OUT OF USA PAT.#02-97-0003 PER FEE#97-5884

A.P. No. 212-11-001

KIEWATT SUBD: LOTS 1, 2, 3, BLOCK 1. EXCEPT: BEG SW COR LOT 3, BLOCK 1;TH E 54.5';TH N 69'TPOB; TH W 15';TH S 23.5';TH E 15';TH N 23.5'TPOB

A.P. No. 212-11-092

Section 10, Township 9 North, Range 22 East: E2 SW4 LESS 6.5 AC; TOTAL: 73.5 ACRES.

A.P. No. 212-11-099C

Section 10, Township 9 North, Range 22 East: BEG W4 COR; TH E 1800'; TH S 1621' TPOB; TH E 416'; TH S 416'; TH W 676'; TH N 416'; TH E 260' TPOB.

A.P. No. 212-11-101

Section 10, Township 9 North, Range 22 East: E2 E2 W2 SW4.

Exhibit C

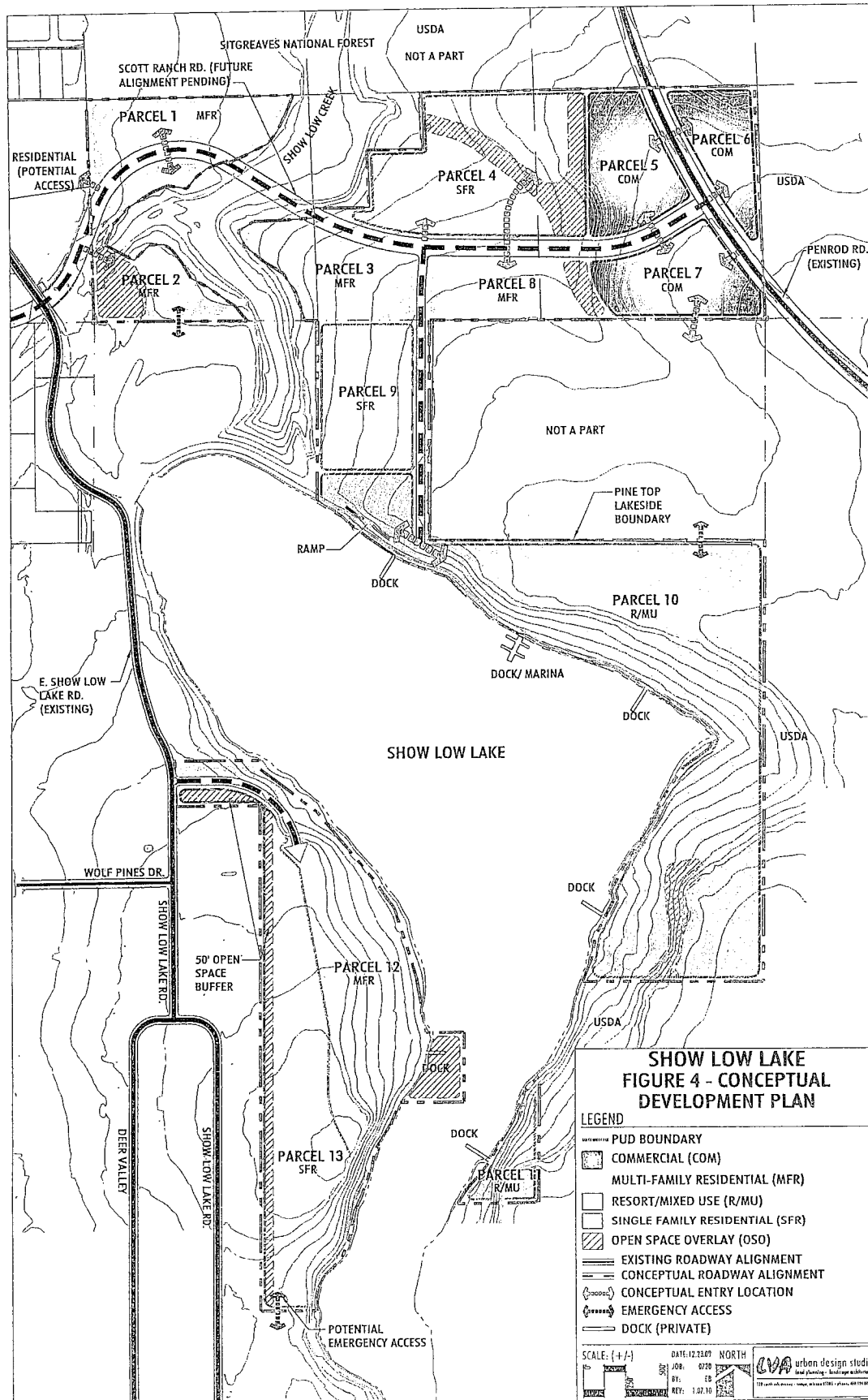
CONDITIONS

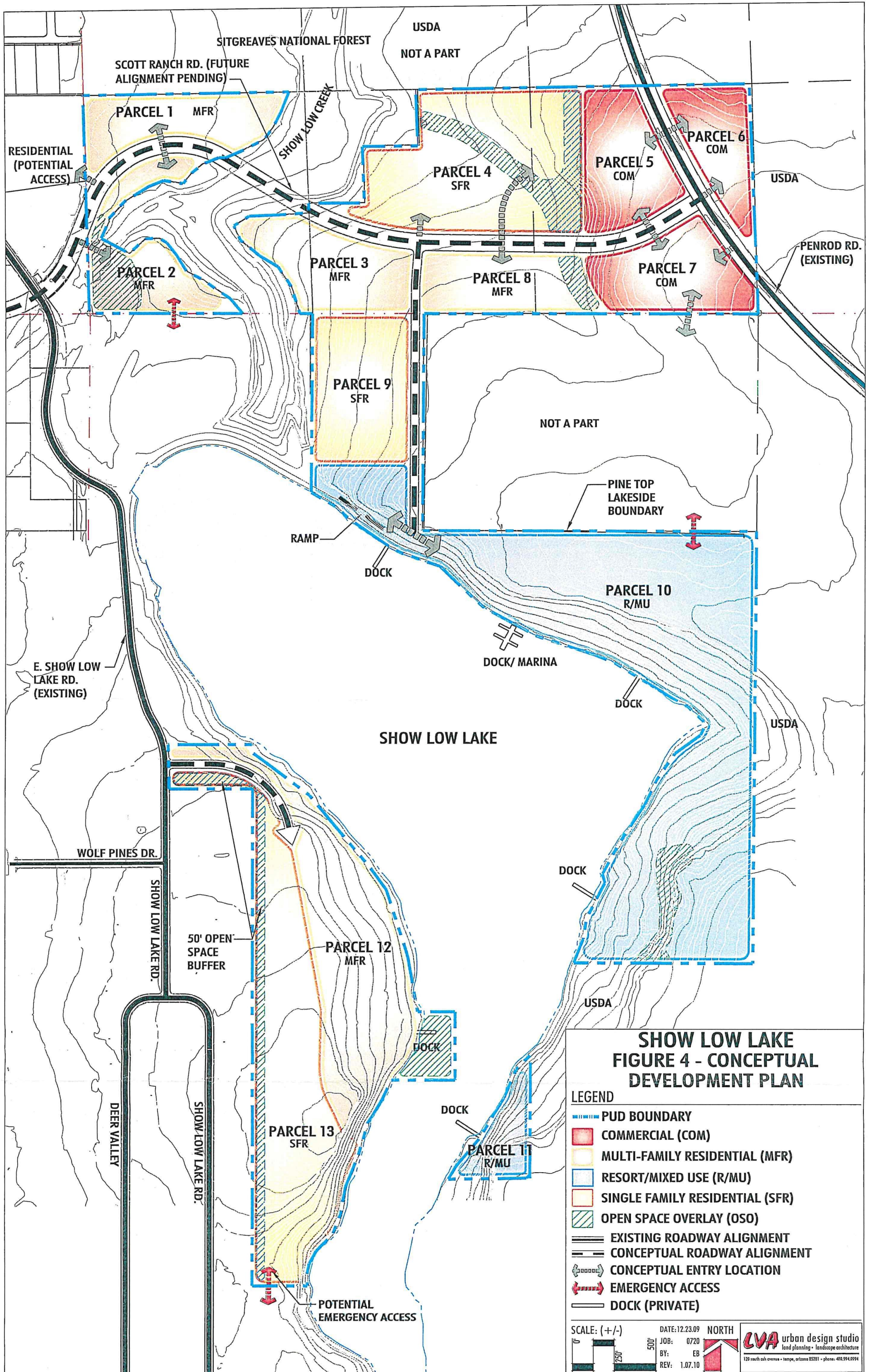
1. All development shall comply with all applicable federal, state, and local requirements, including the Pre-Annexation Development Agreement.
2. Sewer, water, and drainage master plans shall be submitted to city staff for approval prior to approval of any final plat. Sewer master plans shall address capacity issues. Low-pressure sewer system may also be required for portions of the property that are lower than the existing gravity mains. All low-pressure systems will be owned and maintained by the Master Association.
3. If required, the developer shall be responsible for obtaining AZPDES (Arizona Pollutant Discharge Elimination System) and 404 permits. A copy of any required stormwater treatment reports shall be submitted to the U.S. Forest Service for review.
4. All future Preliminary and Final Development Plans shall be submitted in substantial conformance with the design philosophies, site characteristics, and land uses described and depicted in the submitted Project Narrative and Conceptual Development Plan. This shall include densities and number of docks shown on the Conceptual Development Plan. All boat dock, marina, boat ramp development, and boat use shall comply with the pre-annexation agreement, Show Low Lake dedication, and the submitted Project Narrative and Conceptual Development Plan. Size and capacity of the docks and marina shall be determined at the time of submittal for the adjacent phases of development. There shall be no timing restrictions for future submittals.
5. All multi-family development shall comply with the R2-7 (Single- and Multi-Family Residential, 7,000 Square Feet) zoning district development standards. All commercial development shall comply with the C-2 (General Commercial) zoning district development standards. All single-family development shall comply with the R1-10 (Single-Family Residential, 10,000 Square Feet) zoning district development standards.
6. A public, non-motorized trail alignment along the perimeter of Show Low Lake shall be dedicated to the City of Show Low as defined in the City of Show Low Trails Master Plan, with the precise location of the dedication to be determined with the Preliminary Development Plan for each phase of the development. The trail shall be constructed by the applicant.
7. All resort/mixed-use development shall comply with the R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet), R2-7 (Single-Family and Multi-Family Residential, 7,000 Square Feet), C-1 (Neighborhood Commercial), and DC (Downtown Commercial) zoning district development

standards provided that the following are permitted uses: hotels and motels, bed and breakfast, private campgrounds, and equestrian center and associated equestrian uses.

8. Maximum building height for resort/hotel uses shall be 45 feet, as required in the C-2 (General Commercial) zone property development standards. Extensions of this height shall be by Conditional Use Permit.
9. All buildings and structures erected on a lot shall be of new construction and no buildings or structures shall be moved from any other location onto the subject property.
10. All structures shall be set back a minimum of 35 feet from the high water mark of Show Low Lake.
11. At the request of the owners, city staff will again notify all property owners within 300 feet of the development when the next phase of development is scheduled to be considered by the commission.
12. The 50-foot buffer adjacent to parcel 13 shall not be fenced along the west or north property line.

Exhibit D CONCEPTUAL DEVELOPMENT PLAN





MTG DATE: 5/5/2026
ITEM: 8.C

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Additional Well 10 Repairs, City of Show Low Project No. W-1821 JO15 (Rick Austin)

RECOMMENDATION

I **MOVE** to award the additional Well 10 Repairs, City of Show Low Project No., W-1821 JO15 to Willis Management Enterprises, Inc., dba Willis Drilling and Pump, under Job Order Contract W-1821 in an amount not to exceed \$59,232.29.

BACKGROUND

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

On October 31, 2025, Willis Drilling & Pump was awarded the Job Order for Well 10 Repairs, including labor to pull the pump from the well, to brush and bail the well with liquid acid for three sessions, installation of new pump equipment, programming, and testing in the amount of \$85,190.92.

During the camera scan of the well, it was discovered that the well was filled with approximately 80 feet of silica sand. Willis Drilling and Pump submitted a Change Order to switch to blowing out silica and scale using a rotary drill rig and an air compressor. The Change Order included hours traveled, labor to set up the rotary drill rig over the hole, removing the drill rod, and installing a side air jet tool to clean scale from the casing for the full length of the well. After multiple passes, more silica started entering the well. The drill rod was removed, and the crew ran tools downhole to blow out the remaining silica at the bottom of the hole. The rig was broken down and removed from the well site.

A camera was ran down the hole, and it was discovered that the acid used had not removed any of the bacteria. Staff met with a well-rehabilitation representative and provided the water quality information from Well 10 and the newly recorded footage. He indicated that the acid type used was ineffective and recommended a new biocide acid, along with a remediation plan for biocide use.

On March 24, 2026, Willis Drilling and Pump submitted another Change Order for four treatments of WaterSOLV BC Bio-remediation, including installation, pumping, or airlift of WaterSOLV from the well, plus materials, perform a well scan to confirm the depths of patches before and after patching, travel time and labor to place a two-foot by four-foot mild steel patch

to cover both holes in the casing at 443 feet, upgrade to a stainless steel patch, and sales taxes in the amount of \$59,232.29.

Staff recommends awarding additional Well 10 Repairs, City of Show Low Project No. W-1821 JO15 to Willis Management Enterprises, Inc. in an amount not to exceed \$59,232.29.

ATTACHMENTS

None

FISCAL IMPACT

Anticipated cost: \$59,232.29

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

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Aquatic Center Parking Lot Expansion, City of Show Low Project No. 4452684 (Chris Reid)

RECOMMENDATION

I **MOVE** to award the construction contract for the Aquatic Center Parking Lot Expansion, City of Show Low Project No. 4452684, to Perkins Cinders, Inc. for an amount not to exceed \$167,301.92.

BACKGROUND

The City's 2026 fiscal year budget includes a capital improvement project labeled "City Parks Streets and Trails Makeover — Aquatic Center Parking Lot Expansion," with a construction budget of \$196,965. The scope of the work includes 470 tons of AC paving, 550 cubic yards of aggregate base, grading, parking striping, and related improvements, and other items necessary for the accomplishment of the improvements.

The project was designed by City engineering staff with an engineer's estimate of \$183,700. The project was advertised for bids per statutory requirements, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Perkins Cinders, Inc.	\$167,301.92
Western Grade, LLC	\$215,416.07

Staff recommends awarding the construction contract for the Aquatic Center Parking Lot Expansion project, City of Show Low Project Number 4452684, to Perkins Cinders, Inc. for an amount not to exceed \$167,301.92. The agreement will be drafted using a standard City contract.

ATTACHMENTS

1. Cover Page from 4452684 Bid Plans - Addendum 1
2. 4452684 Bid Tabulation

FISCAL IMPACT

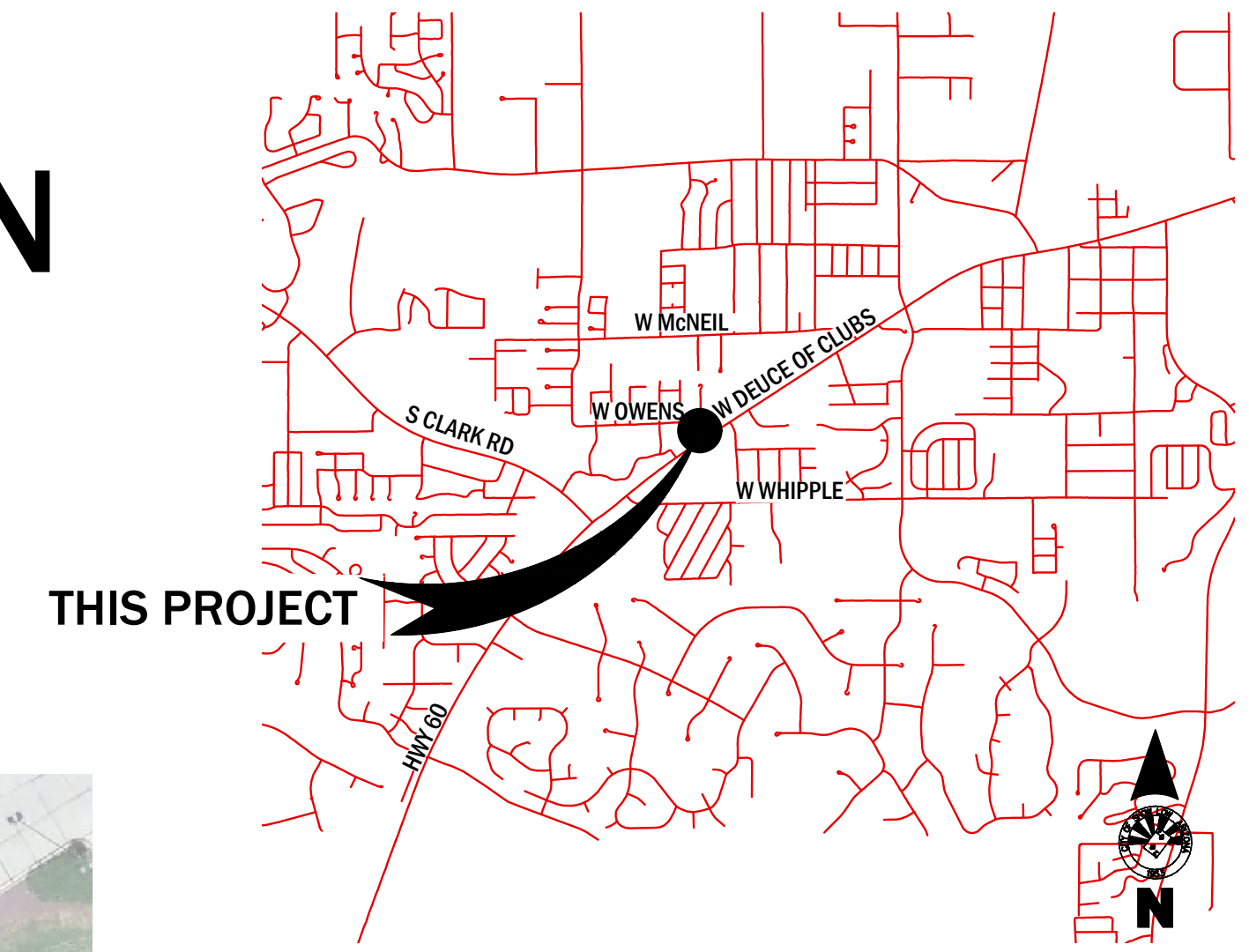
Anticipated cost: \$167,301.92
Funding source(s) City Parks Streets (11-445-495-7310-2002)

CITY OF SHOW LOW

AQUATICS CENTER PARKING LOT EXPANSION

COSL #4452684

CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA
A PORTION OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 22 EAST
GILA & SALT RIVER MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA



VICINITY MAP
N.T.S.

MAYOR: JOHN LEECH, JR

VICE MAYOR: CONNIE KAKAVAS

CITY COUNCIL:

- JON ADAMS
- DERIK WHIPPLE
- BRANDT CLARK
- GENTRY HATCH
- BRYCE JUDD

CITY MANAGER: MORGAN BROWN

PUBLIC WORKS DIRECTOR: SHANE HEMESATH, P.E.

APPROVAL

CITY OF SHOW LOW PUBLIC WORKS DIRECTOR _____ DATE _____

LEGEND

- EXISTING SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING TELEPHONE
- EXISTING CMP CULVERT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS
- EXISTING WATER
- EXISTING FENCE

SERVING UTILITIES

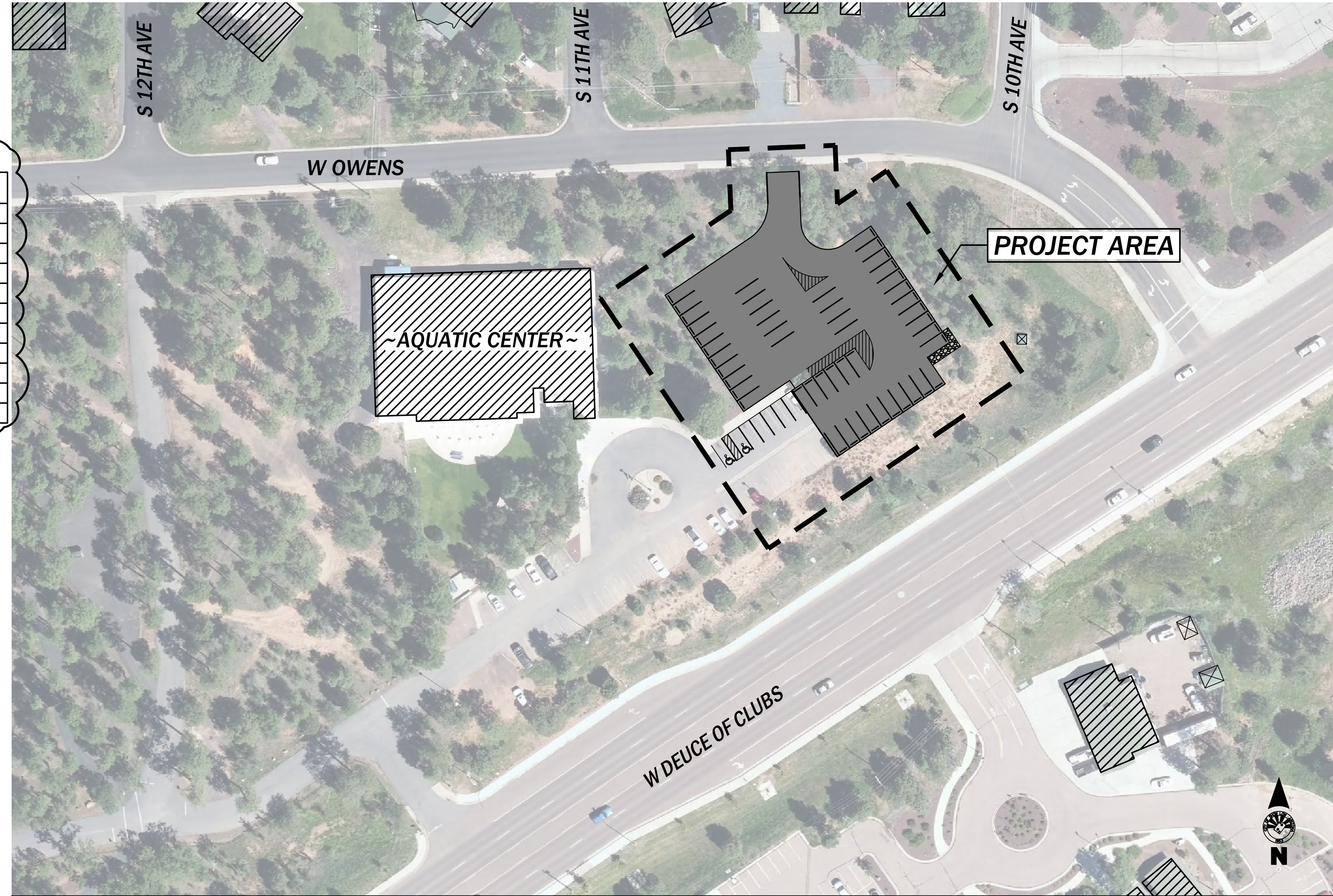
- WATER - CITY OF SHOW LOW
- SEWER - CITY OF SHOW LOW
- ELECTRIC - APS
- GAS - UNISOURCE ENERGY
- TELEPHONE - FRONTIER
- TV - CABLE ONE
- IRRIGATION - SHOW LOW IRRIGATION

ESTIMATED QUANTITIES LIST

DESCRIPTION	QUANT	UNIT
Install D60 Rip Rap to 1' Thickness	223	SF
Adjust Existing Manhole to Grade	1	EA
Adjust Existing Clean out to Grade	1	EA
Install 8" Min. Aggregate Base	553	CY
Install 3" Min. Asphalt Concrete over New 8" Aggregate Base	472	TONS
Cut Haul Existing Material	54	CY
Install 4" Pavement Marking White, See Detail Sheet D02	51	LF
Install Accessible Parking Marking, See Detail Sheet D02	2	EA
Install 4" Wide Traffic White Striping, See Detail Sheet D02	100	SF
Install 4" White Paint Stripe at 2' O.C. at 45°	1	LS
Install Rubber Stop Bars	38	EA

SHEET INDEX

DRAWING SHEET INDEX		
DWG	SHEET TITLE	DESCRIPTION
GENERAL		
1	G01	COVER SHEET
2	G02	NOTES
DETAILS		
3	D01	DETAILS
4	D02	DETAILS
CIVIL		
5	C01	GRADING & DRAINAGE
6	C02	STRIPING



PROJECT AREA MAP
N.T.S.

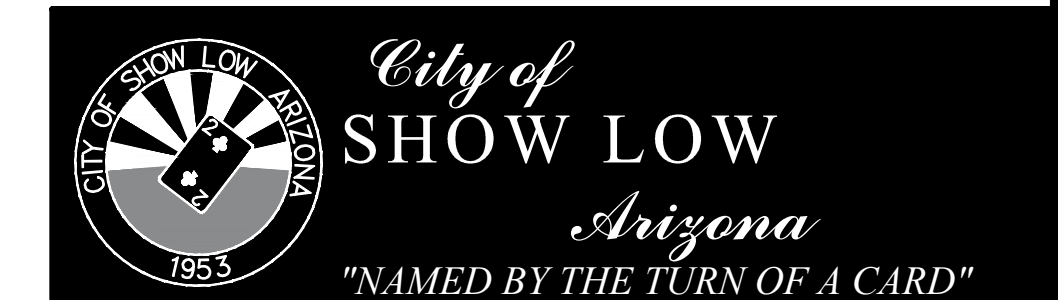
FEMA DETERMINATION

SITE FALLS WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN" PER FERM COMMUNITY-PANEL NO. 040069 4706E, REVISED SEPTEMBER 26, 2008.

BASIS OF BEARING

THE BASIS OF BEARINGS SHOW HEREON IS ASSUMED STATE PLANE NAD 1983 COORDINATE SYSTEM.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY
1	4/9/2026	Due to updates to project scope: Descriptions, Quantities, and Units Updated per City Engineer.	EMS



**CITY OF SHOW LOW
ENGINEERING DIVISION**

180 N. 9th Street
Show Low, Arizona 85901
Ph. (928) 532-4080
Fax (928) 532-4009

COVER SHEET

**AQUATICS CENTER
PARKING LOT EXPANSION PROJECT**

DRN-EMS	DATE: 03/26	SHEET #	SHEET
DES-EMS	DATE: 03/26	01 OF 06	G-01
CHD-EMS	DATE: 03/26		



Project: 4452684 Aquatic Center Parking Lot Expansion
Bid Opening April 21, 2026 @ 2:00 PM
Bid Tabulation Sheet

BID SCHEDULE A				Perkins Cinders, Inc.	1	Western Grade, LLC	2
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$22,992.50	\$22,992.50	\$22,873.36	\$22,873.36
2	Subgrade Compaction	SY	2,900	\$2.45	\$7,105.00	\$6.66	\$19,314.00
3	Install Fill Material Approved by the Engineer	CY	100	\$57.74	\$5,774.00	\$144.66	\$14,466.00
4	Install 8" ABC Base Repair	CY	25	\$96.42	\$2,410.50	\$144.26	\$3,606.50
5	Install 8" ABC Base	CY	553	\$63.82	\$35,292.46	\$106.82	\$59,071.46
6	Install 3" Asphalt	TONS	472	\$153.13	\$72,277.36	\$158.21	\$74,675.12
7	Install 1' of D60 Rip-Rap	SF	223	\$6.82	\$1,520.86	\$8.65	\$1,928.95
8	Adjust Existing Manhole to Grade	EA	1	\$2,202.70	\$2,202.70	\$782.41	\$782.41
9	Adjust Existing Cleanout to Grade	EA	1	\$701.45	\$701.45	\$765.25	\$765.25
10	Install 4" White Pavement Marking According to Detail Sheet	LF	1,100	\$1.56	\$1,716.00	\$1.32	\$1,452.00
11	Install Accessible Parking Marking According to Detail Sheet	EA	2	\$229.29	\$458.58	\$228.74	\$457.48
12	Install 4" White Traffic Striping According to Detail Sheet	LS	1	\$272.99	\$272.99	\$257.00	\$257.00
13	Install Rubber Wheelstops	EA	38	\$252.04	\$9,577.52	\$283.33	\$10,766.54
14	Force Account	FA	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	GRAND TOTAL				\$167,301.92		\$215,416.07

MTG DATE: 5/5/2026
ITEM: 8.E

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Approval to Purchase Bear-Resistant Garbage Carts with City Council Contingency Funds (Justin Johnson)

RECOMMENDATION

I **MOVE** to approve the purchase of bear-resistant garbage carts with City Council Contingency Funds in an amount not to exceed \$350,000.

BACKGROUND

In 2025, over 350 bear complaints were received within the City, and Game and Fish data predict an increase in bear activity this year. Unsecured garbage is the leading attractant drawing bears into neighborhoods, creating safety concerns, property damage, and risks to wildlife.

On April 21, 2026, the City Council approved the acceptance of \$130,000 in Arizona Game and Fish Heritage Grant Program funds to purchase bear-resistant garbage carts. The grant funds will reduce human-bear conflicts by deploying approximately 400 certified bear-resistant containers in high-incident areas and educating residents on proper waste management. The City will collaborate with Arizona Game and Fish and local waste services to track incidents and measure success.

Providing additional bear-resistant carts will further help reduce attractants, improve public safety, and support the City's wildlife existence goals.

Staff is requesting the approval to use City Council's Contingency funds, in an amount not to exceed \$350,000, to purchase approximately 1,000 additional bear-resistant trash carts.

ATTACHMENTS

1. Bear Sighting Map

FISCAL IMPACT

Anticipated cost: \$350,000

Funding source (account no.): Council Contingency (11-400-490-8140)

Heat Map of
Bear sighting
- 85 calls –
Police Dept.
2025

Green areas
represent
higher
concentration
of bear
sighting calls.

Areas in red
represent
Game & Fish
Bear Hot
Spots.

