

SHOW LOW CITY COUNCIL
REGULAR MEETING - TUESDAY, SEPTEMBER 19, 2023

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, September 19, 2023, 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 may 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. Presentation Regarding League of Arizona Cities and Towns Conference by Show Low's Youth Delegation.

7. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming October 2023 as **DOMESTIC VIOLENCE AWARENESS MONTH** in the City of Show Low (Rachael Hall)
- B. Consideration of Reappointment of Board Member to Show Low Municipal Property Corporation (Morgan Brown)
- C. Consideration of Purchase of Water Stock Parts (Rick Austin)
- D. Consideration of Acceptance of 2023 Slurry Seal Project, City of Show Low Project No. R-5223 (Shane Hemesath)
- E. Consideration of Minutes of Show Low City Council meetings:
 1. Regular Meeting of September 5, 2023

8. NEW BUSINESS:

- A. Consideration of Approval of Amended Final Plat for Silver City at Buffalo Bill's (Katie Fechtelkotter)
- B. Consideration of Award of Construction Contract for Show Low Lake Campground Power Improvements, City of Show Low Project No. FM-5923 (Shane Hemesath)
- C. Consideration of Award of Construction Contract for East Cooley Roadway Improvements, City of Show Low Project No. R-3323 (Shane Hemesath)
- D. Consideration of Award of Construction Contract for Show Low Bluff Well #17 Waterline, City of Show Low Project No. R-2723 (Shane Hemesath)
- E. Consideration of Award of Contract for Headworks Building City of Show Low Project FM-1324 (Bill Kopp)
- F. Consideration of Award of Contract for Construction of Eight Pickleball Courts and Associated Improvements (Bill Kopp)
- G. Consideration of Sisterhood Agreement between the City of Imuris, Sonora, Mexico and City of Show Low (Anna Atencio)

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:**

DATE	TIME	EVENT NAME
09/19/23	7:00 PM	CITY COUNCIL – REGULAR MEETING
09/26/23	7:00 PM	P&Z COMMISSION - REGULAR MEETING

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

Pursuant to the Americans with Disabilities Act (ADA), the City Council endeavors to ensure the

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

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

I, Rachael Hall, do hereby certify that the foregoing notice was posted on September 15, 2023.

Rachael Hall, City Clerk



Proclamation

City of Show Low
Office of the Mayor and City Council

WHEREAS, domestic violence is a pervasive problem that affects women, men, and children of every age, race, gender, background, and belief, with 42.6% of women and 33.4% of men in Arizona experiencing intimate partner physical violence in their lifetimes; and

WHEREAS, one or more children witness domestic violence every 44 minutes in Arizona; and

WHEREAS, every minute, 20 people are victims of physical violence by an intimate partner in the United States; and

WHEREAS, the United States Congress has designated October as National Domestic Violence Awareness Month every year since 1989; and

WHEREAS, Domestic Violence Awareness Month reaffirms our dedication to forge a community where no one suffers the hurt and hardship that domestic violence causes, and we recommit to doing everything in our power to uphold the basic human right to be free from violence and abuse; and

WHEREAS, in honor of Arizona's seventh annual Lighting Arizona Purple campaign, Show Low's downtown streetlights will be lit purple throughout the month of October to raise awareness about domestic violence; and

WHEREAS, we must remain united in our commitment to safeguard and open the doors of opportunity for every member of our community and support local efforts to assist victims of these crimes in finding the help and healing they need.

NOW, THEREFORE, I, John Leech, Jr., Mayor, on behalf of the Show Low City Council, do proclaim the month of **October 2023** as

♣ Domestic Violence Awareness Month ♣

in the City of Show Low and do hereby urge all citizens to pledge their unwavering support to those in need and recognize the advocates, victim service providers, and organizations who work tirelessly to extend hope and healing to survivors and victims every day.

Dated this **19th** day of **September, 2023**.

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

John Leech, Jr.
Mayor

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Reappointment of Board Member to Show Low Municipal Property Corporation (Morgan Brown)

RECOMMENDATION

I **MOVE** to reappoint Greg Butler to the Show Low Municipal Property Corporation Board of Directors to a term ending January 2026.

BACKGROUND

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

Board member Greg Butler has served on the MPC board since November 2007, when he was appointed to fill a vacancy. He currently serves as the President of the Board. Mr. Butler's term expired in January 2023. He has been contacted and agrees to accept a reappointment to the MPC. Staff recommends that the Council reappoint Mr. Butler to the MPC Board of Directors to a three-year term ending January 2026.

ATTACHMENTS

None

FISCAL IMPACT

N/A

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Purchase of Water Stock Parts (Rick Austin)

RECOMMENDATION

I **MOVE** to award the purchase of Water Stock Parts to Dana Kepner in an amount not to exceed \$56,636.41.

BACKGROUND

Each fiscal year, the Water Department goes out to bid to replenish their water stock parts. Again, this fiscal year, Dana Kepner of Show Low was the only local vendor that submitted a bid. Historically, the annual bid for water stock parts has been under the \$50,000.00 City Council approval limit, but due to inflation and supply chain issues, the bid came in over \$50,000.00.

These are parts that the Water Department keeps on hand for emergency repairs and are parts that Dana Kepner does not keep in stock. Not having these parts in stock may cause shutdowns or delays in repairs to the City's water system. Keeping these parts on hand enables staff to keep water flowing to all our citizens.

Staff recommends awarding the water stock parts bid to Dana Kepner in an amount not to exceed \$56,636.41.

ATTACHMENTS

1. Water Parts Bid Tabulation

FISCAL IMPACT

Anticipated cost:\$56,636.41

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

QUOTE FORM

MATERIALS SCHEDULE ^{A, B, C}
(Materials Only)
City of Show Low Project No PWOPS-2524

DANA KEPNER

	Description	Manufacturer	Model	Material	Size	ITEM TAXED Y OR N	Unit of Measurement	Number of Units	Price Per Unit	Total Price
1	CPLG, THREADED, NO LEAD BRASS			BRASS	1"		Each	10	\$ 19.80	\$ 198.00
2	TEE, THREADED, NO LEAD BRASS			BRASS	1"		Each	10	\$34.34	\$ 343.40
3	45 ELL, THREADED, NO LEAD BRASS			BRASS	1-1/2"		Each	5	\$ 59.36	\$ 296.80
4	90 ELL, THREADED, NO LEAD BRASS			BRASS	1-1/2"		Each	5	\$ 50.73	\$ 253.65
5	CPLG, THREADED, NO LEAD BRASS			BRASS	1-1/2"		Each	2	\$ 42.99	\$ 85.98
6	HEX BUSHING, NO LEAD BRASS			BRASS	1"X3/4"		Each	10	\$ 12.11	\$ 121.10
7	45 ELL, THREADED, NO LEAD BRASS			BRASS	2"		Each	2	\$ 95.14	\$ 190.28
8	90 ELL, THREADED, NO LEAD BRASS			BRASS	2"		Each	5	\$ 75.57	\$ 377.85
9	CPLG, THREADED, NO LEAD BRASS			BRASS	2"		Each	5	\$ 71.10	\$ 355.50
10	HEX BUSHING, NO LEAD BRASS			BRASS	2"X3/4"		Each	2	\$ 36.21	\$ 72.42
11	REDUCING CPLG, THREADED, NO LEAD BRASS			BRASS	2"X3/4"		Each	2	\$ 99.71	\$ 199.42
12	NIPPLE			BRASS	1-1/2"		Each	5	\$ 7.03	\$ 35.15
13	NIPPLE			BRASS	NL 1-1/2 X 3"		Each	1	\$ 10.41	\$ 10.41
14	NIPPLE			BRASS	NL 1-1/2 X 4"		Each	2	\$ 12.65	\$ 25.30
15	NIPPLE			BRASS	NL 2 X 12"		Each	2	\$ 47.33	\$ 94.66
16	NIPPLE			BRASS	NL 2 X 3"		Each	3	\$ 12.44	\$ 37.32
17	VALVE BOX RISER			CAST IRON	2"		Each	5	\$ 24.07	\$ 120.35
18	VALVE BOX RISER			CAST IRON	3"		Each	5	\$ 26.25	\$ 131.25
19	VALVE BOX RISER			CAST IRON	4"		Each	5	\$ 40.00	\$ 200.00
20	VALVE BOX RISER			CAST IRON	5"		Each	5	\$ 43.75	\$ 218.75
21	VALVE CAN RISER			CAST IRON	VALVE		Each	10	\$ 85.00	\$ 850.00
22	VALVE CAN RISER LID & TOP			CAST IRON	VALVE		Each	10	\$ 121.25	\$ 1,212.50
23	METER BOX W EXTENSION		#4	PLASTIC	#4 MET		Each	35	\$ 208.00	\$ 7,280.00
24	METER BOX	CARSON BROOKS	#4	PLASTIC	#4 MET		Each	15	\$ 246.25	\$ 3,693.75
25	#4 METER BOX LID			PLASTIC	4"		Each	15	\$ 187.50	\$ 2,812.50
26	PLASTIC BOX ONLY, GREEN		#2	Meter Boxes	#2 PLA		Each	20	\$ 128.00	\$ 2,560.00
27	PLASTIC EXTENSION ONLY - GREEN		#2	Meter Boxes	#2 PLA		Each	35	\$ 91.12	\$ 3,189.20
28	#2 PLASTIC LID ONLY, GREEN			PLASTIC	2"		Each	10	\$ 54.67	\$ 546.70
29	1" X 100' IPS 200 PSI POLYETHYLENE TUBING DR 9			Pipe - PEP	1"	\$0.83 PER FT	Each	1	\$ 83.00	\$ 83.00
30	1" X 300' IPS 250 PSI POLYETHYLENE TUBING SIDR			Pipe - PEP	1"	\$0.83 PER FT	Each	1	\$ 83.00	\$ 249.00
31	2" X 100' IPS 250 PSI POLYETHYLENE TUBING SIDR			Pipe - PEP	2"	\$3.23 PER FT	Each	2	\$ 323.00	\$ 646.00
32	SMITH BLAIR COLLAR LEAK			STAINLESS/RUBBER	4.50"		Each	3	\$ 123.00	\$ 369.00
33	SMITH BLAIR COLLAR LEAK			STAINLESS/RUBBER	6.63"		Each	3	\$ 151.00	\$ 453.00
34	SCH 40 PVC 45 BEND, SxS, #417015			Sch 40 Fittings	1-1/2"		Each	3	\$ 1.23	\$ 3.69

35	SCH 40 PVC COUPLING, SXS, #429015		Sch 40 Fittings	1-1/2"	Each	5	\$ 0.70	\$ 3.50
36	SCH 40 PVC TEE, SXSXS #401015		Sch 40 Fittings	1-1/2"	Each	3	\$ 2.45	\$ 7.35
37	SCH 40 PVC 45 BEND, SXS, #417020		Sch 40 Fittings	2"	Each	3	\$ 2.80	\$ 8.40
38	SCH 40 PVC 90 BEND, SXS, #406020		Sch 40 Fittings	2"	Each	5	\$ 2.30	\$ 11.50
39	SCH 40 PVC ADAPTOR, MIPT X S, #436020		Sch 40 Fittings	2"	Each	5	\$ 1.38	\$ 6.90
40	SCH 40 PVC TEE, SXSXS #401020		Sch 40 Fittings	2"	Each	5	\$ 3.08	\$ 15.40
41	CURB STOP FXF (LOCKABLE)		BRASS	1"	Each	12	\$ 122.77	\$ 1,473.24
42	1" x 5/8"-3/4" METER ADAPTER SOLD BY PAIR		SERVICE BRASS		Each	5	\$ 37.50	\$ 187.50
43	BALL VALVE WITH FEMALE IPS BOTH ENDS W/PADLOCK WINGS		BRASS	1-1/2"	Feet	2	\$ 249.00	\$ 498.00
44	FEMALE IRON PIPE THREAD TOPACK JOINT FOR PE PIPE		BRASS	1-1/2"	Each	5	\$ 91.35	\$ 456.75
45	MALE IRON PIPE THREAD TO PACK JOINT FOR PE PIPE		BRASS	1-1/2"	Each	5	\$ 102.33	\$ 511.65
46	PJ COUPLING PACK JOINT FOR PEPIPE~ BOTH ENDS		BRASS	1-1/2"	Each	3	\$ 149.00	\$ 447.00
47	RESETTER DOUBLE BALL VALVE		BRASS	1X12"	Each	2	\$ 432.00	\$ 864.00
48	ANGLE KEY METER VAL		BRASS	1X3/4"	Each	3	\$ 80.15	\$ 240.45
49	CURB STOP MXM (BALL CORP)		BRASS	2"	Each	5	\$ 334.00	\$ 1,670.00
50	CURB STOP FXF (LOCKABLE)		BRASS	2"	Each	7	\$ 362.00	\$ 2,534.00
51	CURB STOP FXF (LOCKABLE)		BRASS	3/4"	Each	15	\$ 81.00	\$ 1,215.00
52	ANGLE STOP	FORD/MUELLER	BRASS	5/8"	Each	20	\$ 56.56	\$ 1,131.20
53	PEP COMPRESS. X COMPRESSION FITTING	FORD/MUELLER	BRASS	3/4"	Each	5	\$ 35.00	\$ 175.00
54	PEP COMPRESSION BY FEMALE IPS	FORD/MUELLER	BRASS	3/4"	Feet	2	\$ 28.72	\$ 57.44
55	RESETTER DOUBLE BALL VALVE		BRASS	5/8" X 3/4" X 12"	Each	10	\$ 210.50	\$ 2,105.00
56	RESETTER DOUBLE BALL VALVE		BRASS	5/8" X 3/4" X 9"	Each	7	\$ 203.00	\$ 1,421.00
57	RESETTER DOUBLE BALL VALVE		BRASS	1"	Each	10	\$ 432.00	\$ 4,320.00
58	DOUBLE STRAP SERVICE SADDLE (6.90- 7.50 OD)		BRASS	6 x 1"	Each	5	\$ 155.00	\$ 775.00
59	SERVICE SADDLE (6.63 OD)		BRASS	6 X 1"	Each	2	\$ 68.75	\$ 137.50
60	DOUBLE STRAP SERVICE SADDLE (6.90- 7.50 OD)		BRASS	6 x 2"	Each	5	\$ 195.00	\$ 975.00
61	SERVICE SADDLE (6.63 OD)		BRASS	6 x 2"	Each	2	\$ 128.00	\$ 256.00
62	DOUBLE STRAP SERVICE SADDLE (9.05 - 9.62 OD)		BRASS	9 x 1"	Each	5	\$ 192.00	\$ 960.00

63	DOUBLE STRAP SERVICE SADDLE (9.05 - 9.62 OD)			BRASS	9 x 2"		Each	5	\$ 219.63	\$ 1,098.15
64	INSERT STIFFENER FOR 1 1/2" (IPS)			BRASS	1 1/2"		Each	25	\$ 5.19	\$ 129.75
65	INSERT STIFFENER FOR 2" (IPS)			BRASS	2"		Each	25	\$ 5.33	\$ 133.25
66	INSERT STIFFENER FOR 3/4" (IPS)			BRASS	3/4"		Each	25	\$ 2.60	\$ 65.00
67	YELLOW SPRAY PAINT, 12.8 OUNCE CAN, #2W007			SPRAY PAINT	12.8 ounce		Each	5	\$ 10.00	\$ 50.00
68	GT114 RUBBER METER WASHERS			RUBBER	3/4"		Each	100	\$ 0.45	\$ 45.00
69	GT120 RUBBER GASKET FOR METER COUPLINGS			RUBBER	1"		Each	100	\$ 0.50	\$ 50.00
70	GT178 FORD RUBBER METER GASKET, 1/16"	FORD		RUBBER	3/4"		Each	100	\$ 0.80	\$ 80.00
71	GT141 RUBBER GASKET DROP-IN			RUBBER	1-1/2"		Each	25	\$ 7.25	\$ 181.25
72	GT141 RUBBER GASKET DROP-IN			RUBBER	2"		Each	25	\$ 3.73	\$ 93.25
	Sub Total				Sub Total					
1	Sales Tax @ _____ %				Sales Tax					\$3,931.05
2	Freight				Freight					\$1,000.00
	GRAND TOTAL									\$ 56,636.41

MTG DATE: 9/19/2023
ITEM: 7.D

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of 2023 Slurry Seal Project, City of Show Low Project No. R-5223 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to accept the 2023 Slurry Seal Project, City of Show Low Project No. R-5223, for a total cost of \$538,673.97, release the retainage, and initiate the two-year warranty period.

BACKGROUND

The 2023 Capital Improvement Plan included funding for the 2023 annual slurry seal project as part of the City's pavement preservation plan. The scope of the work included furnishing all labor, equipment, and materials required to place approximately 269,000 square yards of type II polymer-modified asphalt slurry seal on selected City streets, as well as replacing the pavement markings for the roadways after the slurry seal placement.

Following a public bidding process, on May 2, 2023, the City Council awarded a construction contract to VSS International in an amount not to exceed \$547,325.00. The slurry seal and pavement markings project has been completed for a final cost of \$538,673.97.

Staff recommends accepting the 2023 Slurry Seal Project, City of Show Low Project No. R-5223, releasing the retainage, and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Anticipated cost: \$538,673.97

Funding source (account no.): Streets – Annual Slurry Seal/Striping Maintenance (12-500-495-7300-5791) – Project No. R-5223

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 5, 2023, 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 7:01 p.m.

2. Roll Call.

COUNCIL MEMBERS PRESENT: Mayor Leech, Vice Mayor Kakavas, Councilman Adams, Councilman Allsop, Councilman Clark, Councilman Hatch, Councilman Judd

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Brad Provost, Police Chief; Shane Hemesath, City Engineer; Jacob Allen, Airport Manager; Kathy Clements, Assistant City Clerk; and Rachael Hall, City Clerk.

GUESTS: Steven Dobbs, John Hannah, Doug Roberts, and others.

3. Invocation.

Councilman Adams gave the invocation.

4. Pledge of Allegiance.

Vice Mayor Kakavas led the Council and audience in the pledge of allegiance.

5. **CALL TO THE PUBLIC:**

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

Doug Roberts said the annual Run to the Pines Car Show would be held from September 22 to September 24, 2023, in Pinetop-Lakeside, with the Cavalcade of Cars driving from Show Low to Pinetop-Lakeside on Friday.

6. **SPECIAL EVENTS:**

- A. Update on White Mountain Tracks Trail System.

Steve Dobbs, the new President of TRACKS, introduced himself and gave a brief overview of the White Mountain Trail System (WMTS) and TRACKS, a

volunteer group dedicated to promoting and preserving trails in the area.

Mr. Dobbs said TRACKS had installed 27 rollover gates on most trails on the eastern half of the trail system. These rollover gates allowed bikers and hikers to travel over the rollover gates instead of opening a cattle gate.

Mr. Dobbs said they had received a grant from Navajo County and were making a shortcut loop on the Blue Ridge trail. It was mapped a year ago, and the Forest Service was finishing up the National Environmental Policy Act study as part of the approval process. A professional trail builder from Colorado was hired to help with this project.

Mr. Dobbs said they were coordinating with the City on the proposed City bike park and were hoping to put a connector trail to the Los Caballos Trail at the same time as the bike park. He said Los Caballos was 16 miles long and just south of State Route 260 on Joe Tank Road. The connector would start south of the Bison Ridge subdivision and go under State Route 260 at Bagnol Wash.

Mr. Dobbs said they were also coordinating with Jason Moore on the new Buena Vista Trail system just east of Highway 60, between Buena Vista and Los Caballos. He said if they completed the bike park connector, hikers and bikers could travel from the bike park near Penrod on the north side of town to White Mountain Road near Fawnbrook.

Mr. Dobbs said there was a lot of interest from the public in hiking and biking the White Mountain Trail System. People tended to visit the more forested areas. Los Caballos, Chihuahua Pines, and the new Buena Vista trail system provided 40-plus miles of forested trails, not including the proposed bike park. He said these trails were an asset that Show Low should be promoting.

Mr. Dobbs said TRACKS had about 700 members. Their goal was to continuously maintain the current trails and build more trails. They appreciated all the support that the City provided.

B. Presentation by Navajo County Public Health Department Regarding the Community Health Assessment and Community Health Improvement Plan.

Janelle Linn, Health Director, Navajo County, said the Community Health Assessment (CHA) identified key health needs and issues. The Community Health Improvement Plan (CHIP) was a six-year systematic effort to address public health needs identified in the assessment. She said the CHA and CHIP were collaborative efforts with community healthcare providers, allowing everyone to work off the same plan as a way to best leverage financial, staffing, and physical resources.

Cathy Solomon, Public Health Nurse Epidemiologist, said the survey conducted with Navajo County citizens was a perception survey and was compared to data collected. Two thousand two hundred ninety-three individuals completed the survey. The assessment determined that the top five

priorities for Navajo County were social determinants to health, substance use, mental health, sexually transmitted diseases, and chronic diseases.

Ms. Solomon said the first priority was social determinants of health, identifying the social, physical, and economic environments limiting Navajo County residents from attaining their full potential for health and well-being. The median household income for Navajo County was \$46,126.00. The median household income in Arizona was \$65,913.00, and the median household income for the United States was \$70,784.00. Over 16 percent of Navajo County residents experienced food insecurity compared to 10.1 percent in the rest of Arizona, and 21.9 percent of Navajo County households received SNAP benefits. She said the living wage needed in Navajo County for a single adult with no children was \$15.79. The living wage increased as children were added. The living wage for two adults with no children was \$13.12. The Arizona minimum wage was \$13.85.

Ms. Solomon said substance use was the second priority. Substance use resulted in mental health conditions, crime, family dysfunction, social issues, and death due to a lack of acknowledgment, education, resources, willingness to seek care, and stigma. In 2022, Navajo County had slightly more opioid fatalities and non-fatal overdoses per 100,000 people than the rest of Arizona. Naloxone was administered in 94.4% of suspected non-fatal opioid overdose responses in Navajo County.

Ms. Solomon said Mental Health was the third priority and was a significant and growing challenge in Navajo County due to stigma and lack of adequate mental health infrastructure. Loneliness was the number one social concern for Navajo County residents. Forty-two percent of the survey respondents said they had experienced anxiety or depression. Data showed there was one mental health provider for every 2,806 people in Navajo County.

Ms. Solomon spoke about the fourth priority, sexually transmitted infections. She said sexually transmitted infections, particularly syphilis and congenital syphilis, were a growing epidemic in Navajo County. In Arizona, among all counties, Navajo County ranks first in syphilis and second in gonorrhea and congenital syphilis.

Ms. Solomon spoke about the fifth priority, chronic disease. She said Navajo County had a high rate of chronic disease per capita related to access to care, limited education, and coordination of disease management. The top five chronic conditions that affected the everyday lives of Navajo County citizens included obesity or being overweight, heart disease, chronic pain, diabetes, and autoimmune disease.

Ms. Linn said the next steps included sharing information about the CHA and CHIP with the community, using self-directed teams to move plans into action, and holding quarterly meetings to report progress. She encouraged everyone to be a partner in community health by joining a committee, promoting

awareness, and supporting initiatives. She encouraged the Council members to read through the reports to see all the available data provided.

Vice Mayor Kakavas said there seemed to be a misconception that the cost of living was higher than it actually was and wondered if this was something that would be addressed. Ms. Linn said a couple of the initiatives they would focus on were affordable housing and child care and how Navajo County compared to other communities. Ms. Linn invited the Council members to participate in one of the work groups and share their ideas.

Councilman Allsop asked how long it would be before the results of these efforts would be shared. Ms. Linn said the Health Improvement Plan was a living document. In the first year, the work groups would be established and strategies developed based on the identified data set. Then, the initiatives would be launched. The document would be updated quarterly and was available for viewing on the County's website. Ms. Linn said they would be happy to come back and present an update to the Council anytime.

7. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming September 17 through 23, 2023 as **CONSTITUTION WEEK** in the City of Show Low. (Rachael Hall)
- B. Consideration of Resolution No. R2023-18 Approving Intergovernmental Agreement with Navajo County and Accepting Edward G. Byrne Memorial Justice Assistance Grant Funds. (Brad Provost)
- D. Consideration of Noncommercial Ground Lease with LD&B LLC at Show Low Regional Airport. (Jacob Allen)
- E. Consideration of Acceptance of Installation of Two Park Ramadas, City of Show Low Project No. FM-0424. (Rick Austin)
- F. Consideration of Acceptance of Parkview Waterline Replacement Project, City of Show Low Project No. W-6422. (Shane Hemesath)
- G. Consideration of Acceptance of East Hall and North 11th Street Bridge Replacement, City of Show Low Project No. R-0922. (Shane Hemesath)
- H. Consideration of Acceptance of Sunken Manhole Repair Project, City of Show Low Project No. S-4323. (Shane Hemesath)
- I. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of August 15, 2023.

Vice Mayor Kakavas pulled item 7C (Consideration of Award of Purchase of City Hall Fleet and Police Department Vehicle Purchase and Authorization of Associated Budget Transfers) from the Agenda for further discussion.

COUNCILMAN ALLSOP MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED EXCEPT FOR ITEM 7C, CONSIDERATION OF AWARD OF PURCHASE OF CITY HALL FLEET AND POLICE DEPARTMENT VEHICLE PURCHASE AND AUTHORIZATION OF ASSOCIATED BUDGET TRANSFERS; SECONDED BY JON ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN JUDD, COUNCILMAN HATCH, COUNCILMAN CLARK VOTING IN FAVOR.

- C. Consideration of Award of Purchase of City Hall Fleet and Police Department Vehicle Purchase and Authorization of Associated Budget Transfers. (Justin Johnson)

Vice Mayor Kakavas asked why City Hall needed the Ford Expedition for \$57,192.49 instead of the Ford Explorer for \$40,708.96. Mr. Brown said the Expedition would replace the City Manager's Ford Explorer. The City Manager's vehicle was used for travel and often carried multiple passengers and cargo throughout the year. It was determined that a larger vehicle was necessary. Once the Expedition was received, the Explorer would be used as another travel vehicle.

COUNCILMAN CLARK MOVED TO AUTHORIZE THE PURCHASE OF A CITY HALL FLEET VEHICLE FOR \$57,192.49 AND A POLICE DEPARTMENT TRAVEL VEHICLE FOR \$40,708.96 FOR A TOTAL AMOUNT OF \$97,901.45 TO SHOW LOW FORD AND APPROVE ASSOCIATED BUDGET TRANSFERS; SECONDED BY COUNCILMAN JUDD; PASSED 6 TO 1 WITH MAYOR LEECH, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN JUDD, COUNCILMAN HATCH, COUNCILMAN CLARK VOTING IN FAVOR AND VICE MAYOR KAKAVAS CASTING THE DISSENTING VOTE.

8. **NEW BUSINESS:**

- A. Consideration of Award of Professional Services Contract for Design of Savage Sewer Replacement Project Phase 1, City of Show Low Project No. S-2624. (Shane Hemesath)

Mr. Hemesath said the City was awarded \$800,000.00 in Federal Direct Spending to reconstruct the Savage Sewer main Phase 1. The scope of work included removing the undersized existing 12-inch sewer main and replacing it with a larger 18-inch to 24-inch sewer main and polymer manholes.

Mr. Hemesath said that City staff solicited a proposal from Ironside Engineering & Surveying, Inc. to perform the necessary design services. The scope of the proposal included conducting the required project survey and mapping, preparing the required preliminary engineering report and environmental categorical exclusion paperwork, preparing construction design documents, obtaining Arizona Department of Environmental approvals to construct, construction staking, and completion of record drawings. The proposed cost for these services was \$96,700.00.

Mr. Hemesath said staff recommended awarding the professional services contract to design the Savage Sewer Replacement Project Phase 1, City of Show Low Project No. S-2624, to Ironside Engineering & Surveying, Inc., in an amount not to exceed \$96,700.00.

Councilman Allsop asked if all the 24-inch pipe was going in as part of Phase 1. Mr. Hemesath said the pipe installation for Phase 1 would start at Old Linden Road and follow the blue line on the subject map to Whipple Ranch Elementary School. The project was broken into two phases due to costs.

Councilman Adams asked when the original sewer line was installed. Mr. Hemesath said he was unsure when the original sewer line was installed, but he thought about 25 years ago. This area has outgrown the 12-inch pipe, creating the need for the new 24-inch pipe.

COUNCILMAN ALLSOP MOVED TO AWARD THE PROFESSIONAL SERVICES CONTRACT FOR THE DESIGN OF SAVAGE SEWER REPLACEMENT PROJECT PHASE 1, CITY OF SHOW LOW PROJECT NO. S-2624, TO IRONSIDE ENGINEERING & SURVEYING, INC., IN AN AMOUNT NOT TO EXCEED \$96,700.00; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN JUDD, COUNCILMAN HATCH, COUNCILMAN CLARK VOTING IN FAVOR.

B. Consideration of Award of Purchase for Decorative Street Lighting For East Huning and East Hall. (Shane Hemesath)

Mr. Hemesath said the Fiscal Year 2024 budget included \$60,000.00 to purchase decorative street lights for East Huning in downtown Show Low. The streetscape project was completed last year, and the conduit and pole bases were installed. East Huning was to receive ten decorative street lights to match the other improved areas of downtown Show Low.

Mr. Hemesath said the City recently completed the sidewalk and streetscape improvements to the East Hall and 11th Street intersection. The bridge replacement and sidewalk improvements also included the installation of the conduit and pole bases required for decorative street lighting. This area would receive four additional decorative streetlights. To reduce redundant shipping and procurement costs, these four lights were added to the East Huning street light purchase, resulting in 14 decorative street lights.

This equipment would be purchased under Sourcewell Cooperative purchasing agreement Contract #091422-WES from Wesco for \$81,338.88. The Streets General Improvements line item in the budget would cover the overage.

VICE MAYOR KAKAVAS MOVED TO AWARD THE PURCHASE OF DECORATIVE STREET LIGHTING FOR EAST HUNING AND EAST HALL UNDER SOURCEWELL COOPERATIVE PURCHASING AGREEMENT

CONTRACT #091422-WES IN AN AMOUNT NOT TO EXCEED \$81,338.88; SECONDED BY COUNCILMAN HATCH; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN JUDD, COUNCILMAN HATCH, COUNCILMAN CLARK VOTING IN FAVOR.

- C. Consideration of Resolution No. R2023-19 Approving and Authorizing Intergovernmental Agreement with Arizona Department of Transportation for East Woolford Road Reconstruction Project. (Shane Hemesath)

Mr. Hemesath said the City of Show Low requested and received \$1,269,000.00 in Fiscal Year 2023 Allocation of Highway Infrastructure Programs (HIP) Congressional Direct Spending Projects funding. The scope of the project was to reconstruct Woolford Road from East Whipple Road to State Route 260. The existing asphalt section would be removed, and a stronger asphalt section would be installed between the existing curbs.

Mr. Hemesath said this funding was federal and would be administered by the Arizona Department of Transportation (ADOT) for the project's duration. The current pre-design construction estimate for the reconstruction project was approximately 1.9 million dollars. The City was responsible for any project costs over the federal funding award of \$1,269,000.00. The City's financial match for this funding was 5.7% or \$76,705.00 plus the additional funding required to complete construction, resulting in a total match of approximately \$650,000.00. The City's Fiscal Year 2024 budget included the City's anticipated match for the project.

Mr. Hemesath said that this resolution approved authorizing the Intergovernmental Agreement with the Arizona Department of Transportation for the Woolford Road Reconstruction Project and authorized the Mayor to sign said agreement.

Mayor Leech asked when this project would start. Mr. Hemesath said construction would start once the City got through the necessary processes, such as the design, ADOT approvals, and environmental clearances. The hope was to start next summer.

Mayor Leech asked if the construction could start in the fall instead of summer. Mr. Hemesath said staff could work with ADOT to schedule construction to start in the fall. He said the project would be done in phases so traffic could always get through. The entire road would not be shut down at one time.

Mayor Leech asked if there would be ribbon curbing along the roadway. Mr. Hemesath said yes, the project included ribbon curbing.

Councilman Adams asked if the project included sidewalks. Mr. Hemesath said no sidewalks were included in the project. This project only included fixing the asphalt. However, sidewalks were included in the five-year plan.

Councilman Allsop asked how the new asphalt would be stronger. Mr. Hemesath said Woolford Road was initially designed to handle 2,500 vehicles per day, but there were about 17,000 vehicles a day on that roadway, so the three to four inches of asphalt on an eight-inch base was not adequate for the current volume of traffic. Staff was considering replacing it with something like five inches of asphalt on a ten-inch base, but would get more precise figures once the geo-tech report was received.

Vice Mayor Kakavas asked if the subbase would be upgraded. Mr. Hemesath said the subbase may be upgraded; staff was waiting for the geo-tech report.

VICE MAYOR KAKAVAS MOVED TO ADOPT RESOLUTION NO. R2023-19 APPROVING THE INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR THE WOOLFORD ROAD RECONSTRUCTION PROJECT AND AUTHORIZING THE MAYOR TO SIGN SAID AGREEMENT; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN JUDD, COUNCILMAN HATCH, COUNCILMAN CLARK VOTING IN FAVOR.

- D. Consideration of Ordinance No. 2023-05 Extending and Increasing Corporate Limits of City of Show Low, Navajo County, State of Arizona by Annexing Thereto Certain Territory Contiguous to Existing City Limits of City of Show Low, Arizona – #P-1523. (Anna Atencio)

Ms. Atencio said on July 18, 2023, the City Council was presented with a request to annex property, approximately .37 of an acre, near Show Low Lake into the City of Show Low, described as a portion of A.P. Nos 212-11-002 and 212-11-003A. At the Council meeting, staff was directed to file a blank petition with Navajo County. The blank petition was filed on July 19, 2023. As required by state statute, a public hearing was held on August 15, 2023.

Ms. Atencio said after the public hearing and the 30 day waiting period expired, signatures were obtained, and the signed annexation petition was recorded with Navajo County. The next step in the annexation process was for the City Council to adopt an ordinance approving the annexation.

Ms. Atencio said the ordinance incorporated the "Policy of the City of Show Low for Providing Newly Annexed Land with Infrastructure and Services" adopted by the City of Show Low pursuant to Resolution No. 878. The proposed property for annexation was needed to construct a road in the proposed development of Lakeshore Village. The owner of the annexed property would be responsible for all aspects of the road construction as set forth in the aforementioned policy.

Ms. Atencio said the reading and adoption of Ordinance 2023-05 was scheduled for tonight's meeting, and the ordinance would be effective in 30 days.

By unanimous consent, Ms. Hall read Ordinance No. 2023-05 by title only, since all Council members had a copy.

VICE MAYOR KAKAVAS MOVED TO ADOPT ORDINANCE NO. 2023-05; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN JUDD, COUNCILMAN HATCH, COUNCILMAN CLARK VOTING IN FAVOR.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Vice Mayor Kakavas expressed her appreciation to the City for the opportunity to attend the League of Cities and Towns conference.

Councilman Allsop thanked the City for putting the booth together for the League of Cities and Towns conference and thanked Show Low High School for allowing the students to attend the League of Cities and Towns conference.

B. Mayor

Mayor Leech said he enjoyed spending time with the Show Low High School students at the League of Cities and Towns conference.

C. City Manager

Mr. Brown said that in public works projects, construction was completed on the sunken manhole project. The contractor started work on the Fools Hollow Waterline project. Grading and compacting in the McNeil Acres and Nikolaus subdivision were started in preparation for paving. Concrete work was finished, and the final clean-up and adjustments to the guardrail were being made on the East Owens Road extension. As always, the City appreciated everyone's patience as improvements were being made.

10. **SCHEDULE OF MEETINGS:**

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

Mr. Brown said the Council Retreat would be on October 25 at the Darrin Reed Conference Room at the Public Safety building.

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 SEPTEMBER 5, 2023, AT 8:00 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 September 5, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Rachael Hall, City Clerk

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Approval of Amended Final Plat for Silver City at Buffalo Bill's (Katie Fechtelkotter)

RECOMMENDATION

I **MOVE** to approve the amended final plat for Silver City at Buffalo Bill's and authorize the Mayor to sign the associated documents.

BACKGROUND

At its regular meeting on June 7, 2022, the City Council approved the final plat for Silver City at Buffalo Bill's. This development consisted of a chapel, barn, and eight two-story residential units with three bedrooms, two baths, and a two-car garage underneath. The proposed development is zoned C-2 (General Commercial).

The gross area of the amended final plat is the same size as the original final plat at approximately 1.24 acres with a minimum lot size of 1,600 square feet, maximum lot size of 44,431 square feet, and an average lot size of 4,713 square feet with an overall density of 5.6 units per acre. The previous final plat had an overall density of 6.41 units per acre. Tracts A1 through A5 consist of 20,793 square feet of common area, ingress/egress, open space, and private drainage. The developer has indicated that the units will be sold and individually owned. Parking areas and driveways will be owned and maintained by the Property Owner's Associations.

Gary Martinson has submitted an amended final plat, which would reduce the number of residential units from eight to four and add three additional commercial lots. The chapel and barn have been removed and will be replaced with a brewery, an event center, and a small hotel. At their meeting on September 12, 2023, the Planning and Zoning Commission approved CUP 602-04-263 to allow for a microbrewery and an event center serving alcohol. All other portions of the development remain unchanged. Staff has reviewed the final plat and improvement plans and found that all City Code requirements have been met.

ATTACHMENTS

1. 602-01-52B- AMENDED FP- PREVIOUS CONDITIONS
2. 602-01-52B- AMENDED FP- SUBJECT PROPERTY MAPS
3. 602-01-52B- AMENDED FP- APPLICATION
4. 602-01-52B- AMENDED FP- PLAT

FISCAL IMPACT

N/A

CONDITIONS OF CUP 602-04-263 (BREWERY & EVENT CENTER)

1. All development shall comply with all applicable federal, state, and local requirements, including building and fire code requirements.
2. Prior to the sale of alcohol at the subject properties, a state liquor license shall be obtained.
3. All signs shall comply with City Code 19.100.
4. The applicant is responsible to ensure that parking complies with City Code 19.105.
5. Landscaping meeting City Code 19.70.120(G) shall be installed and maintained.

COUNCIL DECISION (SILVER CITY AT BUFFALO BILLS FINAL PLAT)

1. All development shall comply with all applicable federal, state, and local requirements, including Timber Mesa Fire and Medical District, and ADOT requirements.
2. The project, including number of lots and overall density, shall be developed in substantial compliance to the submitted Preliminary Plat
3. Development shall comply with the conditions of CUP 602-04-242.
4. Prior to construction taking place on the subject property, the city shall approve all required infrastructure design.
5. Trees are of an utmost importance. As much as possible, street design, lot layouts and unit placements shall be coordinated to save trees.

CONDITIONS OF CUP 602-04-242 (TAVERN, MULTI-FAMILY HOUSING & GRADING)

6. All development shall comply with all applicable federal, state, and local requirements, including but not limited to, Arizona Department of Environmental Quality (ADEQ), Arizona Pollutant Discharge Elimination System (AZPDES) requirements, and Storm Water Pollution Prevention Plan and Permit (SWPPP).
7. Hours of operation for grading shall be limited to 7:00 am to 10:00 pm.
8. Dust and smoke from grading and processing operations shall not adversely impact neighboring properties.
9. The applicant shall not negatively impact any existing easements located on the subject property.
10. A grading permit shall not be approved without a tree preservation plan, showing meaningful tree preservation of trees on the subject property.

11. An approved grading permit is required prior to commencement of grading activities.
12. All signs shall comply with Chapter 19.100 of City Code, Signs.
13. All parking areas shall comply with Chapter 19.105 of City Code, Parking.
14. All lighting shall comply with Chapter 19.110 of City Code, Outdoor Light Control.
15. Prior to the sale of alcohol at the subject property, a state liquor license shall be obtained.
16. A solid six-foot material fence and 20-foot setback shall be installed and maintained between Fairway Park Center and lots 91, 96,97, and 98 of the Trailhead at Torreon boundaries.





Subject Property:
A.P.N. 309-52-028F



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

Final Plat Application
(Filing Fee: see page 3)

For Office Use Only

Date received: 8.29.23
Time received: 1:55 AM/PM
Received by: CBF

Title 17.15.050 of the Land Development Ordinance

Please complete this application after a review of the referenced section of the Land Development Ordinance. Incomplete applications will not be considered accepted and may delay consideration of your project by the Planning and Zoning Commission. If you have questions regarding the process or requirements, please contact the Planning and Zoning Department at (928) 532-4042.

OWNER INFORMATION

Name: BISON HOMES LLC
Address: P.O. Box 217
Show Low AZ 85902
Street Address City State ZIP Code
Phone: 480-229-5511 Email: Cary MARTINSON @ BisonHomes.com

APPLICANT INFORMATION (If different)

Name: _____
Address: _____
Street Address City State ZIP Code
Phone: _____ Email: _____

PROPERTY INFORMATION

Address of Property: Not yet Assigned / next to 400 N. Chandler Parcel Number: 309-52-028F
Legal Description of Property: Parcel B - 1.24 Acres - See Attached

PROPOSAL

Name of proposed subdivision: Silver City Number of proposed lots: 7
Current Zoning Classification: C-2 Is a zone change proposed or required? ☐ Yes ☒ No
Provide a brief description of the proposed land development: All site improvements are complete.

AUTHORIZED REPRESENTATIVES

PLEASE NOTE: In accordance with City Code, Title 19.15.010 D and E, 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.

GARY MARTINSON

CERTIFICATION

I certify that the information on this application form and attachments are true and correct to the best of my knowledge.

Signature of
Owner(s):

[Signature]

Date:

8/11/23

Signature of
Owner(s):

Date:

Signature of
Applicant:

Date:

Waiver of Claims Under Arizona Revised Statutes § 12-1134

I, GARY MARTINSON, the owner of the property described as A.P.N. _____ Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a FINAL PLAT. Further, I agree to defend, indemnify and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 12th day of August, 2023

[Signature]
Signature of Property Owner

STATE OF ARIZONA)

) ss.

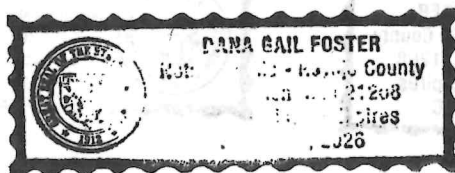
County of

Navajo

SUBSCRIBED AND SWORN before me this 12th day of August, 2023
by Dana Gail Foster
Name of Signer

Notary Public

[Notary Seal]



PRELIMINARY PLAT CONDITIONS

Have you reviewed the conditions of the preliminary plat approval? ☒ Yes ☐ No

Is a copy of the conditions of the preliminary plat approval attached? ☐ Yes ☒ No

SUBMITTAL CHECKLIST *(Please ensure that your submittal is complete in order to avoid delays)*

Please be aware that your final plat will not be placed on the agenda until applicable information has been received and improvement plans have been approved and all other requirements are satisfied.

- ☐ Final Plat application fee (see page 3 for fee schedule).
- ☐ A final copy of the protective covenants and restrictions (CC&R's) for the subdivision.
- ☐ Assurances: In order to ensure proper installation of subdivision improvements, the sub-divider shall designate the type of assurance in a form and method acceptable to the City Attorney and approved by City Council in conjunction with a review of the Final Plat.
- ☒ A waiver of any and all claims for diminution in fair market value as defined by A.R.S. § 12-1134 arising out of the application.
- ☐ A certificate or letter from each utility company providing service to the area indicating approval of the method of the proposed utility installations and confirming the availability of services.
- ☐ An Arizona Department of Transportation access permit, where required.
- ☐ If not already completed in Stage III, an Infrastructure Improvement Agreement (IIA) shall be consummated between the developer and the city. During this process, an IIA payment shall be presented to the planning and zoning director prior to scheduling the items for review by the city council.
- ☐ A completion date for the construction of the improvements shall be declared and notice given to the director, which date shall be approved by the city council. The completion date for the improvements shall not exceed two (2) years from the date of such approval. Failure to complete the improvements by the completion date may cause the forfeiture of the assurances described hereafter, in subsection (B)(12) of this section.
- ☐ A final plat, in recordable form, on disk in digital format compatible with the City of Show Low computer database to facilitate the inclusion of the final plat into the city parcel database. Typically, the form of these files will be in DXF, DWG or other similar industry standards digital file developed in AutoCAD R13 or greater.
- ☐ (1) One (1) half-scale copy of the final plat sized eleven (11) inches by seventeen (17) inches and six (6) full-scale copies sized twenty-four (24) inches by thirty-six (36) inches (please call to confirm actual number of copies desired), with the scale not to exceed one hundred (100) feet to one (1) inch. If more than two (2) sheets are required for the drafting of the final plat, an index sheet of the same dimensions illustrating the layout of the entire subdivision shall be shown.
- ☐ Identification and Descriptive Data.
 - North arrow, scale, and date.
 - A title which includes the name of the subdivision and its location by section, township, range and county.
 - Name, address, registration number, and valid seal of the registered land surveyor preparing the plat.
- ☐ Survey Data.
 - Subdivision boundary lines and corners, together with courses and distances and all curve or angle data. Subdivision corners must be shown and must close on the ground within 0.05 foot per one hundred (100) feet; other monuments, lot corners, and other survey points must also be described and located. One (1) tie must be made by true course and distance to a GLO corner, or, if none exists, to a corner of common acceptance. Proposed subdivisions adjacent to existing subdivisions must tie to the corners of the existing subdivisions. Adjoining property must be identified by subdivision name, or if unsubdivided, and Forest Service lands noted. All connecting streets, private and public and Forest Service roads must be shown and named.

- Name, courses, length and width of all public streets and street cross sections; radii, points of tangency, and central angles of all curvilinear streets; radii of all rounded street line intersections; location, dimensions, bearings, radii, arcs, and central angles of all sites to be dedicated to the public; and a statement noting that the streets dedicated on the plat will not be accepted for city maintenance until they are brought up to minimum city standards.
- A registered professional land surveyor must certify that all lots are staked, or will be staked within six (6) months.
- Existing Conditions Data.
 - Utility easements intended to remain on the property: The notation as described in Section [17.15.050\(A\)\(3\)](#) shall be on the final plat.
 - Drainage easements intended to remain on the property, with the following notation:
 - Natural, unimpeded flow is preferred in all drainage ways, wherever practical. No structure of any kind may be constructed or placed, nor may any vegetation be planted nor be allowed to grow within, on or over any drainage easement which would obstruct or divert the flow of storm water. The city may construct and/or maintain drainage facilities on or under the land in any drainage easement.
- Descriptive Data Required.
 - Name, right-of-way lines, courses, lengths, width of all public streets, crosswalks, and utility easements; radii, points of tangency and central angles of all curvilinear streets and rounded street line intersections.
 - Utility easements needed in conjunction with the new plat to include the notation as cited in Section [17.15.050\(A\)\(3\)](#).
 - All drainage ways shall be shown on the plat. The rights-of-way or easements for all major drainage ways, as designated by the public works director, shall be dedicated to the public.
 - Location and dimension of all residential lots, including identification of each lot by number and size of each lot, total number of lots and average and minimum lot sizes.
 - All residential lots shall be numbered by consecutive numbers throughout the plat. "Exception," "tracts," and parks shall be so designated, lettered or named and clearly dimensioned.
 - Locations, dimensions, bearings, radii, arcs, and central angles of all sites to be dedicated to the public with the use clearly indicated.
 - Location of all adjoining subdivisions with date, map and page number of recordation noted, or, if unrecorded or unsubdivided, so marked.

APPLICATION TIMELINE *(Final Plat)*

- 1) **The Director of Planning and Zoning shall confirm whether your application is complete within five (5) working days of receipt.**
- 2) **City Council shall consider the final plat at a regularly scheduled meeting no sooner than 21 days after confirmation of complete application submission. The final plat will not be placed on the agenda until the improvement plans have been approved and all other requirements are satisfied.**
- 3) **Recordation - Upon receipt of the required assurances, and proof of adequate water supply, the applicant will provide the City with three (3) copies of the approved final plat drawn in permanent ink on Mylar approximately 4 mil in thickness, the final plat recorded and provide a recorded copy of the plat to the applicant.**

FINAL PLAT & DEVELOPMENT PLAN FEE SCHEDULE *(Per resolution No. 2012-01)*

# Proposed Lots or Units	Flat Fee
1-25	\$150.00
26-50	\$250.00
51 and over	\$400.00
Amended/Revised	\$250.00

EXHIBIT A
PARCEL A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 21 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 26 OF FAIRWAY PARK CENTER, AS RECORDED IN BOOK 12 OF PLATS, PAGE 45, NAVAJO COUNTY RECORDER'S OFFICE, AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST COOLEY STREET (SHOWN AS CEDAR PARKWAY ON SAID SUBDIVISION PLAT), MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED L.S. 7334, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 23, MONUMENTED BY A NAVAJO COUNTY BRASS CAP, BEARS NORTH 08° 17' 18" WEST, A DISTANCE OF 1108.57 FEET;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89° 08' 26" EAST, A DISTANCE OF 22.12 FEET TO A POINT OF NON-TANGENT CURVATURE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 189.33 FEET AND CENTRAL ANGLE OF 45° 36' 41";

THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 150.72 FEET (CH: BEARING = NORTH 66°42'36" EAST, DISTANCE = 146.77 FEET);

THENCE SOUTH 47° 53' 58" EAST, A DISTANCE OF 124.40 FEET TO THE MOST SOUTHERLY CORNER OF NAVAJO COUNTY ASSESSOR'S PARCEL NUMBER 309-52-029, MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED L.S. 7334;

THENCE SOUTH 39° 16' 17" EAST, A DISTANCE OF 18.76 FEET;

THENCE SOUTH 52° 51' 18" EAST, A DISTANCE OF 32.50 FEET;

THENCE SOUTH 37° 08' 42" WEST, A DISTANCE OF 59.81 FEET;

THENCE SOUTH 24° 13' 15" EAST, A DISTANCE OF 278.51 FEET;

THENCE SOUTH 65° 46' 45" WEST, A DISTANCE OF 14.50 FEET;

THENCE SOUTH 15° 25' 22" WEST, A DISTANCE OF 29.85 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 98 OF TRAILHEAD AT TORREON, AS RECORDED IN BOOK 20 OF PLATS, PAGE 30, NAVAJO COUNTY RECORDER'S OFFICE;

THENCE, ALONG THE NORTHERLY LINE OF SAID TRAILHEAD AT TORREON, NORTH $74^{\circ} 34' 38''$ WEST, A DISTANCE OF 356.71 FEET TO THE NORTHWEST CORNER OF LOT 96 OF SAID TRAILHEAD AT TORREON, MONUMENTED BY A REBAR WITH PLASTIC CAP STAMPED L.S. 15888;

THENCE, ALONG THE EASTERLY LINES OF SAID TRAILHEAD AT TORREON AND SAID FAIRWAY PARK CENTER, NORTH $00^{\circ} 01' 32''$ WEST, A DISTANCE OF 301.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.44 ACRES, MORE OR LESS.

RESERVING, SUBJECT TO, AND TOGETHER WITH ALL EASEMENTS OF RECORD.

SILVER CITY – PARKING SCHEDULE

FACILITIES

PARKING REQUIRED

CARS

• 4 – Resort Villas	8
• Brewery/Taproom-350 sf	7
• Event Center-1750 sf	35
• Resort Suites	<u>8</u>
	58

PARKING PROVIDED

• Resort Villas	16
• Behind Brewery	7
• Front of Brewery	4
• Front of Suites	6
• Left Side of Suites	4
• South End of Site	<u>21</u>
	58

AMENDED FINAL PLAT
FOR
SILVER CITY AT BUFFALO BILL'S
LOCATED IN THE NE 1/4 OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 21 EAST, GILA & SALT RIVER BASE & MERIDIAN
CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA



PROJECT LOCATION: Show Low, Arizona
CLIENT INFORMATION: Bison Homes, LLC
PO Box 217
Show Low, AZ 85902

PROJECT NO: 180199-20002
CLIENT PROJECT NO:

PROJECT NOTES:

LAND DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 21 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 26 OF FAIRWAY PARK CENTER, AS RECORDED IN BOOK 12 OF PLATS, PAGE 45, NAVAJO COUNTY RECORDER'S OFFICE, AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST COOLEY STREET (SHOWN AS CEDAR PARKWAY ON SAID SUBDIVISION PLAT), MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED L.S. 7334, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 23, MONUMENTED BY A NAVAJO COUNTY BRASS CAP, BEARS NORTH 08° 17' 18" WEST, A DISTANCE OF 1108.57 FEET;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89° 08' 26" EAST, A DISTANCE OF 22.12 FEET TO A POINT OF NON-TANGENT CURVATURE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 189.33 FEET AND CENTRAL ANGLE OF 45° 36' 41", MONUMENTED BY A REBAR WITH WIRED TAG STAMPED L.S. 8418, THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 150.72 FEET (CH: BEARING = NORTH 66° 42' 36" EAST, DISTANCE = 146.77 FEET), TO THE MOST WESTERLY CORNER OF NAVAJO COUNTY ASSESSOR'S PARCEL NUMBER 309-52-029 AND THE MOST NORTHERLY CORNER OF BUFFALO BILL'S RESORT VILLAS, AS RECORDED IN FEE NUMBER 2022-11477, NAVAJO COUNTY RECORDER'S OFFICE, MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631, THENCE, ALONG THE MOST WESTERLY LINE OF SAID PARCEL NUMBER 309-52-029 AND THE EASTERLY LINE OF SAID RESORT VILLAS, SOUTH 47° 53' 58" EAST, A DISTANCE OF 124.40 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL NUMBER 309-52-029 AND THE MOST WESTERLY CORNER OF PARCEL "C" AS SHOWN ON RECORD OF SURVEY, FEE NUMBER 2022-04239, NAVAJO COUNTY RECORDER'S OFFICE, MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED L.S. 7334, THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID RESORT VILLAS AND ALONG THE WESTERLY LINE OF SAID PARCEL "C", SOUTH 39° 16' 17" EAST, A DISTANCE OF 18.76 FEET TO A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631, THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID RESORT VILLAS AND THE WESTERLY LINE OF SAID PARCEL "C", SOUTH 52° 51' 18" EAST, A DISTANCE OF 32.50 FEET TO THE MOST NORTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED, MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631, AND THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID RESORT VILLAS, SOUTH 37° 08' 42" WEST, A DISTANCE OF 59.81 FEET TO A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631;

THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID RESORT VILLAS, SOUTH 24° 13' 15" EAST, A DISTANCE OF 278.51 FEET TO A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631;

THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID RESORT VILLAS, SOUTH 65° 46' 45" WEST, A DISTANCE OF 14.50 FEET TO A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631;

THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID RESORT VILLAS, SOUTH 15° 25' 22" WEST, A DISTANCE OF 29.85 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 98 OF TRAILHEAD AT TORREON, AS RECORDED IN BOOK 20 OF PLATS, PAGE 30, NAVAJO COUNTY RECORDER'S OFFICE, MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631;

THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 98 AND SAID TRAILHEAD AT TORREON, SOUTH 74° 34' 38" EAST, A DISTANCE OF 113.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 98 AND THE SOUTHWESTERLY CORNER OF TRACT F OF SAID TRAILHEAD AT TORREON, MONUMENTED BY A REBAR WITH PLASTIC CAP STAMPED L.S. 15888;

THENCE, ALONG THE WESTERLY LINE OF SAID TRACT F, NORTH 38° 08' 42" EAST, A DISTANCE OF 150.35 FEET TO THE MOST SOUTHERLY POINT OF SAID PARCEL "C", MONUMENTED BY A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631;

THENCE, ALONG THE WESTERLY LINE OF SAID PARCEL "C", NORTH 24° 14' 57" WEST, A DISTANCE OF 23.64 FEET TO A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631;

THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL "C", NORTH 69° 13' 15" WEST, A DISTANCE OF 21.21 FEET TO A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631;

THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL "C", NORTH 24° 13' 15" WEST, A DISTANCE OF 132.60 FEET TO A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631;

THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL "C", NORTH 84° 33' 12" WEST, A DISTANCE OF 42.41 FEET TO A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631;

THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID PARCEL "C", NORTH 54° 40' 32" WEST, A DISTANCE OF 163.08 FEET TO A REBAR WITH ALUMINUM CAP STAMPED L.S. 66631 AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.24 ACRES, MORE OR LESS.

DEDICATION:

STATE OF ARIZONA }
COUNTY OF NAVAJO }

Bison Homes, LLC, an Arizona limited liability company, as owner, has subdivided in the name of SILVER CITY AT BUFFALO BILL'S, a portion of the Northwest 1/4 of Section 14, Township 10 North, Range 21 East, of the Gila and Salt River Base and Meridian, Navajo County, Arizona, as shown on the plat hereon, and hereby publishes this plat as and for the plat of said "SILVER CITY AT BUFFALO BILL'S" and hereby declares that said plat sets forth the location and gives the dimensions of all lots and tracts constituting same, and that each lot and tract shall be known by the number, letter or name given to each respectively on said plat. As soon as practicable following the recordation of this plat, certain of the lots and certain of the common area tracts within this subdivision shall be subjected to a Declaration of Covenants, Conditions and Restrictions for Silver City at Buffalo Bill's by recordation thereof, and certain of the common area tracts of this subdivision shall be deeded to Silver City at Buffalo Bill's Owners Association, an Arizona nonprofit corporation, which shall assume ownership and maintenance of said common area tracts and which shall otherwise govern and administer SILVER CITY AT BUFFALO BILL'S.

Tracts "A1", "A2", "A3", "A4" and "A5" are hereby dedicated for use as common area, vehicular and pedestrian ingress & egress, parking, walkways, open space, landscaping, public and/or private utilities and drainage.

Tracts "A1", "A2", "A3", "A4" and "A5" are not dedicated to the public for its use except for public and/or private utilities, refuse collection, emergency vehicles, governmental service type vehicles and drainage, easements for which are hereby provided over said Tracts. The foregoing easements shall include the right for the utility companies and the City of Show Low to use subdivision common area for ingress, egress, installation, replacement, repair, maintenance and operation of all utilities. Said easements shall in no way affect any other recorded easements on said premises. Other easements shown platted hereon, if any, are hereby dedicated for the purposes shown. Tracts "A1", "A2", "A3", "A4" and "A5" remain subject to such further uses or restrictions as may be provided by Silver City at Buffalo Bill's Owners Association, an Arizona nonprofit corporation.

IN WITNESS WHEREOF:

Bison Homes, LLC, an Arizona limited liability company, as owner, has hereunto caused its name to be affixed and the same to be attested by the signature of the undersigned officer thereunto duly authorized this _____ day of _____, 2023.

Bison Homes, LLC, an Arizona limited liability company
With the consent of: Silver City at Buffalo Bill's Owners Association
With the consent of: Silver City AZ, LLC, an Arizona limited liability company
By: Gary Martinson, Manager
By: Gary Martinson, President
By: Scott Martinson, Manager

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF NAVAJO }

This instrument was acknowledged before me this _____ day of _____, 2023, by Gary Martinson, in the capacities so indicated, on behalf of said entity.

Notary Public _____

My Commission Expires: _____

OWNER / DEVELOPER

BISON HOMES, LLC
An Arizona LLC

By: Gary Martinson, Manager Date _____

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF NAVAJO }

This instrument was acknowledged before me this _____ day of _____, 2023, by Scott Martinson as the manager of Silver City AZ, LLC, an Arizona limited liability company, on behalf of said entity.

Notary Public _____

My Commission Expires: _____

APPROVALS:

This Plat is Approved by the Show Low City Council

on this _____ day of _____, 20____.

Mayor _____

Attest: Clerk _____

By: _____

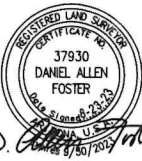
SURVEYOR'S CERTIFICATION:

I hereby certify this plat and the survey on which it is based was performed in the field under my direct supervision; and the information contained hereon is true and correct to the best of my knowledge and belief.

D. Allen Foster

Date: 8-23-2023

1 of 3



SITE DATA

Gross Area of Project = 1.24 Ac
Total No. of Dwelling Units = 12
Gross Acre/DU = 0.10 AC
Average Lot Size = 4,713 SF
Minimum Lot Size = 1,600 SF

Tracts A1, A2, A3, A4, and A5 - Common Area, Vehicular and Pedestrian Ingress & Egress, Parking, Walkways, Open Space, Landscaping, Public and/or Private Utilities and Drainage. = 0.48 Ac (20,793 SF)

DEVELOPMENT PHASING

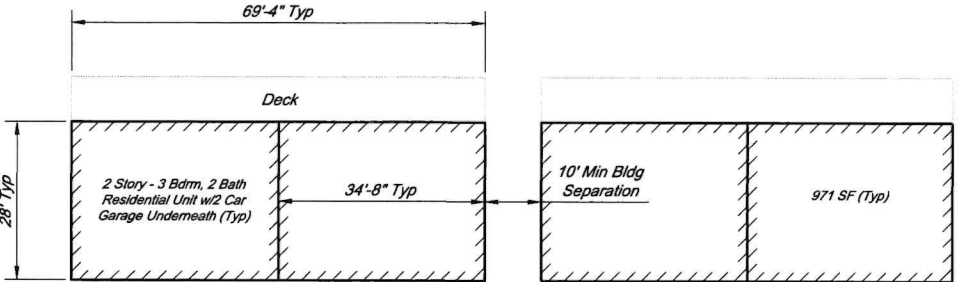
The project will be developed in one phase.

FLOOD ZONE

Based on F.I.R.M. panel number 04017C4489E, Navajo County, Arizona and Incorporated Areas.
Dated: September 26, 2008
ZONE X, Area of minimal flood hazard

NOTES

- Construction within easements, except by public agencies and utility companies, shall be limited to utilities and wood, wire or removable section type fencing and/or plantings or turf. It is understood that the utility companies will not be required to replace any obstructions or plantings that must be removed during the course of maintenance, construction, or reconstruction within any utility easement.
- Natural, unimpeded flow is preferred in all drainage ways, wherever practical. No structure of any kind may be constructed or placed, nor may any vegetation be planted nor be allowed to grow within, on or over any drainage easement which would obstruct or divert the flow of storm water. The City may construct and/or maintain drainage facilities on or under the land in any drainage easement.
- The Silver City at Buffalo Bill's Owners Association shall be responsible for the maintenance of sewer service lines from the sewer main to the building it serves.



TYPICAL RESIDENTIAL UNIT

NTS

BASIS OF BEARINGS:

The basis of bearings was established by GPS observations and is grid north. Distances are ground scale measurements.

ISSUED:

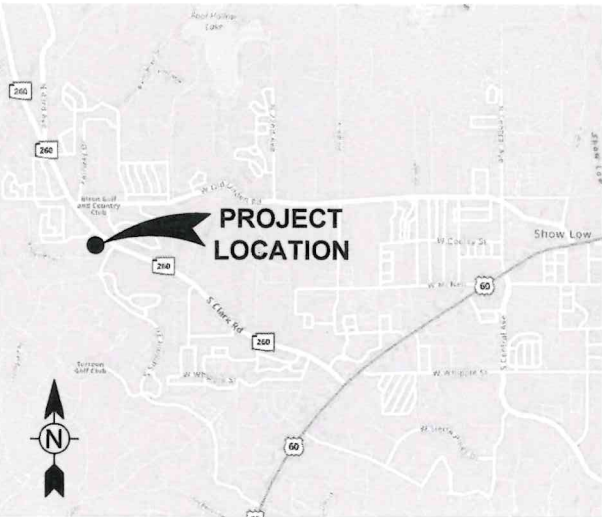


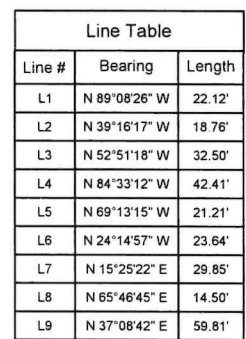
Painted Sky Engineering and Surveying, LLC

176 N. Main Street
Snowflake, AZ 85937
Ph: (928) 537-7218

<http://www.paintedskeyes.com>

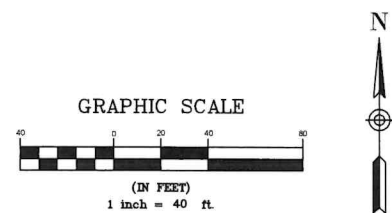
VICINITY MAP:





Curve Table					
Curve #	Length	Chord Bearing	Chord Length	Radius	Delta
C1	156.21'	N65°52'44"E	151.82'	189.33'	47°16'24"
C2	150.72'	N66°42'36"E	146.77'	189.33'	45°36'41"
C3	5.48'	N43°04'24"E	5.49'	189.33'	1°39'43"

RECEIVED
AUG 29 2023



Curve #	Length	Chord Bearing	Chord Length	Radius	Delta
C1	7.93'	N38°32'17"W	5.81'	3.00'	151°21'57"
C2	2.38'	N46°47'32"W	2.31'	3.00'	45°21'58"
C3	31.24'	N88°09'07"E	30.45'	40.00'	44°44'44"
C4	4.73'	N20°54'11"E	4.25'	3.00'	90°14'54"
C5	3.99'	N61°12'08"E	3.99'	25.00'	9°09'14"
C6	5.19'	N73°47'54"W	4.57'	3.00'	99°09'12"
C7	39.27'	N20°46'45"E	35.36'	25.00'	90°00'00"
C8	4.71'	N69°13'15"W	4.24'	3.00'	90°00'00"
C9	9.42'	N24°13'13"W	6.00'	3.00'	179°59'56"
C10	5.26'	N15°34'20"E	4.61'	3.00'	100°24'50"
C11	0.55'	N29°26'11"W	0.54'	3.01'	10°23'12"
C12	4.71'	N69°13'15"W	4.24'	3.00'	90°00'00"

[illegible]

Silver City at Buffalo Bill's

AMENDED
FINAL PLAT

Project No.:	180199-21001
Designed By:	JRM
Drawn By:	JRM
Checked By:	DLB

FP-3

Bar Measures 1 inch

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for Show Low Lake Campground Power Improvements, City of Show Low Project No. FM-5923 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to award the construction contract for the Show Low Lake Campground Power Improvements, City of Show Low Project No. FM-5923-A to Apache Underground and Excavating, in an amount not to exceed \$87,350.00, and authorize associated budget transfers.

BACKGROUND

The City's Fiscal Year 2024 Capital Improvements Plan budget includes \$70,000.00 for an electrical improvement project labeled "Power at Show Low Lake Campground." Currently, the entire campground and clubhouse building all share a single 200-amp electrical service that has reached capacity. The scope of work for the project includes constructing approximately 600 linear feet of new four-inch and six-inch electrical conduit along Show Low Lake Road to serve as the main new backbone for future power expansion in the area. The work also includes installing a new 600-amp transformer near the Show Low Lake clubhouse. The clubhouse will receive its own 200-amp service, and the remainder of the park will stay on the existing power service for this phase. The conduit installed will include three pull boxes to allow future power expansion into the campground spots as funding allows.

City engineering staff designed the project with a construction estimate of \$70,000.00. The project was publicly bid according to statutory requirements with the following results:

<u>Contractor</u>	<u>Total Bid</u>
Apache Underground and Excavating	\$ 87,350.00
HT4	\$154,714.00

Staff recommends awarding the construction contract for the Show Low Lake Campground Power Improvements, City of Show Low Project No. FM-5923-A to Apache Underground and Excavating, in an amount not to exceed \$87,350.00, and authorizing associated budget transfers.

ATTACHMENTS

1. FM-5953A Bid Tabulation
2. FM-5953A Subject Map
3. FM-5953A Aerial Map

FISCAL IMPACT

Anticipated cost: \$87,350

Funding source (account no.): Power at Show Low Lake Campground (11-445-495-7310-2310)
\$70,000.00

Description	Account	Approved Budget	Transfer	Amended Budget
General Operations Capital	11-402-495-7000-0000	\$114,946	(17,474)	\$97,472
Carryover				
Power at Show Low Lake	11-445-495-7310-2310/4452310	\$70,000	17,474	\$87,474
Campground				
Total		\$184,946		\$184,946

Project Name: Show Low Lake Power Improvements Project No. FM-5923A
Bid Opening Tuesday September 5, 2023@ 2:00 PM
Bid Tabulation Sheet

BID SCHEDULE A				Apache Underground	1	HT4	2
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	1	1	\$3,000.00	\$3,000.00	\$20,000.00	\$20,000.00
2	Install Trench "A" (4" and 6" Electrical Conduit)	LF	420	\$70.00	\$29,400.00	\$149.00	\$62,580.00
3	Rock Excavation* for Trench "A"	CY	90	\$250.00	\$22,500.00	\$170.00	\$15,300.00
4	Install Trench "B" (4" Electrical Conduit)	LF	216	\$50.00	\$10,800.00	\$149.00	\$32,184.00
5	Rock Excavation* for Trench "B"	CY	45	\$250.00	\$11,250.00	\$170.00	\$7,650.00
6	Install Pull Box	EA	2	\$1,800.00	\$3,600.00	\$3,500.00	\$7,000.00
7	Install Transformer Pad	EA	1	\$1,800.00	\$1,800.00	\$5,000.00	\$5,000.00
8	Foarce Account	F.A.	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	GRAND TOTAL				\$87,350.00		\$154,714.00



BISON TR

RED SQUIRREL LN

GRAY WOLF DR

WOLF PINES DR

E SHOW LOW LAKE

E SHOW LOW LAKE

SUBJECT PROPERTY



SUBJECT PROPERTY

E SHOW LOW LAKE

BISON TR

RED SQUIRREL LN

GRAY WOLF DR

WOLF PINES DR

E SHOW LOW LAKE



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for East Cooley Roadway Improvements, City of Show Low Project No. R-3323 (Shane Hemesath)

RECOMMENDATION

I MOVE to award the construction contract for the East Cooley Roadway Improvements, City of Show Low Project No. R-3323 to Western Grade LLC in an amount not to exceed \$196,352.20 and authorize associated budget transfers.

BACKGROUND

The City's fiscal year 2023 Capital Improvements Plan budget includes \$150,000.00 for a roadway improvement project labeled "Widening Road by Chase Bank." The work includes removing parking islands along East Cooley between North 11th Street and SR-260. These improvements will allow proper roadway width for two-way traffic along this corridor. American with Disabilities sidewalk ramps will also be installed. The streetlights and trees will remain in place.

City engineering staff designed the project with a construction estimate of \$185,000.00. The project was publicly bid on June 9 and received no bids. The project was publicly re-bid on July 14 but had to be rejected due to errors and omissions. The project was re-bid again, and the City received the following results:

<u>Contractor</u>	<u>Total Bid</u>
Western Grade LLC	\$196,352.20
Navapache Construction	\$222,976.04
HT4	\$264,575.00
Surface Contracting	\$362,905.00

Funding from the Streets General Improvements line item in the budget will be used to fully fund the improvements.

Staff recommends awarding the construction contract for the East Cooley Roadway Improvements, City of Show Low Project No. R-3323-C to Western Grade LLC, in an amount not to exceed \$196,352.20, and authorizing associated budget transfers.

ATTACHMENTS

1. R-3323 Cooley Roadway Aerial Map
2. R-3323 Cooley Roadway Subject Map
3. R-3323C Bid Tabulation

FISCAL IMPACT

Anticipated cost: \$196,352.20

Funding source (account no.): Widening Road by Chase Bank (12-500-495-7310-2469/5002469) \$196,352

Description	Account	Approved Budget	Transfer	Amended Budget
Streets Improvements	12-500-495-7310-0000	\$326,750	(46,480)	\$280,270
Widening Road by Chase Bank	12-500-495-7310-2469/5002469	\$150,000	46,480	\$196,480
Total		\$476,750		\$476,750



SUBJECT PROPERTY



N 8TH ST

E HUNING

E HALL

N 9TH ST

E COOLEY

N 11TH ST

N WHITE MOUNTAIN

N 9TH PL

E BRADY

E BURKE

N 10TH PL

N 11TH PL

SUBJECT PROPERTY

E DEUCE OF CLUBS

Public Bid Open Sept 12, 2023 2:00 pm, East Cooley Roadway Improvements R-3323-C

BID SCHEDULE A				Western Grade, LLC	1	Navapache Construction	2	HT4	3	Surface Contracting	4	
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
1	Mobilization	LS	1	\$22,451.45	\$22,451.45	\$5,587.58	\$5,587.58	\$27,500.00	\$27,500.00	\$35,000.00	\$35,000.00	
2	Traffic Control	LS	1	\$34,000.00	\$34,000.00	\$11,175.15	\$11,175.15	\$10,000.00	\$10,000.00	\$34,000.00	\$34,000.00	
3	Sawcut Existing Concrete/Asphalt	LF	700	\$12.68	\$8,876.00	\$5.59	\$3,913.00	\$22.00	\$15,400.00	\$2.70	\$1,890.00	
4	Remove Existing Light Pole Base	EA	1	\$585.00	\$585.00	\$5,587.48	\$5,587.48	\$10,000.00	\$10,000.00	\$1,100.00	\$1,100.00	
5	Remove Existing Asphalt	SY	400	\$12.88	\$5,152.00	\$22.35	\$8,940.00	\$30.00	\$12,000.00	\$65.00	\$26,000.00	
6	Remove Existing Curb	LF	375	\$7.28	\$2,730.00	\$22.35	\$8,381.25	\$33.00	\$12,375.00	\$45.00	\$16,875.00	
7	Remove Concrete Sidewalk, ADA Ramp, and Driveway	SF	850	\$3.21	\$2,728.50	\$2.24	\$1,904.00	\$20.00	\$17,000.00	\$20.00	\$17,000.00	
8	Remove and Re-install Existing Traffic Sign	EA	2	\$200.00	\$400.00	\$838.14	\$1,676.28	\$1,000.00	\$2,000.00	\$650.00	\$1,300.00	
9	Install Ribbon Curb and Gutter Per MAG Std Dtl 220 Type "B"	LF	130	\$36.80	\$4,784.00	\$61.46	\$7,989.80	\$75.00	\$9,750.00	\$70.00	\$9,100.00	
10	Install 6" Vertical Curb and Gutter Per MAG Std Dtl 220 Type "A"	LF	200	\$41.40	\$8,280.00	\$61.46	\$12,292.00	\$75.00	\$15,000.00	\$100.00	\$20,000.00	
11	Install 5' Curb Transition	EA	3	\$230.00	\$690.00	\$558.76	\$1,676.28	\$300.00	\$900.00	\$340.00	\$1,020.00	
12	Install Single Curb Type "B" Per MAG Std Dtl. 222	LF	25	\$46.00	\$1,150.00	\$61.46	\$1,536.50	\$100.00	\$2,500.00	\$100.00	\$2,500.00	
13	Install ABC under Sidewalk, Curb, and Driveway (3" Min)	CY	15	\$164.00	\$2,460.00	\$83.81	\$1,257.15	\$160.00	\$2,400.00	\$520.00	\$7,800.00	
14	Install Sidewalk Per MAG Std Dtl 230	SF	750	\$7.47	\$5,602.50	\$13.41	\$10,057.50	\$13.00	\$9,750.00	\$14.00	\$10,500.00	
15	Replace Concrete Apron 6" thick Min	SF	250	\$11.50	\$2,875.00	\$20.12	\$5,030.00	\$14.00	\$3,500.00	\$22.00	\$5,500.00	
16	Replace Colored Concrete P.C.C.P decorative Apron 6" thick MIN - color best match	SF	250	\$13.80	\$3,450.00	\$31.29	\$7,822.50	\$17.00	\$4,250.00	\$38.00	\$9,500.00	
17	Adjust Water Valve/Water meter to Finish Grade Per COSL Std Dtl W-08	EA	4	\$400.00	\$1,600.00	\$1,117.52	\$4,470.08	\$500.00	\$2,000.00	\$1,250.00	\$5,000.00	
18	Adjust Sewer Manhole to finished grade	EA	1	\$780.00	\$780.00	\$2,793.79	\$2,793.79	\$1,000.00	\$1,000.00	\$3,500.00	\$3,500.00	
19	Adjust Existing Tree Grate to Grade	EA	4	\$260.00	\$1,040.00	\$2,793.79	\$11,175.16	\$500.00	\$2,000.00	\$550.00	\$2,200.00	
20	Adjust Existing Light pole and Pull Box to Grade	EA	2	\$520.00	\$1,040.00	\$2,793.79	\$5,587.58	\$800.00	\$1,600.00	\$2,700.00	\$5,400.00	
21	Install ADA Sidewalk Ramp Modified Straight Type	EA	6	\$1,725.00	\$10,350.00	\$2,793.79	\$16,762.74	\$3,500.00	\$21,000.00	\$4,900.00	\$29,400.00	
22	Install Storm Drain Manhole Per MAG Std Dtl 520	EA	2	\$3,080.00	\$6,160.00	\$7,822.61	\$15,645.22	\$4,000.00	\$8,000.00	\$12,000.00	\$24,000.00	
23	Install CMP 15"	LF	185	\$62.23	\$11,512.55	\$83.81	\$15,504.85	\$120.00	\$22,200.00	\$180.00	\$33,300.00	
24	Install 3" AC on 8" ABC Patch	SY	590	\$77.38	\$45,654.20	\$72.64	\$42,857.60	\$55.00	\$32,450.00	\$78.00	\$46,020.00	
25	Install New Decorative Lighting Pole Base Per Project Specifications, adjust Existing Pull Box and install Existing Light	EA	1	\$2,001.00	\$2,001.00	\$3,352.55	\$3,352.55	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	
26	FORCE ACCOUNT^c	F.A.	1	\$10,000	\$10,000.00	\$10,000	\$10,000.00	\$10,000	\$10,000.00	\$10,000	\$10,000.00	
Total					\$196,352.20		\$222,976.04		\$264,575.00		\$362,905.00	

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for Show Low Bluff Well #17 Waterline, City of Show Low Project No. R-2723 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to award the construction contract for the Show Low Bluff Well #17 Waterline Improvements, City of Show Low Project No. R-2723 to Navapache Construction, in an amount not to exceed \$181,971.29.

BACKGROUND

At its regular meeting on November 1, 2022, the Show Low City Council adopted Ordinance No. 2022-03 to approve an Agreement for Exchange of Real Property with SRH Holdings, LLC. The City exchanged two parcels located in Show Low Bluff that the City had acquired during a public auction when the previous owners did not pay their assessments for two parcels owned by SRH Holdings LLC. These two parcels were located in Show Low Bluff, one located next to Well #13, and one contained a test well that could be used for future utility use. After an evaluation and test pumping of the well, it was determined the test well could serve as an additional water production source in the Show Low Bluff Subdivision. This well was later named Well #17.

The City's Fiscal Year 2024 Capital Improvements Plan budget includes \$293,000.00 for a waterline improvement project labeled "Show Low Bluff Well Development" to develop the test well for use. The scope of work for the project includes constructing approximately 700 linear feet of new eight-inch waterline from the Show Low Bluff Well #17 to the ten-inch transmission main in East Bluff Ridge Road. The ten-inch transmission main currently carries well water from Well #13 to the Show Low Bluff Tank #13. This transmission main will also convey Well #17 well water to the Show Low Bluff Tank #13. The project also includes installing a new 40 HP submersible well to provide a redundant water production source for Tank #13. The project will be completed in two phases. This first phase will include the installation of a new eight-inch waterline. The second phase will include the installation of the well and will be procured through our current Well Job Order Contract in the future.

City engineering staff designed Phase 1 of the project with a construction estimate of \$161,000.00. The project was publicly bid according to statutory requirements with the following results:

<u>Contractor</u>	<u>Total Bid</u>
Navapache Construction	\$181,971.29
Apache Underground	\$217,800.00

Staff recommends awarding the construction contract for the Show Low Bluff Well 17 Waterline Improvements, City of Show Low Project No. R-2723 to Navapache Construction, in

an amount not to exceed \$181,791.29.

ATTACHMENTS

1. W-2723 Bid Tab
2. W-2723 Aerial Map
3. W-2723 Subject Map

FISCAL IMPACT

Anticipated cost: \$181,971.29

Funding source (account no.): Show Low Bluff Well Development (43-760-180-1620-0000/7602446)

Project Name: Show Low Bluff Well #17 Project No. W-2723

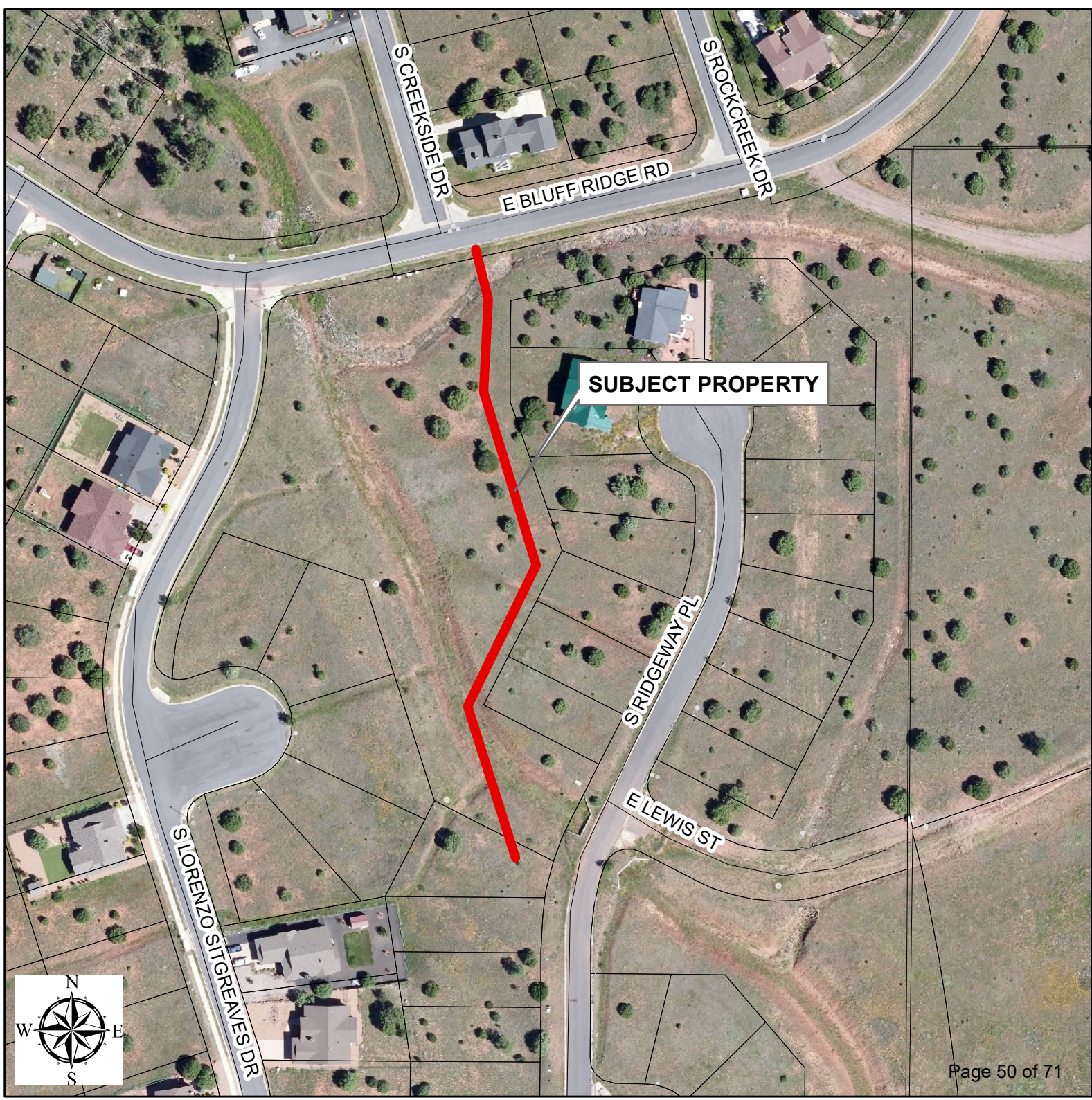
Bid Opening Sept 12, 2023 @ 2:00 PM

BID SCHEDULE A				Navapache Construction	1	Apache Underground	2
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$5,587.58	\$5,587.58	\$4,000.00	\$4,000.00
2	Traffic Control	LS	1	\$11,175.15	\$11,175.15	\$1,000.00	\$1,000.00
3	Install 8" C-900 PVC Water Main Per COSL Std Dtl W-06	LF	675	\$50.29	\$33,945.75	\$98.00	\$66,150.00
4	Install 8" Water Gate Valve Per COLS Std Dtl W-08, W-09 (added at Blow Off Location)	EA	1	\$5,028.82	\$5,028.82	\$4,200.00	\$4,200.00
5	Install 8" 11.25 Degree Bend Per COSL Std Dtl W-13	EA	2	\$1,676.28	\$3,352.56	\$1,500.00	\$3,000.00
6	Install 8" 22.5 Degree Bend Per COSL Std Dtl W-13	EA	1	\$1,676.28	\$1,676.28	\$1,500.00	\$1,500.00
7	Install 8" 45 Degree Bend Per COSL Std Dtl W-13	EA	2	\$1,676.28	\$3,352.56	\$3,500.00	\$7,000.00
8	Install 10" x 8" x 10" Tapping Sleeve and Valve	EA	1	\$8,381.36	\$8,381.36	\$8,500.00	\$8,500.00
9	Install 8" X 10" Reducer	EA	1	\$1,396.89	\$1,396.89	\$1,200.00	\$1,200.00
10	Install Blow off per COSL Std Dtl W-02	EA	1	\$3,352.55	\$3,352.55	\$4,750.00	\$4,750.00
11	Install Long Vertical Realignment under Drainage (4-45 degree bends and ARV) Slurry Backfill Crossing	EA	1	\$11,175.15	\$11,175.15	\$19,200.00	\$19,200.00
12	Rock Excavation *	CY	160	\$279.38	\$44,700.80	\$200.00	\$32,000.00
13	Install 4-inch Conduit from the Transformer pad to Building	LF	60	\$39.11	\$2,346.60	\$30.00	\$1,800.00
14	Install APS Transformer Pad	EA	1	\$2,793.79	\$2,793.79	\$1,500.00	\$1,500.00
15	Install 12'x12' Power House Well Building - Complete Per Detail Sheet 3B. Include all Fixtures and Electrical Service	LS	1	\$33,525.45	\$33,525.45	\$52,000.00	\$52,000.00
16	Force Account	F.A.	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Grand Total					\$181,791.29		\$217,800.00

Project Name: Show Low Bluff Well #17 Project No. W-2723

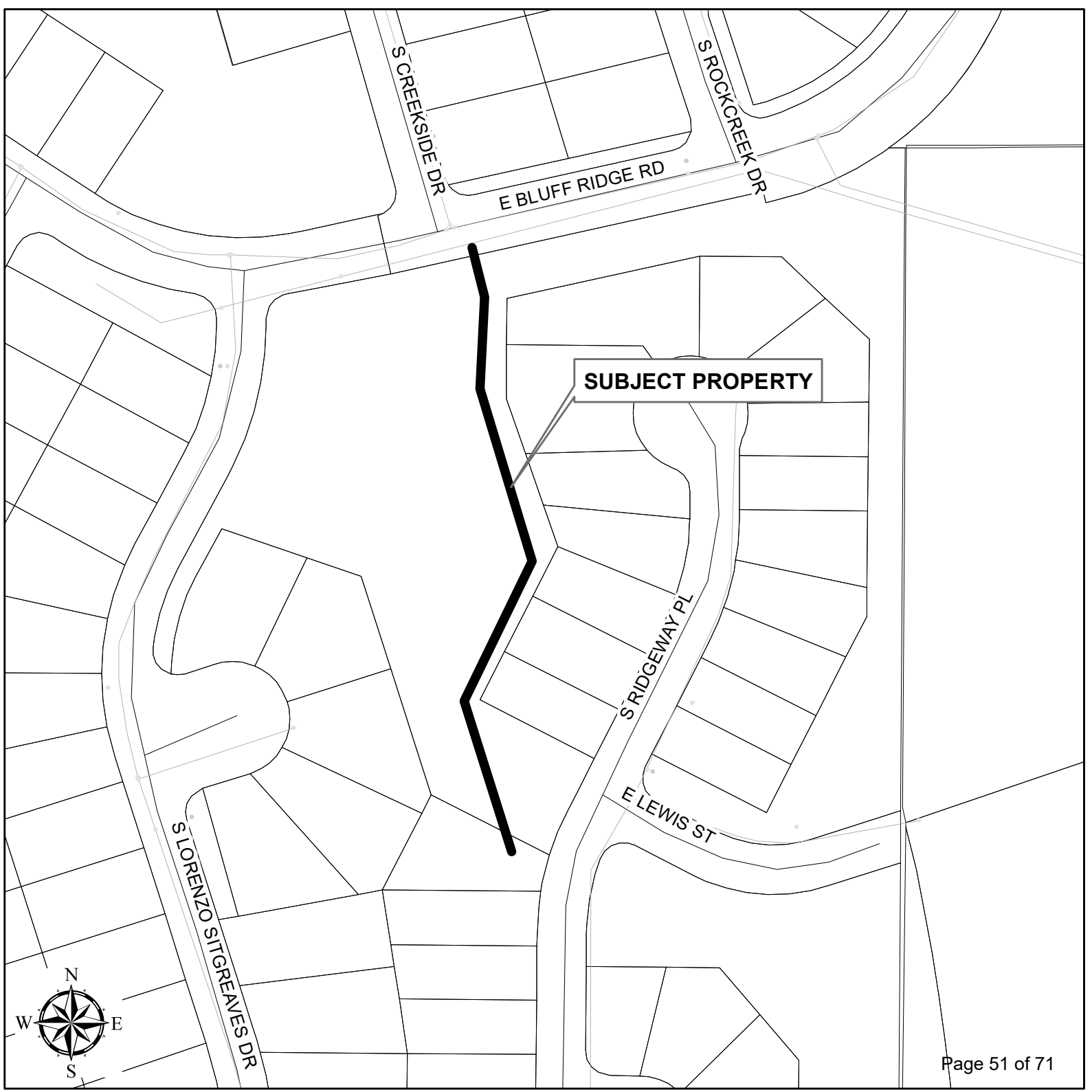
Bid Opening Sept 12, 2023 @ 2:00 PM

	BID SCHEDULE A			Central Arizona Civil Construction	3	Western Grade	4
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$22,000.00	\$22,000.00	\$10,216.14	\$10,216.14
2	Traffic Control	LS	1	\$4,000.00	\$4,000.00	\$16,000.00	\$16,000.00
3	Install 8" C-900 PVC Water Main Per COSL Std Dtl W-06	LF	675	\$180.00	\$121,500.00	\$226.75	\$153,056.25
4	Install 8" Water Gate Valve Per COLS Std Dtl W-08, W-09 (added at Blow Off Location)	EA	1	\$2,600.00	\$2,600.00	\$2,260.04	\$2,260.04
5	Install 8" 11.25 Degree Bend Per COSL Std Dtl W-13	EA	2	\$900.00	\$1,800.00	\$827.96	\$1,655.92
6	Install 8" 22.5 Degree Bend Per COSL Std Dtl W-13	EA	1	\$900.00	\$900.00	\$850.57	\$850.57
7	Install 8" 45 Degree Bend Per COSL Std Dtl W-13	EA	2	\$900.00	\$1,800.00	\$855.09	\$1,710.18
8	Install 10" x 8" x 10" Tapping Sleeve and Valve	EA	1	\$4,800.00	\$4,800.00	\$4,522.13	\$4,522.13
9	Install 8" X 10" Reducer	EA	1	\$900.00	\$900.00	\$1,826.15	\$1,826.15
10	Install Blow off per COSL Std Dtl W-02	EA	1	\$2,400.00	\$2,400.00	\$2,161.17	\$2,161.17
11	Install Long Vertical Realignment under Drainage (4-45 degree bends and ARV) Slurry Backfill Crossing	EA	1	\$6,700.00	\$6,700.00	\$5,206.25	\$5,206.25
12	Rock Excavation *	CY	160	\$110.00	\$17,600.00	\$397.90	\$63,664.00
13	Install 4-inch Conduit from the Transformer pad to Building	LF	60	\$20.00	\$1,200.00	\$15.54	\$932.40
14	Install APS Transformer Pad	EA	1	\$3,895.00	\$3,895.00	\$1,200.00	\$1,200.00
15	Install 12'x12' Power House Well Building - Complete Per Detail Sheet 3B. Include all Fixtures and Electrical Service	LS	1	\$80,000.00	\$80,000.00	\$55,538.00	\$55,538.00
16	Force Account	F.A.	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
	Grand Total				\$282,095.00		\$330,799.20

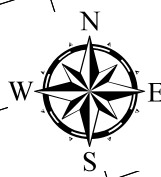


SUBJECT PROPERTY





SUBJECT PROPERTY



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Contract for Headworks Building City of Show Low Project FM-1324 (Bill Kopp)

RECOMMENDATION

I **MOVE** to approve the construction contract to LD&B, LLC for the reconstruction of the Headworks Building City of Show Low Project FM-1324 in an amount not to exceed \$ 267,853.92 and associated budget transfers.

BACKGROUND

The existing headworks building at the City's Wastewater Treatment Plant (WWTP) was constructed in 1986. This building houses the coarse screens at the effluent entry point of the WWTP. Recently, some ceiling material began falling off the underlying structural steel. This revealed that the structure was in a high state of deterioration. The caustic environment in the building caused the structure to become unsafe to use. As a temporary measure, the walls and roof of the building were shored up with a wood structure. Staff budgeted funds in the 2023-2024 budget to reconstruct this building.

The scope of the project included the removal of the existing steel building and the construction of a new building over the remaining foundation. The construction is complicated because it must be completed while the equipment remains in place and continuously operates. In order to protect the new steel structure from the caustic environment, galvanized steel will be used. The structure will also be coated with a high-density polyethylene spray foam.

Staff advertised the project for bid per statutory requirements. Two bids were received. The results are as follows.

<u>Contractor</u>	<u>Total Bid</u>
LD&B, LLC	\$267,853.92
Pointe Companies	\$374,400.00

Staff recommends approving the construction contract to LD&B, LLC Construction for the reconstruction of the Headworks Building City of Show Low Project FM-1324 in an amount not to exceed \$267,853.92 and associated budget transfers.

ATTACHMENTS

1. LD&B Proposal

FISCAL IMPACT

Anticipated cost: \$267,853.92

Funding source (account no.): Headworks Building (42-755-180-1620-0000/7552427)

Description	Account	Approved Budget	Transfer	Amended Budget
Wastewater Capital Carry Over	42-755-495-7000-0000	\$246,015	(18,023)	\$227,992
Headworks Building	42-755-180-1620- 0000/7552427	\$250,000	18,023	\$268,023
Total		\$496,015		\$496,015

LD&B, LLC.

PO Box 269 Show Low AZ 85902

Letner Design & Build

www.ld-b.com

Headworks Building Reconstruction Project # FM-1324

City of Show Low

September 5, 2023

Below is a list of items INCLUDED in this Proposal based on the plans and specification provided the City of Show Low

• Building Demo and Removal	\$29,900.00
• Metal Building Structure	\$44,160.00
• Labor to Erect Building Structure	\$41,860.00
• Metal Coating	\$25,300.00
• Temporary Scaffold	\$12,075.00
• Temporary Structure Supports	\$5,750.00
• Interior Wall Panels	\$9,200.00
• Building Engineering	\$5,175.00
• Electrical Demo and Re Installation	\$9,775.00
• Roll Up Door	\$5,175.00
• Anchor Bolts and Special Inspections	\$4,025.00
• Safety Hazmat Equipment	\$4,025.00
• Provide all necessary equipment and tools and consumables.	\$9,200.00
• Overhead and General Conditions	\$26,820.00
• Bonds	\$23,244.00
• Sales Tax	\$12,169.92

The Estimate Total is:

\$267,853.92

LD#B, LLC.

PO Box 269 Show Low AZ 85902

Letner Design & Build

www.ld-b.com

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

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

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

- Underground utilities, drains or other items to be moved, relocated, or re positioned
- Landscaping
- Building Furniture or equipment
- Building Permits or Impact Fees
- Course of Construction Insurance

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

Respectfully,



Jacob Letner

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Contract for Construction of Eight Pickleball Courts and Associated Improvements (Bill Kopp)

RECOMMENDATION

I **MOVE** to approve the construction contract to Hellas Construction for the construction of eight pickleball courts and associated improvements in an amount not to exceed \$855,180.00.

BACKGROUND

In 2019, the City built four pickleball courts and made improvements to other recreational facilities within the Show Low City Campus. As the popularity of pickleball has increased in recent years, the need for additional courts to accommodate player demand has become apparent.

At its regular meeting on January 17, 2023, the City Council approved resolutions authorizing the City to accept a total of \$572,000.00 in grant funding from Arizona State Parks Land and Water Conservation Fund and Arizona State Parks Heritage Fund to construct eight pickleball courts and associated improvements. The grant funds became available in September 2023. The City Council also approved up to \$394,100.00 in matching funds. The 2023-2024 Budget included \$864,100.00 for this project. The improvements include site work, sidewalks, ramadas, drainage, fencing and windscreens, post-tensioned concrete slab, court surfacing and striping, light bases and conduit for future court lighting, and seating.

Staff has used a cooperative purchasing agreement, Sourcewell, for procurement of the project. The cooperative purchasing program allows participating public agencies to take advantage of competitive bids for construction services. Hellas Construction is a pre-selected contractor that participates in this program. Engineering staff provided plans for the facility, and Hellas Construction prepared a project scope and associated fees from these drawings. The total cost of the improvements is \$855,180.00.

Staff recommends approving the construction contract to Hellas Construction for the construction of eight pickleball courts and associated improvements in an amount not to exceed \$855,180.00.

ATTACHMENTS

1. Pickleball Schedule of Values
2. Hellas Proposal

FISCAL IMPACT

Anticipated cost: \$855,180.00

Funding source (account no.): 8 Pickleball Courts (22-445-495-7300-2449/4452449)

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	E SCHEDULED VALUE	F WORK COMPLETED		H MATERIALS PRESENTLY STORED	I TOTAL COMPLETED AND STORED TO DATE	J % (G + C)	K BALANCE TO FINISH (C - G)	L RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Tax	43,652.00							
2	Mobilization	110,659.00							
3	Demolition	17,067.00							
4	Excavation	28,047.00							
5	Site Drainage	3,799.00							
6	Vertical Drain System	1,314.00							
7	Concrete Work	83,691.00							
8	Miscellaneous- Benches & Shade Structure	63,874.00							
9	Fencing	125,025.00							
10	Electical/Lighting	73,033.00							
11	Pickleball Surfacing	305,019.00							
12									
13									
14									
15									
16									
17									
18									
19									
	GRAND TOTALS	\$855,180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



September 12th, 2023

Shannon Adams, Grants Coordinator
City of Show Low
180 N 9th Street, Show Low, AZ 85901
928.532.4028
sadams@showlowaz.gov

RE: Show Low City Campus
Pickleball Courts Proposal

Hellas is pleased to provide you with this proposal. Pricing is based on Hellas' current cooperative contract entitled Purchase via Purchase via Sourcwell Contract 060518-HLC – Athletic Surfacing with related materials supplies, installation, and services. Through this contract, Hellas' products have been competitively and lawfully bid providing member schools and agencies with quality and preferential pre-priced products and services.

General Conditions

Hellas will:

1. Provide project Insurance, Supervision and Mobilization.
2. Provide construction surveying, layout and staking.
3. Provide performance and payment bonds.
4. Provide, prior to construction, construction drawings.
5. Provide, prior to construction, all required submittals.
6. Includes, GRT 8.80%.
7. Includes Davis-Bacon Wages.
8. Includes Temporary Fencing and Site Security.
9. Provide final punch-out and clean-up of the completed project.

BASE PROPOSAL

Pickleball Courts

Sitework

Hellas scope of work:

1. Construct one (1) construction entrance.
2. Excavation to subgrade. Excavated materials will be disposed off site.
3. Removal and disposal of existing fence.





Concrete Flatwork

Hellas scope of work:

1. Flatwork - Construct $\pm 7,570$ square feet of 5" thick concrete flatwork/sidewalk with 4" ABC base.
2. Concrete Ramada – Construct two (2) of approximate ± 576 square feet of 5" thick concrete slab with 4" ABC base.

Field Drainage System

Hellas scope of work:

1. Drainage Ditch – Construct 600 lineal feet of 1' slope drainage ditch across the site as required.
2. HDPE Collector Piping – Provide and install the following HDPE pipe: 12" - 90 lineal feet, this includes all the field drainage.

Fence

Hellas scope of work:

1. Furnish and install approximately 1,084 linear feet of 8' tall black vinyl coated chain link fence with windscreen, with 2 single leaf gates for each court bank.

Post Tensioned Slab

Hellas will:

1. Provide and place 2" of fines for a leveling course.
2. Provide and place 10mil vapor barrier.
3. Construct approximately 19,180 square feet of post tensioned slab, with tendon spacing per engineering.

Miscellaneous

Hellas will:

1. Furnish and install eight (8) 5' wide Courtside Pickleball Benches.
2. Furnish and install two (2) Ramada Shade Structure - Each Area @ 10' x 20' x 12' ht. 4-Pole HIP Fabric Shade Structure.

Lighting

Hellas will:

1. Install 16 pole bases for a 16' poles. Install a 240V 20A circuit for each row of 4 pole bases, this includes a 240V 20A circuit breaker for each circuit. Install the 2" conduit with all 4 circuits from the existing panel to the in-ground junction box as shown in the drawings provided.
2. All calculations were based on 240V being available at the existing panel shown in the drawings provided.



Athletic Equipment

Hellas will:

1. Furnish and install eight (8) sets of 3" Edwards Classic Net Posts and Nets for Pickleball.

PB Court Surfacing (19,180 SF)

Hellas will:

1. Clean off each court with a pressure washer and blower to remove all dirt and debris and acid wash the new concrete surface. All bird baths will be patched with TPS 5000® Rhinofill crack filler.
2. Apply one (1) coat of TPS 5000® Acrylic Surface at a rate of 0.7 gal/SY. Silica sand shall be mixed to achieve a medium to slow ball speed.
3. Apply two (2) coats of TPS 5000® Fortified Acrylic Color Coating.
4. Layout and paint 2" wide lines using Line Tape Sealer as a primer coat to ensure razor sharp edges. Paint shall be TPS 5000® White Line Paint and painted in accordance to USTA specifications.

Base Proposal Price

\$ 855,180.00

****Pricing valid for 14 days from the date of this proposal.***

EXCLUSIONS

1. Any item of work not specifically listed above.
2. Any form of subgrade stabilization.
3. Any work related to stair railings.
4. Poor subgrade soils – Hellas will proof roll subgrade to check for subgrade soil stability. Any failing subgrade remediation will be negotiated between owner and contractor. ***Hellas will perform a Geotechnical investigation of the site to determine the nature of the existing subgrade soils and make recommendations for any subgrade stabilization requirements. Pricing to be adjusted to recommendations of new report performed.***
5. Relocating the 2" electrical conduit. Note #7 on sheet 7 of 8.
6. Any additional labor or material other than what is mentioned above.
7. Standing of the light poles or installing the light fixtures.
8. Rock excavation or haul off.
9. Any embankment or processing of imported soils.
10. SWPPP/Erosion control.
11. Any asphalt paving.
12. Engineering.
13. Construction materials inspection and testing.
14. Any Allowances or Contingencies.
15. Union wages.



16. Owner shall provide ingress/egress for ALL personnel, equipment and materials; typical construction traffic shall be expected for the duration of this contract. Contractor NOT responsible for damage due to typical construction traffic ingress/egress to the construction site.
17. Owner to supply secure laydown area for Hellas materials. Hellas will provide materials security.
18. Hellas shall take reasonable care to protect pavement and all other site improvements. Owner shall provide a safe access for site location.

Notwithstanding anything to the contrary in any of the Contract documents, under no circumstances shall the Performance bonds, maintenance bonds or the obligations of the Surety be liable for any warranty obligations that exceed 2 years from the date of substantial completion as defined in the Contract documents.

Hellas looks forward to the award of this project and is eager to work with you.

A handwritten signature in black ink, appearing to read "Ashish", written in a cursive style.

Ashish Kachakayala
Estimator,
Hellas Construction

COLOR RENDERING FOR
CONCEPTUAL PURPOSES ONLY



Hellas Construction, Inc. (P) (512) 250-2910
12000 West Parmer Lane (F) (512) 250-1960
Austin, TX 78613 hellasconstruction.com

OWNER:
City Of Show Low
Campus Park
760 E McNeil, Show Low, AZ. 85901

PROJECT:
PICKLEBALL COURT SURFACING

PROJECT LOCATION:
SHOW LOW, ARIZONA

TPS COURT SURFACES



COMMENTS:

Drawing scale accurate ONLY when printed on 11x17
paper. For visual purposes only, actual colors may vary.

CREATED BY: DSR

All drawings and written material appearing herein
constitute original unpublished work, and may not be
duplicated, used or disclosed without the written
consent of Hellas Construction, Inc.

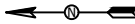
DATE:
JULY 20, 2023

REVISION:
-

SHEET TITLE:
COLOR RENDERING

SHEET NUMBER:
1

© 2023



SCALE: 1:30
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**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Sisterhood Agreement between the City of Imuris, Sonora, Mexico and City of Show Low (Anna Atencio)

RECOMMENDATION

I MOVE to enter into the Sisterhood Agreement with the City of Imuris, Sonora, Mexico and authorize the Mayor to sign said agreement.

BACKGROUND

In early 2023, City staff was contacted by the staff of the Consul General of Mexico, Jorge Mendoza Yescas, about entering a Sister Cities agreement with a city in Mexico. The Sister City would be similar in size and economic goals. The City of Imuris, of the State of Sonora, of the United Mexican States was identified.

Imuris has approximately 11,000 inhabitants. Imuris sits on a hill that is a junction between highways from Cananea to the east and Nogales to the north. Agriculture, cattle raising, and industry are the main economic activities.

Imuris is about five and a half hours from Show Low. Many residents of Sonora spend time in the winter in Show Low and the White Mountains.

The City of Show Low and Imuris have expressed a mutual interest in strengthening ties and friendships and working cooperatively on commercial and social projects.

The Sisterhood agreement allows for the sharing of knowledge and approaches in business, education, culture, and technology. The Agreement sets forth objectives in business, culture, tourism, government development, and education, which are encouraged but are not required.

The Sisterhood Agreement holds opportunities that would benefit both Cities.

ATTACHMENTS

1. Imuris-Show Low Sisterhood Agreement

FISCAL IMPACT

N/A

**SISTERHOOD AGREEMENT BETWEEN THE CITY OF ÍMURIS OF THE STATE
OF SONORA OF THE UNITED MEXICAN STATES AND THE CITY
OF SHOW LOW OF THE STATE OF ARIZONA OF THE
UNITED STATES OF AMERICA**

The City of Ímuris of the State of Sonora of the United Mexican States and the City of Show Low of the State of Arizona of the United States of America, hereinafter referred to as “the Parties”;

CONSIDERING their interest to strengthen the friendship ties and cooperation that join both Parties;

ACKNOWLEDGING that the cities have the intention to develop collaborative activities, under the law provisions of the United States of America and the United Mexican States, with particular attention to the terms related to business exchange, commerce, culture and craftsmanship;

DECLARING their decision to strengthen their relationship of collaboration through the proper legal channels;

CONVINCED of the importance of establishing mechanisms that contribute to the development and strengthening of bilateral cooperation, as well as the necessity to execute projects and actions that are effective in the commercial and social development of both Parties;

Have agreed to the following:

**ARTICLE I
Objective**

The objective of the present Agreement is to formalize the sisterhood between the Parties, to foster agreement and understanding between them and the institutions in their respective territorial areas, to intensify common efforts, and to promote the exchange of experiences and execution of common activities.

**ARTICLE II
Areas of Cooperation**

To reach the objective of the present Agreement, the Parties ~~shall~~ carry out cooperative activities, specifically directed, but not limited to the following s:

- a) business, investments and commerce through the promotion of the competitive advantages of the Parties and use of the strategic location of Show Low which makes it the fastest growing employment and commercial hub in the White Mountains area and northeast Arizona.
- b) Cultural, through the promotion and analysis of joint projects for citizens to strengthen the love for their cities and towns of origin. Similarly, promote a plan of exchange of products and services. In this plan, Ímuris shall collaborate by exporting its unique food products and Show Low shall help with the commercialization of these products in other areas of northern Arizona.
- c) Tourism, through the promotion of Show Low's aviation services. Creating a short trip from Show Low to Ímuris. The easy access to the freeway that goes through Phoenix and Tucson facilitates the trip to Ímuris by car or bus, creating a complete experience across Arizona.
 - On the Ímuris side, and other parts of Sonora, visits to the White Mountains of Show Low can be promoted to encourage tourism at the local level.
 - In Show Low, we may promote sites of interest such as the rock paintings on Agua Caliente hill, emphasizing the culture and history of the Himeris Indians.
 - In Show Low, we may promote the annual fishing tournaments at the COMAQUITO dam in Ímuris, where fishermen from northern Arizona can participate.
 - Through the program titled "VIVA ÍMURIS" which has the purpose of promoting Ímuris and all its attractions to local, national, and international public, we may add cultural and tourism promotion of Show Low as the Sister City of Ímuris.
- d) Government development through the human resources improvement of the Parties.
- e) Education, through the promotion and exchanges at a basic level, in middle or high school with the purpose of learning each other's language. Further in to the collaboration, a plan within the approved academic programs shall be developed to include a yearly exchange.

ARTICLE III

Modalities of Cooperation

The Parties agree that the activities of cooperation referred to in this Agreement shall be carried out through the following modalities:

- a) exchange of economic data and relevant information;
- b) collaboration in the search of partnerships and in the execution of joined promotional initiatives, as well as expositions, with the purpose to strengthen projects already determined;
- c) cooperation between public and private institutions of the parties;
- d) cultural, artistic and sports exchanges;
- e) any other modalities that the Parties may agree upon.

The Parties shall carry out the modalities of cooperation, referred to in this Article, in accordance to their respective faculties, subject to the political and economic laws and regulations of their respective Governments.

The operation of this Agreement shall not be conditioned to the fact that the Parties establish projects in all modalities of cooperation, nor will they be obliged to collaborate in those with respect to which there is an internal prohibition derived from a law, institutional regulation or custom.

ARTICLE IV

Annual Action Programs

In order to achieve the objectives of the present Agreement, the Parties agree to formulate, through prior discussion, Annual Action Programs (AAP's), which shall become an integral part of the present Agreement once they are formalized.

The AAP's shall be integrated with specific projects or activities, which must reference each of the following aspects:

- a) objectives and activities to develop;
- b) work agenda;
- c) profile, quantity and duration of the assigned personnel to objectives and activities;
- d) responsibility of each Party;

- e) assignment of materials, personnel and financial resources;
- f) evaluation mechanism, and
- g) any other appropriate information.

The Parties shall meet annually in order to evaluate the results derived from the present Agreement and to propose new guidelines for the development of projects of mutual interest.

The Parties shall produce progress reports of achievements based on the present Agreement and shall communicate them to their respective Foreign Affairs Ministries, as well as the bilateral departments determined by mutual agreement.

The Parties agree to formulate the first Action Program within sixty (60) days after the signing date of the present Agreement.

ARTICLE V

Collaboration of Additional Proposals

Notwithstanding the AnAP's referred to in Article V of the present Agreement, each Party may formulate additional proposals, as they may arise during the implementation of the cooperation activities predetermined through the AAP.

ARTICLE VI

Coordination and Follow-Up Mechanism

For the establishment of a mechanism for the coordination, supervision and evaluation of the activities carried out under the present Agreement, as well as to assure the best conditions for its execution, a Working Group, integrated by representatives of both Parties, shall be established, and coordinating each parties' activities the following areas:

On behalf of the City of Ímuris of the State of Sonora of the United Mexican States is designated the Secretariat in session of the Honorable City Hall of Ímuris;

On behalf of the City of Show Low of the State of Arizona of the United States of America, is designated the Office of Community Services of Show Low;

The Working Group shall meet periodically in a location agreed upon by the Parties, in order to evaluate the activities derived from the application of the present Agreement. The Working Group shall have the following functions:

- a) make the necessary decisions in order to carry out the objectives of the present Agreement;
- b) identify the areas of common interest in order to elaborate and formulate the AAP's;
- c) orientate, organize and formulate relevant recommendations in order to fulfill the activities of cooperation in accordance with this Agreement;
- d) receive, examine and approve the progress reports in the areas of cooperation within the present Agreement, and
- e) any other functions that the Parties may agree upon.

ARTICLE VII

Financing

The Parties shall finance the activities referred to in the present Agreement with the assigned resources in their respective budgets according to the availability and terms of their legislation. Each Party shall pay the expenses related to its participation, except in the case that alternate financial mechanisms may be used for specific activities, if considered appropriate.

ARTICLE VIII

Information, Material and Protected Equipment

The Parties agree that information, material and protected equipment deemed classified by national legislation for national security or foreign relation purposes of either Party, shall not be subject to transfer within the present Agreement.

When undertaking activities pursuant to this Agreement, any information, material and equipment which require or could require protection and classification is identified, the Parties shall inform the adequate authorities and establish in writing, the corresponding measures.

The transference of information, material and equipment, which is not protected or classified, but which exportation is regulated by one of the Parties, shall be done according to the applicable national legislation and should be identified, along with its intended use or subsequent transference. If any of the Parties consider it necessary, measures shall be taken to prevent the non-authorized transference or re-transference of such property.

ARTICLE IX

International Instruments

The cooperation referred to in the present Agreement shall not affect the rights and duties which the Parties have acquired regarding other international instruments.

ARTICLE X

Intellectual Property

If as a result of actions carried out in accordance with this Agreement, products of commercial value and/or rights of intellectual property are generated, these shall be determined by the applicable national legislation, as well as the international conventions, which are binding for the United Mexican States and the United States of America.

ARTICLE XI

Participating Personnel

The personnel assigned by each Party for the execution of cooperation activities under the present Agreement, shall continue under the direction and dependence of the institution to which he/she pertains, and shall not create any labor relation with the other Party, which in no case shall be considered as a substitute employer.

The Parties shall consult their respective authorities in order to facilitate the entry and departure of the personnel that officially participate in the cooperation activities derived from the present Agreement. Such participating personnel shall be subject to the immigration, tax, customs, sanitary and national security laws of the receiving country and may not partake in any activity other than those pertaining to their functions.

The Parties shall promote that their personnel participating in the cooperation activities in accordance with the present Agreement have medical, personal damage and life insurance, so that, if a damage results from such activities derived from the present Agreement, repair or indemnification shall be covered by the corresponding insurance company.

ARTICLE XII

Disputes Settlement

Any difference or divergence derived from the interpretation or application of the present Instrument shall be resolved by both Parties in common agreement.

ARTICLE XIII
Final Provisions

The present Agreement shall come into force from the date of its signature and shall remain in force for a five (5) year period, and may be renewed for equal periods, by evaluation and acceptance by both Parties through written communication, addressed to the other Party, six (6) months in advance.

The present Agreement may be modified by mutual consent of the Parties, by formalizing it through written communications and specifying the date of its enforcement.

Either of the Parties may, at any moment, terminate the present Agreement by a written notification given to the other Party sixty (60) days in advance.

The anticipated termination of the present Agreement shall not affect the completion of the activities, formalized while it was in force.

Signed in the City of Scottsdale, Arizona, the twenty-eight of September of two thousand twenty-three, in two original and official copies in the Spanish and English languages, all texts being equally authentic.

**FOR THE CITY OF ÍMURIS,
OF THE STATE OF SONORA
OF THE UNITED MEXICAN STATES**

**FOR THE CITY OF SHOW LOW, OF THE
STATE OF ARIZONA
OF THE UNITED STATES OF AMERICA**

**JESUS LEONARDO GARCÍA ACEDO
MAYOR**

**JOHN LEECH
MAYOR**