

SHOW LOW CITY COUNCIL
REGULAR MEETING - TUESDAY, JUNE 2, 2026

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low City Council and to the general public that a **Regular Meeting** of the Show Low City Council will be held on Tuesday, June 2, 2026, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

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

5. **CALL TO THE PUBLIC:**

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

6. **SPECIAL EVENTS:**

- A. Presentation Regarding Arizona Alpine Trail Master Plan

7. **CONSENT CALENDAR:**

- A. Consideration of Minutes of Show Low City Council meetings:
 1. Regular Meeting of May 26, 2026

8. **NEW BUSINESS:**

- A. Consideration of Ordinance No. 2026-04, Authorizing Purchase of Real Property known as a portion of APN 210-13-060F from Grit AZ, LLC (Shannon Adams)
- B. Consideration of Ground Lease Agreement with Cellco dba Verizon for Light Pole Cell Tower at Frontier Field (Anna Atencio)
- C. Consideration of Resolution No. R2026-14 Adopting Tentative Budget and Establishing Expenditure Limitation for Fiscal Year Ending June 30, 2027 (Justin Johnson)

9. **AT THIS TIME, THE CITY COUNCIL WILL RECESS INTO A SPECIAL MEETING OF THE SHOW LOW BLUFF COMMUNITY FACILITIES DISTRICT BOARD TO ADOPT THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-27 FOR THE DISTRICT:**

10. **SUMMARY OF CURRENT EVENTS:**

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

11. **SCHEDULE OF MEETINGS:**

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

12. **ADJOURNMENT:**

SCHEDULED MEETINGS/EVENTS:

<u>DATE</u>	<u>TIME</u>	<u>EVENT NAME</u>
06/02/2026	7:00 PM	CITY COUNCIL - REGULAR MEETING
06/02/2026	7:00 PM	SHOW LOW BLUFF CFD BOARD - SPECIAL MEETING
06/09/2026	7:00 PM	P&Z COMMISSION - REGULAR MEETING
06/16/2026	7:00 PM	CITY COUNCIL - REGULAR MEETING
06/16/2026	7:00 PM	SHOW LOW BLUFF CFD BOARD - SPECIAL MEETING
06/23/2026	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.

Rachael Hall, City Clerk

I, Rachael Hall, do hereby certify that the foregoing notice was posted on May 29, 2026.

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, MAY 26, 2026, AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

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

2. Roll Call.

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

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Greg Westover, Police Chief; Justen Tregaskes, Planning and Zoning Director; Shane Hemesath, Public Works Director; Mike Mariscal, Community Services Director; Chris Reid, City Engineer; Mischa Steinbrecher, Finance Manager; and Rachael Hall, City Clerk.

GUESTS: Ron and Kay Ozog, Kate Woitus, Elizabeth Nova, Rita Martel, Mark and Laura Tippets, Jose and Mary Ramirez, Peter Wulff, Ryan and Rhonda Ellsworth, Doug Roberts, Tia Owens, Carolyn and Grant Brewer, Carisse Brewer, Rick and Lenore Jones, Lynsi MacGregor, Mike Harvey, Ed Neese, and others.

3. Invocation.

Councilman Judd gave the invocation.

4. Pledge of Allegiance.

Councilman Clark gave the invocation.

5. **CALL TO THE PUBLIC:**

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

Doug Roberts, 1441 North 36th Drive, said the Annual Burger Burn would be held

on June 5 at Hatch Toyota Dealership, and the Cruzin' the Rim Car Show would be held on June 6 at Frontier Field.

6. **SPECIAL EVENTS:**

- A. Recognition of Winners of the Kids ROCK Poster Contest and Presentation of Prizes

Ms. Hall gave a brief overview of the Kids ROCK program.

The Council presented gift baskets to the winners of the Kids ROCK poster contest.

- B. Presentation and Crowning of the 2026 Show Low Rodeo Queen

The Council crowned Harper Reidhead as the 2026 Show Low Rodeo Queen.

- C. Presentation of Outstanding Service Award to Kathleen Harvey

Vice Mayor Kakavas gave an overview of all that Kathleen Harvey had done for the Show Low Community.

The Council presented the Outstanding Service Award to Ms. Harvey.

7. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming May 17 through 23, 2026 as **Public Works Week** in the City of Show Low (Rachael Hall)

- B. Consideration of Memorandum of Understanding with Department of Homeland Security for Web Services through E-Verify Employer Agent (Justin Johnson)

- C. Consideration of Resolution No. R2026-12 Approving First Amendment to Intergovernmental Agreement with Maricopa County Sheriff's Office Sworn Officer Training Academy (Greg Westover)

- D. Consideration of Resolution No. R2026-13 Approving an Intergovernmental Agreement with White Mountain Apache Tribe (Morgan Brown)

- E. Consideration of Minutes of Show Low City Council meetings:

1. Regular Meeting of May 5, 2026

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

AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

8. NEW BUSINESS:

- A. Consideration of Appeal of Conditional Use Permit 602-04-281 Submitted by David Owens to Allow for Shipping Containers on Properties Identified as Assessor's Parcel Numbers 210-16-044, 210-16-047, and 210-16-170B (Justen Tregaskes)

Mr. Tregaskes said that at its regular meeting of April 28, 2026, the Planning and Zoning Commission voted 5-1 (Commissioner MacGregor against, Commissioner Whipple declaring a conflict) to approve Conditional Use Permit (CUP) 602-04-281 submitted by David Owens to allow shipping containers on properties identified as A.P.N.s 210-16-044, 210-16-047, and 210-16-170B subject to specified conditions. This vote was taken following lengthy discussion by the Commission regarding the general condition of the property. Since the April 28 meeting, the applicant removed a semi-trailer from the subject property.

Mr. Tregaskes said that the placement of shipping containers in a commercial zone was permitted through a CUP subject to specified criteria. There were eight shipping containers on the subject properties, which were zoned Downtown Commercial. Ordinance 2003-03, adopted on May 20, 2003, updated the previous zoning code and allowed property owners to place shipping containers on commercial property subject to specified conditions. City Code section 19.25.060(H)(2) specified that shipping containers located in a commercial zoning district must maintain a minimum 100-foot distance from any right-of-way, have satisfactory screening, and receive a Conditional Use Permit (CUP). To adhere to these requirements, the applicant proposed installing a white, six-foot-tall, smooth metal fence to provide suitable screening and repositioning the shipping containers to exceed the necessary minimum setback of 100 feet from any right-of-way. A conceptual site plan was included for review.

Mr. Tregaskes said the conditions as approved by the Commission were:

1. All development shall comply with all applicable federal, state, and local requirements, including compliance with Section 19.25.060(H)(2) of City Code.
2. The shipping containers be painted a uniform neutral or natural color on all four sides.
3. The containers shall not be used for public rental or storage.
4. The fencing along the east side of the property be extended to encompass the entire western boundary of A.P.N. 210-16-048(D).
5. The fence shall be a neutral or natural color and not white.
6. The conditional use permit was not transferable to other property owners if the property was sold.
7. The Commission would put this on the schedule to be revisited in three

years.

8. The fence shall be erected within 60 days, unless, upon agreement and discussion with the City of Show Low, the timeline for the eastern fence could be extended based on a mutual partnership to build the fence with the City of Show Low.

Mr. Tregaskes said that on May 5, 2026, the City Clerk received an appeal from David Owens. Mr. Owens appealed the need for fencing on the east side of the property if he moved the container located on the east property line to the west side of the other containers, and the condition stating that the conditional use permit was not transferable. A copy of the notice of appeal was provided to the City Council. He said that City Code Title 19.20.080 addressed the process for appeals of conditional use permits and was attached.

Mr. Tregaskes said that based on this section of the City Code, the City Council may uphold the Commission Decision to issue CUP 602-04-281 with no changes to the conditions of approval, uphold the Commission Decision to issue CUP 602-04-281 and modify the conditions of approval, deny CUP 602-04-281, or elect to set the matter for a public hearing. The City Council was not bound by the record of the Commission's findings and/or decision in reaching its decision. The City Council's decision was final and became effective immediately.

Councilman Judd asked staff to summarize the issue regarding the storage containers on the property, noting that the Planning and Zoning Commission had authorized the containers to remain with conditions that they be moved, painted, and screened with fencing.

Mr. Tregaskes explained that there were currently seven shipping containers grouped together on the property, along with one additional container located separately along the east property line. He noted that the applicant, Mr. Owens, proposed relocating the separate container so it would be grouped with the others, reducing the need for fencing along the east property line. Staff reviewed site plans and photographs showing the containers, trailers, a school bus, and other storage items visible from surrounding streets and the nearby city parking lot.

Councilman Judd asked whether the property was zoned commercial and whether the issue was primarily related to screening requirements. Mr. Tregaskes confirmed the property was commercially zoned and explained that City Code allowed shipping containers on commercial property if they were located at least 100 feet from a public right-of-way and were adequately screened from public view. Mr. Tregaskes stated the containers met the setback requirements but required screening to comply with City Code.

Vice Mayor Kakavas asked whether a conditional use permit had been obtained when the containers were originally placed on the property. Mr.

Tregaskes responded that no permit had been obtained at that time and explained that the current owner inherited the property and the existing issue. Staff noted that Mr. Owens was the first property owner formally notified of the noncompliance.

Mayor Leech asked whether there was a limit to the number of shipping containers permitted on a property. Mr. Tregaskes explained that the current City Code did not specify a maximum number of containers but indicated the Planning and Zoning Commission may consider amendments to address that issue in the future.

Mayor Leech invited Mr. Owens to address the Council. Mr. Owens stated that the containers belonged to his brother, who lived out of state, and that he intended to eventually remove them. He acknowledged the property required cleanup and stated he was working to comply with city requirements. He also noted that he was 76 years old and was addressing the cleanup gradually.

Councilman Hatch discussed additional items stored on the property, including trailers, a school bus, and a well-drilling rig. Mr. Owens stated he intended to remove or dispose of those items as well.

Councilman Judd asked for clarification regarding the Planning and Zoning Commission's approval and the purpose of the appeal. Mr. Tregaskes explained that the Commission had approved the conditional use permit with several conditions, including revisiting the matter in three years, but that the applicant was appealing some of those conditions, particularly the fencing requirements.

Mayor Leech expressed concern about the visual impact of the containers adjacent to the City's future park and restroom improvements and stated that some type of screening may still be necessary. Staff clarified that conditions requiring review in three years were intended to provide an opportunity to revisit the matter if ownership changed or additional concerns arose.

Councilman Clark asked staff to explain the rationale behind additional conditions imposed by the Planning and Zoning Commission. Mr. Tregaskes stated the Commission's concerns focused on improving aesthetics and screening the containers from public view. He reviewed the proposed fencing conditions and explained that they were intended to screen the containers from 11th Avenue and adjacent public areas.

Councilman Clark thanked Mr. Owens and his family for their long-standing contributions to the community and acknowledged efforts already made to clean up the property, including removal of a trailer since the Planning and Zoning Commission meeting.

Mr. Owens explained that the cost of constructing the required fencing was significant and stated that relocating the separate container would reduce the

need for extensive fencing. He also noted that an existing block wall already provided some screening along the east side of the property.

Councilman Clark proposed an alternative approach that would allow the containers to remain temporarily under a CUP with a sunset provision requiring their removal within a specified time period. Councilman Clark suggested amending the Commission's decision, deleting conditions 4 through 8, retaining conditions 1 through 3, and adding a condition that the existing eight shipping containers be removed within 36 months. Mr. Owens said he would be in agreement with those conditions. Mayor Leech expressed support for the idea of a sunset clause and additional time for cleanup efforts.

Additional discussion occurred regarding fencing responsibilities between the City and the property owner, particularly adjacent to the planned park area. Councilmembers discussed whether the City would install fencing as part of the park improvements regardless of the CUP requirements.

COUNCILMAN CLARK MOVED TO AMEND THE COMMISSION DECISION AND APPROVE CUP 602-04-281 SUBMITTED BY DAVID OWENS TO ALLOW FOR SHIPPING CONTAINERS ON PROPERTIES IDENTIFIED AS A.P.N. 210-16-044, 210-16-047, AND 210-16-170B, WITH AMENDMENTS TO THE CONDITIONS OF APPROVAL WITH ONLY THE FOLLOWING CONDITIONS BE APPLIED: 1. ALL DEVELOPMENT SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, INCLUDING COMPLIANCE WITH CITY CODE REQUIREMENTS FOR SHIPPING CONTAINERS, 2. THE SHIPPING CONTAINERS SHALL BE PAINTED A UNIFORM COLOR ON ALL SIDES, 3. THE CONTAINERS SHALL NOT BE USED FOR PUBLIC RENTAL OR STORAGE, 4. THE EXISTING EIGHT SHIPPING CONTAINERS ON THE PROPERTY SHALL BE REMOVED WITHIN 36 MONTHS, AT WHICH TIME THE MATTER WOULD RETURN TO THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL IF NECESSARY; SECONDED BY MAYOR LEECH.

Discussion followed regarding the transferability of the permit and future ownership of the property. Councilman Clark stated that, regardless of ownership, the containers would still need to be removed within the 36-month timeframe.

PASSED 5 TO 2 WITH MAYOR LEECH, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR, AND VICE MAYOR KAKAVAS, AND COUNCILMAN HATCH WITH THE DISSENTING VOTES.

- B. Consideration of Award of a Construction Contract for Annual Slurry Seal 2026, City of Show Low Project No. 5005791 (Chris Reid)

Mr. Reid said that the City's 2027 fiscal year budget included a capital improvement project labeled "Annual Slurry Seal/Striping Maintenance" with a

construction budget of \$700,000. The scope of the work included furnishing all labor, materials, traffic control, and incidentals as may be required to place approximately 284,000 square yards of Slurry Seal on certain City streets and parking lots, and approximately 21,000 square yards of Seal Coat on certain City paths. The project also included replacing striping and pavement markings on certain City roadways and parking lots after the slurry resurfacing was applied and cured.

Mr. Reid said that the project was designed by City engineering staff with an engineer's estimate of \$636,800. The project was advertised for bids per statutory requirements, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
American Pavement Preservation, LLC	\$ 629,004.62
VSS International, Inc.	\$ 820,211.00
Sunland Asphalt & Construction, LLC	\$1,294,175.00

Mr. Reid said staff recommended awarding the construction contract for the Annual Slurry Seal 2026, City of Show Low Project Number 5005791, to American Pavement Preservation, LLC, for an amount not to exceed \$629,004.62. The agreement was drafted using a standard City contract.

COUNCILMAN WHIPPLE MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR THE ANNUAL SLURRY SEAL 2026, CITY OF SHOW LOW PROJECT NO. 5005791, TO AMERICAN PAVEMENT PRESERVATION, LLC, FOR AN AMOUNT NOT TO EXCEED \$629,004.62; SECONDED BY COUNCILMAN JUDD; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- C. Consideration and Acceptance of Changes to City Manager's Recommended Budget for Fiscal Year Ending June 30, 2027.

Mr. Johnson said at its annual department budget meeting on April 16, 2026, the City Council reviewed all FY2027 budget requests with staff. Since then, staff met multiple times to review additional budget requests as well as FY2026 project carryovers. Staff added additional requests to the FY2027 budget, including the items requested at the April 16 budget meeting and a request from Navajo County for additional funds for the prosecution agreement and the court clerk (approximately \$90,000). Staff also carried over all FY2026 projects that would not be completed prior to June 30, 2026. With these additions, the FY2027 budget exceeded the state mandated annual expenditure limitation (AEL) by \$1,873,834.

Mr. Johnson said to complicate matters further, staff learned last week that grant funding for three of the four existing School Resource Officers (SROs) for the Show Low Unified School District (SLUSD) was not approved due to a

lack of state funding. The only SRO position that was approved is at Show Low High School. The City Manager spoke with the Show Low School District Superintendent about this issue. SLUSD has identified the SRO position at Show Low Junior High as critical and verbally committed to paying half of the cost of this position. SLUSD did not have the funding to contribute to the SROs at Nikolaus Homestead Elementary or Whipple Elementary. If the City Council wished to keep the two SROs at the elementary schools, the City would have to pay the full amount. All four SRO positions were included in the proposed budget.

Mr. Johnson reminded the City Council that the AEL was in the state constitution and was the only issue in this case. The City had sufficient revenue to complete all requested budget activities. However, due to state law, the City was required to budget and spend less than the mandated AEL.

Mr. Johnson said that, to comply with state law, the FY2027 budgeted expenditures must be reduced by at least \$1,873,834. Staff provided four scenarios that would bring the budget into compliance.

Scenario #1 — Total net Reduction of \$1,921,000, \$47,166 under the expenditure limitation.

- Remove
 - Frontier Parking Expansion \$994,000
 - Meadow Parking Expansion \$409,000
 - CK Peterson Subdivision \$518,000

Scenario #2 — Total Net Reduction of \$2,168,000, \$394,166 under the expenditure limitation.

- Remove
 - Downtown Sidewalk Phase III \$400,000
 - CK Peterson Subdivision \$518,000
 - AMI Meters (Grant Funded) Net Expenditure Limitation Difference \$1,250,000
 - Expense \$2,500,000, Grant \$1,250,000
- Keep
 - Frontier Parking Expansion \$994,000
 - Meadow Parking Expansion \$409,000

Scenario #3 - Total Net Reduction \$2,244,000, \$470,166 under the expenditure limitation.

- Remove
 - Frontier Parking Expansion \$994,000
 - AMI Meter (Grant Funded) Net Expenditure Limitation Difference \$1,250,000
 - Expense \$2,500,000, Grant \$1,250,000
- Keep
 - Meadow Parking Expansion \$409,000
 - CK Peterson Subdivision \$518,000

- Downtown Sidewalk Phase III \$400,000

Scenario #4 - Total Net Reduction \$2,171,000, \$297,166 under the expenditure limitation.

- Remove \$3,171,000
 - Frontier Parking Expansion \$994,000
 - Meadow Parking Expansion \$409,000
 - CK Peterson Subdivision \$518,000
 - AMI Meter (Grant Funded) Net Expenditure Limitation Difference \$1,250,000
 - Expense \$2,500,000, Grant \$1,250,000
- Add to Event Center, \$1,000,000
 - Increase from \$7.5M to \$8.5M, in anticipation of the down payment for the metal building.

Mr. Johnson said to bring the FY2027 budget into compliance with state law, staff requested that the City Council select a preferred expenditure limitation scenario and provide direction on the number of School Resource Officers to include in the budget.

Councilman Whipple asked whether the City would lose the grant opportunity for the AMI meter project if the project was not funded in the current budget year. Mr. Johnson explained that the grant was part of a competitive annual process administered through WIFA and that there was no guarantee the grant program would continue or that the City would receive funding in future cycles. Councilman Clark asked for clarification regarding the CK Peterson subdivision project. Mr. Johnson explained that the subdivision project ranked eighth among road projects and was moved forward because larger projects ranked ahead of it exceeded available funding, while the CK Peterson project fit within the remaining budget capacity.

Mayor Leech asked whether the project rankings reflected road conditions. Staff clarified that the rankings were based on project prioritization criteria and not solely on pavement condition. Staff further explained that the CK Peterson roadway remained in fair condition and could potentially last a few more years before requiring reconstruction. Additional discussion indicated the roadway had recently been slurry sealed, carried relatively low traffic volumes, and ranked approximately four out of ten in condition.

Discussion then shifted to School Resource Officer (SRO) funding. Councilman Hatch asked whether the SRO positions included in the budget were grant funded or City funded. Mr. Johnson explained that the positions were included in the expenditure budget, but grant revenues had been removed except for one approved position. The remaining SRO positions would require City funding unless additional grants or school district participation became available.

Vice Mayor Kakavas asked how the City could proceed if the State later

approved additional SRO grant funding. Mr. Johnson explained that if the positions remained in the budget, the City could accept additional grant funds as unanticipated revenue, which would reduce the City's expenditure limitations.

Councilman Adams asked whether providing SRO services to the schools required reciprocal consideration from the school district. Ms. Atencio explained that the City currently had an intergovernmental agreement (IGA) with the school district governing SRO services and mutual facility use. She stated that a revised IGA could be drafted to address updated funding arrangements and operational benefits to both parties.

Councilman Adams also asked whether SROs were commonly assigned to elementary schools. Chief Westover explained that the Show Low Unified School District currently had an SRO assigned to every school, including elementary schools, and stated that such arrangements were not uncommon. He noted that prior to recent grant programs, SRO positions were commonly funded directly by local governments.

Councilman Clark asked how reductions to the proposed SRO program would impact police staffing. Chief Westover explained that eliminating the unfunded SRO positions would reduce the department workforce by two positions, including anticipated academy recruits scheduled to begin training in July.

Councilman Clark also asked what financial contribution the school district would make toward the proposed shared SRO position at the junior high school. Mr. Johnson estimated the district's share would be approximately \$75,000.

Mayor Leech asked Councilmembers for feedback regarding the various budget scenarios presented by staff. Councilman Clark stated that he supported removing the Frontier parking expansion and Meadow parking expansion projects from the Capital Improvement Program for the current year and requested that the CK Peterson subdivision project be prioritized in future budgets.

Councilman Clark further stated that he supported fully funding all proposed SRO positions, including those assigned to elementary schools, regardless of whether additional grant funding became available. He emphasized the importance of school safety and referenced concerns regarding school shootings and protecting students and staff.

Mayor Leech agreed with maintaining SRO staffing but expressed support for Scenario Four because it preserved additional funding flexibility for the future event center project. Other Councilmembers expressed varying preferences regarding the proposed scenarios, with Councilman Whipple emphasizing the importance of preserving the AMI meter grant opportunity.

Additional discussion occurred regarding the City's intergovernmental agreement with the school district. Councilman Clark raised concerns about cooperation between the City and the school district during ongoing criminal investigations on school property and stated that future agreements should include provisions to ensure access to necessary information and evidence while complying with FERPA requirements. Ms. Atencio agreed that the IGA should be updated to include enhanced cooperation provisions.

Mr. Johnson reminded Council that the draft budget currently included a full-time legal assistant position. He noted that previous discussions had included the possibility of a part-time position and requested direction from the Council so staff could finalize the tentative budget.

COUNCILMAN HATCH MOVED TO APPROVE SCENARIO NO. 4, ACCEPTING THE ASSOCIATED CHANGES TO THE MANAGER'S RECOMMENDED BUDGET, AND APPROVE FOUR SCHOOL RESOURCE OFFICERS (SROS) IN THE BUDGET, WITH A COMMITMENT FROM SHOW LOW UNIFIED SCHOOL DISTRICT TO PAY FOR HALF OF THE UNFUNDED SRO AT SHOW LOW JUNIOR HIGH, AND NEGATE THE LEGAL ASSISTANT POSITION; SECONDED BY VICE MAYOR KAKAVAS; PASSED 4 TO 3 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN HATCH VOTING IN FAVOR, AND COUNCILMAN CLARK, COUNCILMAN JUDD AND COUNCILMAN WHIPPLE WITH THE DISSENTING VOTES.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members
None.

B. Mayor

Mayor Leech reminded residents to drive with care.

C. City Manager

Mr. Brown said that Show Low Main Street's weekly Saturday Farmers' Market and Art Walk was on Saturdays from 9:00 a.m. to 1:00 p.m. at their new location near the Show Low Library parking lot, near 9th Street and Huning. The market would run through September 19.

Mr. Brown said that the annual Show Low Rodeo would be held June 5 and 6 at Linden Valley Arena, with events beginning each evening at 6:00 p.m. Friday night will feature the Junior Rodeo, followed by the Open Rodeo on Saturday evening. After Saturday's rodeo, attendees could enjoy a live concert featuring Arizona Peaches. Registration was now open.

Mr. Brown said that the City's annual Project Clean Sweep, which would continue with bulky-item pickup, would begin next week, June 1, and run through June 5. Citizens could also haul debris for free to the Lone Pine Transfer Station next week, starting on Monday and continuing through Saturday.

10. **SCHEDULE OF MEETINGS:**

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

Mr. Brown said that the next regular City Council meeting will be next week, on June 2.

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 MAY 26, 2026, AT 8:35 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 May 26, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Rachael Hall, City Clerk

MTG DATE: 6/2/2026
ITEM: 8.A

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Ordinance No. 2026-04, Authorizing Purchase of Real Property known as a portion of APN 210-13-060F from Grit AZ, LLC (Shannon Adams)

RECOMMENDATION

By unanimous consent, read Ordinance No. 2026-04 by title only, as all Councilmembers have a copy.

I **MOVE** to adopt Ordinance No. 2026-04, authorizing the purchase of real property known as a portion of APN 210-13-060F from Grit AZ, LLC.

BACKGROUND

Approximately \$280,000 has been offered to the City of Show Low by the Arizona Department of Housing through the Community Development Block Grant (CDBG) program. This program funds projects to assist persons of low-to-moderate income, to prevent or eliminate slums or blight, or to solve an urgent need or health hazard.

On October 21, 2025, the City Council passed Resolution No. R2025-13, determining the City's priority use of the 2025 CDBG funds was the purchase and rehabilitation of the dining room of the Senior Center. Staff submitted an application to the Northern Arizona Council of Governments, and the Arizona Department of Housing approved the use of CDBG funds for the purchase of the Senior Center Dining Room.

Staff approached Sheldon Lau of Grit AZ, LLC, expressing interest in purchasing the Senior Center Dining Room. The City was interested in purchasing the room as it is part of the building that houses the Senior Center and Meals on Wheels program, and grant funds cannot be used to rehabilitate a building not owned by the City. Owning the entire building will allow the City to pursue grant funding for the rehabilitation of the facility. The City had the property appraised and offered Mr. Lau the appraised value of \$170,000.

The agreement is for the sale of the property at \$170,000. The purchase of the property and related fees are reimbursable through CDBG grant funds. Any fees associated with the release of the Deed of Trust are not covered by the grant. The City is requesting that \$2,500 be set aside from the Property Acquisition line item to cover these fees, if necessary.

Staff recommends adopting Ordinance No. 2026-04 and authorizing the purchase of real property, known as a portion of APN 210-13-060, from Grit AZ, LLC.

ATTACHMENTS

1. Ordinance No. 2026-04

2. Agreement

FISCAL IMPACT

Anticipated cost: \$170,000

Funding source (account no.): Land Acquisition/Clean Up (11-402-495-7400-1209)

CITY OF SHOW LOW ORDINANCE NO. 2026-04

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AUTHORIZING THE PURCHASE OF REAL PROPERTY KNOWN AS A PORTION OF ASSESSOR PARCEL NUMBER 210-13-060F GRIT AZ LLC

RECITALS:

WHEREAS, pursuant to A.R.S. § 9-240 and 9-401, the City is authorized to purchase real property to serve the public; and

WHEREAS, the City is interested in purchasing property known as a portion of Navajo County Assessor Parcel Number 210-13-060F; and

WHEREAS, Grit AZ LLC desires to sell to the City the property known as a portion of Navajo County Assessor Parcel Number 210-13-060F; and

WHEREAS, acquiring the property will allow for the expansion and improvements to the Turn of the Card Community Center.

ENACTMENTS:

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

Section 1

The Mayor and Council of the City of Show Low hereby authorize the purchase of the parcel of property known as a portion of Navajo County Assessor Parcel Number 210-13-060F, the legal description for which is attached as Exhibit A, from Grit AZ LLC.

Section 2

The Mayor and Council of the City of Show Low hereby authorize the Mayor to execute all necessary documents required to facilitate this purchase, including signing the purchase agreement.

Section 3

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance adopted herein is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the City of Show Low, Arizona, this 26th day of May, 2026.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

EXHIBIT A

Legal Description of the portion of A.P.N. 210-13-060F

COMMENCING at the West quarter corner of said Section 20; Thence South 00°12'53" East, a distance of 291.87 feet along the West line of said Section 20; Thence North 89°46'30" East, a distance of 1064.09 to a ½" rebar and tag, L.S. 69497; Thence South 00°35'30" West, a distance of 94.47 feet to a ½" rebar and aluminum cap, L.S. 13005; Thence South 29°56'24" West, a distance of 72.37 feet to a ½" rebar and aluminum cap, L.S. 13005; Thence South 00°04'53" East, a distance of 61.28 feet to a ½" rebar and aluminum cap, L.S. 13005; Thence North 89°56'59" East, a distance of 31.34 feet to a ½" rebar and plastic cap, L.S. 69497, also being the TRUE POINT OF BEGINNING: Thence South 00°03'01" East, a distance of 5.00 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 10.00 feet to a ½" rebar and plastic cap, L.S. 69497; Thence South 00°03'01" East, a distance of 29.97 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 17.76 feet to a ½" rebar and plastic cap, L.S. 69497; Thence South 00°03'01" East, a distance of 8.73 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 20.02 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 00°03'01" West, a distance of 8.62 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 17.02 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 00°03'01" West, a distance of 8.75 feet; Thence North 89°56'59" East, a distance of 10.23 feet; Thence North 00°03'01" West, a distance of 21.32 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 24.59 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 00°03'01" West, a distance of 5.00 feet to a ½" rebar and plastic cap, L.S. 69497; Thence South 89°56'59" West, a distance of 99.62 feet to a ½" rebar and plastic cap, L.S. 69497, and the TRUE POINT OF BEGINNING.



AGREEMENT FOR SALE OF REAL PROPERTY

- DATE: Effective date of this Agreement for Sale of Real Property ("Agreement") shall be the ___ day of June, 2026.
- PLACE: Show Low, Arizona
- PARTIES: Grit AZ, LLC, a Hawaii limited liability company, whose address is 225 Queen St., Unit 17F, Honolulu, Hawaii, 96813 hereafter "Seller" and City of Show Low, an Arizona Municipal Corporation, whose address is 180 North 9th Street, Show Low, Arizona, hereafter "Buyer".
- PURPOSE: To set forth the rights, responsibilities, and duties of the parties in connection with the purchase and sale of certain improved real property in Show Low, Arizona, legally described on Exhibit "A" attached hereto and incorporated herein by reference.
- RECITALS: Seller holds title to the subject property and desires to sell same to Buyer. Buyer desires to purchase the subject property legally described on Exhibit "A" attached hereto and made a part hereof pursuant to the terms, covenants and conditions set forth herein.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **Purchase and Sale.** Seller is the lawful owner of certain real property located in Show Low, Navajo County, Arizona, consisting of approximately **two thousand five hundred thirty-five (2,535) square feet, a portion of Assessor Parcel Number (A.P.N.) 210-13-060F**, legally described and depicted in **Exhibit A** attached hereto and incorporated herein by reference ("Property"). Buyer desires to purchase the Property, and Seller agrees to sell the Property under the terms set forth in this Agreement.
2. **Purchase Price.** Seller agrees to sell and Buyer agrees to purchase the Property for a purchase price of **one hundred seventy thousand dollars (\$170,000.00)**, payable according to the terms of payment listed herein.

3. **Terms of Payment.** Purchase price shall be paid by the Buyer to the Seller as follows:

\$170,000.00 payable in cash upon the close of escrow.

4. **Conditions Precedent to Close.**

4.1 Upon execution of this Agreement and prior to close, the Seller shall divide and legally split the parcel identified as **Assessor Parcel Number (A.P.N.) 210-13-060F** in a manner acceptable to Buyer, including all necessary approvals, surveys, legal descriptions, and governmental requirements required to create the parcel to be conveyed. Buyer will provide the required survey, legal descriptions and costs for recording with Navajo County and the title company. Any other costs associated with the property split will be borne equally between Buyer and Seller.

4.2 Seller shall convey clear and marketable title to the Property, free and clear of all liens, encumbrances, claims, assessments, or other title defects, except those approved in writing by Buyer.

4.3 Prior to close of escrow a preliminary title report relating to the subject property will have been issued by Lawyer's Title Agency, Inc., in a form which shows there are to be no exceptions to be contained therein other than the standard or usual exceptions, reservations, taxes, assessments, and easements for utilities, rights-of-way, and drainage easements common to that area, and which would not impair the ability of the Buyer to use the property.

4. **Closing.**

4.1. The closing of this transaction ("Closing") shall take place on or before June 30, 2026, at the offices of Lawyer's Title Agency, Inc. in Show Low, Arizona, or such

other date/location as agreed in writing. **This Agreement is contingent upon closing on or before June 30, 2026.**

4.2. Title shall be conveyed by **General Warranty Deed**, subject only to standard permitted exceptions, including zoning ordinances, covenants, easements of record, and taxes not yet due and payable.

5. Escrow.

5.1 Either prior to or within five (5) days following the execution of this Agreement, the parties shall cause an escrow to be opened at **Lawyer's Title Agency, Inc.**, in Show Low, Arizona, for the purpose of carrying out the provisions of this Agreement.

5.2 Each party agrees to execute escrow instructions and any further instruments which may be necessary to consummate the transaction and effectively convey and assign the subject project from the Seller to the Buyer, and to deposit into escrow all sums and documents which the escrow instructions shall call for, then to deposit from time to time.

5.3 The following documents shall be deposited into escrow on or before closing:

- (a) A Warranty Deed in the customary form to the parcel of property being purchased, duly executed, acknowledged, and recordable, in recordable form sufficient to convey the fee title to the subject property.
- (b) A standard owner's policy of title insurance issued by a Title Guaranty Company in the amount of the total purchase price, insuring the title of the Buyer to the parcel of the subject property being purchased.

5.4 Buyer shall pay all closing costs, escrow fees, recording fees, title costs, and other customary transaction costs associated with the purchase and conveyance of the Property, unless otherwise agreed in writing by the Parties.

5.5 The parties hereto do not intend that neither the escrow instructions or the acts or actions of either of the Parties in executing the same shall supersede or be construed as superseding this Agreement; but such escrow instructions shall be deemed as merely supplemental to this Agreement as a means of carrying out and consummating the contract provided for in this Agreement.

6. **Passage of Title.**

6.1 The parties do not intend that title to any of the property which is the subject of this Agreement shall pass from Seller to Buyer or that the title to funds to be deposited in escrow pursuant to this Agreement shall pass from Buyer to Seller until the close of escrow.

7. **Possession of Property.** Buyer shall be entitled to possession of the subject property following close of escrow.

8. **Easements.** Seller shall convey and grant, at closing, all easements reasonably necessary for the beneficial use and enjoyment of the Property, including but not limited to legal access easements and utility easements, as applicable. The location and scope of such easements shall be mutually acceptable to the parties and reflected in the final conveyance documents.

9. **No Assignment.** This Agreement for the subject property shall not be assigned, conveyed, or transferred by Buyer or Seller to any other party without the express prior written consent of either party.

10. **Representations.** Seller represents and warrants that:

- a. Seller holds fee simple title to the Property;
- b. There are no liens, encumbrances, or pending legal actions affecting the Property not disclosed in writing;
- c. Seller has full authority to enter into and perform this Agreement.

10. **Contingencies.** This Agreement is contingent upon:

- a. Buyer's review and approval of title commitment;
- b. Any other inspections, surveys, or environmental assessments Buyer deems necessary.
- c. **This Agreement is contingent upon closing on or before June 30, 2026.**

11. **Mutual Cooperation.** Each party covenants and agrees that it will cooperate reasonably with the other party to carry out this Agreement.

12. **Proration.** All real estate taxes, and any other item subject to proration, shall be prorated as of the close of escrow.

13. **Entire Contract.** This Agreement shall constitute the entire contract between the parties and may not be modified except by an instrument in writing, signed by each of them.

14. **Construction.** This contract shall be construed in accordance with the laws of the State of Arizona. This contract was drafted by Buyer as a matter of convenience only and shall be construed for or against either party on that account.

15. **Notices.** Any notices required to be given to Seller or Buyer under the terms of this Agreement shall be deemed given five (5) days after mailed by certified mail, postage prepaid, addressed to the appropriate party at their respective addresses:

If to Seller: Grit AZ LLC
 Sheldon Lau
 225 Queen St. Unit 17 F
 Honolulu, HI 96813

If to Buyer: City of Show Low
 Attn: City Manager
 180 N. 9th Street
 Show Low, AZ 85901

16. **Time is of the Essence.** The parties acknowledge that the closing dates of escrow are important and agree that time shall be of the essence for the Agreement with reference to such closing date.

17. **Inconsistency.** In the event of any inconsistency between this Agreement and the escrow instructions, this Agreement shall govern.

18. **Binding.** This Agreement shall be binding upon and shall inure to the benefit of the heirs, personal representatives, successors, and assigns of the respective Parties hereto.

19. **Attorney's Fees.** If any action is brought by either Party in respect of its rights under this Agreement or the closing documents, the prevailing party shall be entitled to reasonable attorney's fees and court costs as determined by the Court.

IN WITNESS WHEREOF, the Parties hereunto have signed this Agreement the day and year first above written.

SELLERS: GRIT AZ, LLC

By: _____
Sheldon Lau, Manager

STATE OF HAWAII)
) ss
COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 2026, by
Sheldon Lau, of GRIT AZ, LLC.

Notary Public

My Commission Expires: _____

BUYER: City of Show Low

By: _____
John Leech, Jr., Mayor, City of Show Low

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

EXHIBIT "A"

Legal Description of the portion of A.P.N. 210-13-060F

COMMENCING at the West quarter corner of said Section 20; Thence South 00°12'53" East, a distance of 291.87 feet along the West line of said Section 20; Thence North 89°46'30" East, a distance of 1064.09 to a ½" rebar and tag, L.S. 69497; Thence South 00°35'30" West, a distance of 94.47 feet to a ½" rebar and aluminum cap, L.S. 13005; Thence South 29°56'24" West, a distance of 72.37 feet to a ½" rebar and aluminum cap, L.S. 13005; Thence South 00°04'53" East, a distance of 61.28 feet to a ½" rebar and aluminum cap, L.S. 13005; Thence North 89°56'59" East, a distance of 31.34 feet to a ½" rebar and plastic cap, L.S. 69497, also being the TRUE POINT OF BEGINNING: Thence South 00°03'01" East, a distance of 5.00 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 10.00 feet to a ½" rebar and plastic cap, L.S. 69497; Thence South 00°03'01" East, a distance of 29.97 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 17.76 feet to a ½" rebar and plastic cap, L.S. 69497; Thence South 00°03'01" East, a distance of 8.73 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 20.02 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 00°03'01" West, a distance of 8.62 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 17.02 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 00°03'01" West, a distance of 8.75 feet; Thence North 89°56'59" East, a distance of 10.23 feet; Thence North 00°03'01" West, a distance of 21.32 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 89°56'59" East, a distance of 24.59 feet to a ½" rebar and plastic cap, L.S. 69497; Thence North 00°03'01" West, a distance of 5.00 feet to a ½" rebar and plastic cap, L.S. 69497; Thence South 89°56'59" West, a distance of 99.62 feet to a ½" rebar and plastic cap, L.S. 69497, and the TRUE POINT OF BEGINNING.



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MTG DATE: 6/2/2026
ITEM: 8.B

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Ground Lease Agreement with Cellco dba Verizon for Light Pole Cell Tower at Frontier Field (Anna Atencio)

RECOMMENDATION

I **MOVE** to approve the Ground Lease Agreement between the City of Show Low and Cellco Partnership, dba as Verizon Wireless, and authorize the City Attorney to accept minor changes to the Agreement and authorize the Mayor to sign the associated documents.

BACKGROUND

City staff was approached by Destree Development, LLC, on behalf of Cellco, dba as Verizon Wireless ("Verizon"), about replacing a light pole at Frontier Field, 780 East Deuce of Clubs, with a light pole tower capable of supporting their communications equipment and leasing ground space for the associated ground equipment facility. Frontier Field has been noted to have a cellular service weakness or gap, especially during busy times at the park.

The proposed light pole tower will be on the south-west side of Frontier Field, closest to the Coca-Cola business. The light pole tower will be inside the field fence, as the current light pole, and the ground equipment facility will be outside the fence, as depicted in the map. The ground equipment facility will be fenced with an eight-foot-high block fence. Verizon will have 24/7 access in a defined emergency to the light tower and ground equipment facility. However, in recognition of field use and activities, non-emergencies will require 48 hours' notice and coordination with the City.

The height of the light pole is approximately 80 feet. The current light pole is approximately 69 feet. The light pole tower will be of similar composition, color, and style as the existing light pole. The site and elevation do not require Federal Aviation Administration approval.

The use of City property for telecommunications facilities is a permitted use. No public hearings or notice are required.

The initial term of the Agreement is five years unless otherwise terminated and is automatically extended for two additional terms of five years each unless otherwise terminated in accordance with the Agreement. After the expiration of the Agreement, the communication facility, including the light pole tower will convey to the City, minus the communication equipment. The City does have the option to have Verizon remove all its facilities upon expiration or termination of the Agreement.

Verizon will pay an annual rent of \$18,000, to be paid monthly in equal installments. This fee shall be increased annually on the Commencement Date by 2.95%. Verizon will provide all the required insurance.

The final Agreement is pending Verizon approval, which will take three to four weeks. Changes are not anticipated. Destree Development, LLC has requested that the Agreement be presented to the City Council so they can move forward with the project. Staff recommends approval of the Ground Lease Agreement between the City of Show Low and Cellco Partnership, dba as Verizon Wireless, and authorizing the City Attorney to accept minor changes to the Agreement, and authorizing the Mayor to sign the associated documents.

ATTACHMENTS

1. Frontier Field Ground Lease Agreement
2. Frontier Field Cell Tower Map

FISCAL IMPACT

GROUND LEASE AGREEMENT

This Ground Lease Agreement (the "**Agreement**") is made by and between City of Show Low, an Arizona municipal corporation, with a mailing address of 180 N. 9th St, Show Low, Arizona 85901 ("**Lessor**") and Cellco d/b/a Verizon Wireless ("**Lessee**"), with a mailing address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920. Lessor and Lessee are at times collectively referred to hereinafter as the "Parties" or individually as the "**Party**."

WHEREAS, Lessor is the owner of certain property located at 780 E. Deuce of Clubs, Show Low, Navajo County, Arizona ("**Property**");

WHEREAS, Lessee desires to lease a portion of the subject Property to operate a communications facility;

WHEREAS, the Parties have agreed that Lessee will lease approximately XXX square feet of land with access and utility easements for communication equipment and replace one of Lessor's existing light poles (the "**Existing Pole**") on the Property with a replacement light pole that is capable of supporting Lessee's communications equipment (the "**Tower**");

WHEREAS, upon completing construction of the Tower, Lessee will own and maintain the Tower during the term of this Agreement; after expiration of said term, the communication facility, including Tower shall convey to the City or shall be completely removed, at the option of the City;

WHEREAS, LESSOR deems it in the best interest of Lessor to lease a portion of said Property to Lessee; and

WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. Tower Replacement.

a. Removal of Existing Pole; Installation of Tower. The Parties agree that Lessee will lower, dismantle, and remove the Existing Pole from the Property after installing the Tower on the Property in substantially the location described and depicted on Exhibit B, attached hereto and incorporated herein by reference. The Tower shall be of sufficient structural capacity to accommodate Lessor and Lessee, The Parties agree that the Tower shall be constructed in substantial conformance with the Tower Drawing attached hereto and incorporated herein as **Attachment "1"**. The Tower shall be of similar composition, color and style as the existing light pole.

b. Payment of Costs. Lessee shall bear the sole cost of all work, materials, labor, improvements, fees, and other costs associated with removing the Existing

Tower and replacing it with the Tower.

2. USE. Lessor hereby grants to Lessee the right to install, maintain, replace, add and operate communications equipment ("**Use**") upon a portion of the Property. The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The portion of the Property Lessee has rights to for its Use is approximately 544 square feet and is more particularly described and/or depicted on Exhibit "B" attached hereto and made a part hereof (together with the Easements granted pursuant to Paragraph 6, collectively referred to herein as the "**Premises**").

3. INITIAL TERM. This Agreement shall be effective as of the date of execution by both Parties ("**Effective Date**"). The initial term of the Agreement shall be for 5 years beginning on the first day of the month after Lessee begins installation of Lessee's communications equipment on the Premises (the "**Commencement Date**") and will be acknowledged by the Parties in writing, including electronic mail.

4. EXTENSIONS. The initial term of this Agreement shall automatically be extended for 2 additional 5-year terms unless Lessee gives Lessor written notice of its intent to terminate at least 3 months prior to the end of the initial term or then current extension term, as applicable. Thereafter, the Agreement shall automatically be extended for 2 additional 5-year terms unless either Party gives the other Party written notice of its intent to terminate at least 3 months prior to the end of the then current extension term. The initial term and any extension terms shall be collectively referred to herein as the "**Term**".

5. RENT.

a. Rent payments shall begin on the Commencement Date and be due at a total annual rent of \$18,000.00, to be paid in equal monthly installments on the first day of the month, in advance, to Lessor at 180 N. 9th St, Show Low, Arizona 85901, or to such other person, firm, or place as Lessor may, from time to time, designate in writing at least 30 days in advance of any rent payment due date by notice given in accordance with Paragraph 5.d below. Rent shall accrue starting on the Commencement Date; however, the initial rent payment(s) will be delivered no later than 90 days after: (i) Lessee's receipt of the Rental Documents (as defined in Paragraph 5.c), or (ii) the written acknowledgement confirming the Commencement Date, whichever is later. Upon agreement of the Parties, Lessee may pay rent by electronic funds transfer and in such event, Lessor agrees to provide to Lessee bank routing information for such purpose upon request of Lessee.

b. Each year during the Term, as of the anniversary of the Commencement Date, annual rent shall increase by 2.95% over the rent for the immediately preceding year.

c. For any party to whom rent payments are to be made, Lessor or any successor in interest of Lessor hereby agrees to provide to Lessee (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully-executed state and local withholding forms if required; (iii) Lessee's payment direction form, and (iv) other documentation to verify Lessor's or such other party's right to receive rental as is reasonably requested by Lessee (collectively, the "**Rental Documents**"). If the Rental

Documents are not provided by Lessor, or there is a change to the Lessor payee, rent shall accrue in accordance with this Agreement, but Lessee shall have no obligation to deliver rent payments to Lessor or its designee or successor in interest, as applicable, until 30 days after Lessee receives the required Rental Documents. Thereafter, Lessee shall deliver the accrued rent payments in accordance with the Rental Documents.

d. Lessor must register in the Verizon Landlord Connect portal (“**VLC Portal**”) at <https://landlordconnect.verizon.com> and shall utilize the VLC Portal to submit changes to Lessor’s account information (e.g. notice address, ownership information, banking details, email address), provide Rental Documents, view rental payments, submit an invoice/bill (e.g. utilities) for payment, and to access this Agreement or certificates of insurance.

6. **ACCESS/UTILITIES.** Lessee shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, for an Emergency, as defined herein, and with 48 hours prior telephonic notice for non-emergencies using the telephone number listed in Paragraph 14, over the Property to and from the Premises for the purpose of installation, operation and maintenance of Lessee’s communications equipment over or along one or more rights-of-way (“**Easements**”) shown or described on Exhibit “B”. Lessee may use the Easements for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services as deemed necessary or appropriate by Lessee for the operation of its communications equipment. In the event it is necessary, Lessor agrees to grant Lessee or the service provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by Lessor. In the event of any power interruption at the Premises, Lessee shall be permitted to install, maintain and/or provide access to and use of a temporary power source to be located on the Property, including related equipment and appurtenances, such as conduits connecting the temporary power source to the Premises. For purposes of this Paragraph, “Emergency” shall mean a situation where there is an immediate or imminent threat of harm to persons or property or there is an equipment, system or network malfunction or failure causing an interruption in service thereby requiring immediate attention and access to the Premises by Lessee. Notwithstanding anything in this paragraph to the contrary, Lessee agrees and acknowledges that: (i) to the extent Lessee’s access to the Premises requires Lessee to enter onto one of the fields depicted on Exhibit B hereto, Lessee shall contact Lessor at [928-532-4000] to coordinate such on-field access in advance of such access; and (ii) Lessee shall access the Premises in a manner that does not interrupt or adversely impact any scheduled events that are then occurring on the fields at the Property.

7. **CONDITION OF PROPERTY.** Lessor shall deliver the Premises to Lessee in a condition ready for Lessee’s Use and clean and free of debris. Lessor represents and warrants to Lessee that as of the Effective Date, the Property is in compliance with all Laws (as defined in Paragraph 27), including EH&S Laws (as defined in Paragraph 24).

8. **IMPROVEMENTS.** The communications equipment including, without limitation, the tower structure, antennas, conduits, fencing and other screening, and other improvements shall be at Lessee’s expense and installation shall be at the discretion and option of Lessee. Lessee shall have the right to replace, repair, add to or otherwise modify

its communications equipment, tower structure, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, at no additional cost to Lessee, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit. Lessee shall only be required to obtain Lessor consent for modifications that increase the square footage of Lessee's Premises. Lessor shall timely respond in writing to any Lessee consent request within a reasonable timeframe but no later than 45 days after such request. Any increase to the Premises shall be memorialized by the Parties in writing. Lessor is not entitled to a rent increase associated with any Lessee modification unless it is increasing its Premises, in which case, any rent increase shall be proportionate to the additional square footage of ground space included in the Premises.

9. GOVERNMENT APPROVALS. Lessee's Use is contingent upon Lessee obtaining all of the certificates, permits and other approvals (collectively the "**Government Approvals**") that may be required by any Federal, State or Local authorities (collectively, the "**Government Entities**") as well as a satisfactory soil boring test, environmental studies, or any other due diligence Lessee chooses that will permit Lessee's Use. Lessor shall cooperate with Lessee in its effort to obtain and maintain any Government Approvals. Notwithstanding anything contained herein to the contrary, Lessor hereby agrees to allow Lessee to install any radio frequency signs as are necessary to ensure Lessee's compliance with Laws (as defined herein).

10. TERMINATION. Lessee may, unless otherwise stated, immediately terminate this Agreement upon written notice to Lessor in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to Lessee is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) Lessee determines that such Government Approvals may not be obtained in a timely manner; (iv) Lessee determines any structural analysis is unsatisfactory; (v) Lessee, in its sole discretion, determines the Use of the Premises is obsolete or unnecessary; or (vi) at any time before the Commencement Date for any reason or no reason.

11. INDEMNIFICATION. Subject to Paragraph 12, each Party and/or any successor and/or assignees thereof, shall indemnify and hold harmless the other Party, and/or any successors and/or assignees thereof, against all third party claims of liability or loss (including reasonable attorney's fees, expenses, and defense costs incurred by the indemnified Party) from bodily injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents. The indemnified Party will provide the indemnifying Party with prompt, written notice of any claim that is subject to the indemnification obligations in this paragraph. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of such claim. All indemnification obligations shall survive the termination or expiration of this Agreement.

12. INSURANCE Lessee, at Lessee's sole cost and expense, shall procure and maintain during the term of this Agreement the following insurance policies:

a. Commercial general liability in the amount of \$2,000,000.00 per occurrence for bodily injury and property damage and \$4,000,000.00 general aggregate.

b. Commercial Automobile Liability Insurance in the amount of \$1,000,000 combined single limit each accident for bodily injury and property damage covering all owned, non-owned and hired vehicles that will be driven on the subject areas during the course of LESSEE's operations.

All policies shall include LESSOR as additional insured as their interest may appear under this Agreement by blanket additional insured. All policies shall contain a waiver of subrogation rights endorsements with respect to LESSOR. All policies shall be primary and non-contributory. Upon receipt of notice from its insurer(s) LESSEE shall provide LESSOR with 30 days prior written notice of cancellation of required coverage that is not replaced. LESSEE shall evidence all insurance by furnishing to LESSOR certificates of insurance and required endorsements within 30 days of the date of this Lease and annually thereafter. All certificates are in addition to the actual policies and endorsements required. LESSEE shall provide updated certificates at LESSOR's request. Failure to provide copies of certificates of insurance to LESSOR in no way absolves LESSEE from the responsibility of complying with the insurance requirements of this Lease. Failure to maintain the insurance as stated in this Section shall constitute default of this Lease and a basis for termination.

13. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 11 and 24, a violation of Paragraph 29, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

14. INTERFERENCE.

a. Lessee agrees that Lessee will not cause interference that is measurable in accordance with industry standards to Lessor's equipment. Lessor agrees that Lessor and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing communications equipment of Lessee.

b. Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to Lessee's Network Management Center (at 1-800-264-6620 or 1-800-621-

2622) or to Lessor at (928-532-4015), the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured.

c. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

15. REMOVAL/HOLDOVER.

a. At the expiration or earlier termination of this Agreement, Lessor may at its sole option elect to take ownership of the Tower by giving Lessee written notice of its intent to obtain ownership of the Tower. Upon receipt of said notice, Lessee shall convey title to the Tower to Lessor "AS IS" and without any warranty or representation regarding the suitability of the Tower for any particular purpose of use pursuant to a bill of sale using the form attached hereto as **Exhibit "C"** and Lessee shall assign to Lessor any warranties provided by the manufacturer of the Tower to the extent they are transferable by an assignment of warranties.

b. Within 90 days of the expiration or earlier termination of the Agreement, Lessee shall remove Lessee's communications equipment (except footings and foundations) and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. Lessor agrees and acknowledges that the communications equipment shall remain the personal property of Lessee and Lessee shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. Should the Lessor elect to take ownership of the Tower, the Tower will remain on the Property along with the associated equipment to operate a functioning light pole, and Lessee will remove its equipment attached to the Tower, together with any equipment located upon the ground which is not necessary for the operation of the light pole.

c. If the Parties are negotiating an amendment or new lease at the time of the expiration of the Term, Lessee may remain on the Premises until the amendment or new lease has been executed, provide Lessee shall pay rent at the then existing monthly rate, or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

16. RIGHT OF FIRST REFUSAL. If at any time after the Effective Date, Lessor receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Property or any portion thereof or to acquire any interest in this Agreement, or an option for any of the foregoing, Lessor shall provide written notice to Lessee of said offer ("**Lessor's Notice**"). Lessor's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the

portion of and interest in the Property and/or this Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to Lessor by the third party offeror. Lessee shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If Lessee fails to provide written notice to Lessor that Lessee intends to meet such bona fide offer within 60 days after receipt of Lessor's Notice, Lessor may proceed with the proposed transaction in accordance with the terms and conditions of such third party offer, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this Paragraph shall survive any such conveyance to a third party. If Lessee provides Lessor with notice of Lessee's intention to meet the third party offer within 60 days after receipt of Lessor's Notice, then if Lessor's Notice describes a transaction involving greater space than the Premises, Lessee may elect to proceed with a transaction covering only the Premises and the purchase price shall be prorated on a square footage basis. Further, Lessor acknowledges and agrees that if Lessee exercises this right of first refusal, Lessee may require a reasonable period to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third party offer. Lessee may elect to amend this Agreement to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Premises.

17. RIGHTS UPON SALE. Should Lessor, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize Lessee's rights hereunder. In the event that Lessor completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of Lessor under this Agreement, then Lessor shall not be released from its obligations to Lessee under this Agreement, and Lessee shall have the right to look to Lessor and the third party for the full performance of the Agreement.

18. LESSOR'S TITLE. Lessor covenants that Lessee, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. Lessor represents and warrants to Lessee as of the Effective Date and covenants during the Term that Lessor has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easements, restrictions or other impediments of title that will adversely affect Lessee's Use.

19. ASSIGNMENT/SUBLETTING. Without Lessor's consent, Lessee may assign this Agreement to: (a) any entity which acquires all or substantially all of Lessee's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization; or (b) a wholly-owned affiliate or parent entity of Lessee. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of Lessee or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. Lessee may

sublease the Premises only upon written consent of the Lessor, not to be unreasonably withheld, conditioned or delayed.

20. NOTICE. Except for notices permitted via telephone in accordance with Paragraph 14 or via electronic mail in accordance with Paragraph 3, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that Lessee may have designated to Lessor by like notice, or that the Lessor may have designated to Lessee in the VLC Portal):

LESSOR: City of Show Low
City Manager
180 N. 9th St
Show Low, Arizona 85901

LESSEE: Cellco Partnership d/b/a Verizon Wireless
Attention: Network Real Estate
180 Washington Valley Road
Bedminster, New Jersey 07921

With a copy to: Basking Ridge Mail Hub
Attn: Legal Intake
One Verizon Way
Basking Ridge, New Jersey 07920
MDG: 5000982156

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

21. Intentionally Omitted.

22. DEFAULT. It is a "**Default**" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) Lessor fails to comply with this Agreement and the failure interferes with Lessee's Use and Lessor does not remedy the failure within 5 days after written notice from Lessee or, if the failure cannot reasonably be remedied in such time, if Lessor does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set

forth in this Paragraph 22 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 14 of this Agreement.

23. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon receipt of an itemized invoice.

24. ENVIRONMENTAL. Lessee shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety ("**EH&S Laws**"). Lessee shall indemnify and hold harmless the Lessor from claims to the extent resulting from Lessee's violation of any applicable EH&S Laws or to the extent that Lessee causes a release of any regulated substance to the environment. Lessor shall indemnify and hold harmless Lessee from all claims resulting from the violation of any applicable EH&S Laws or a release of any regulated substance to the environment except to the extent resulting from the activities of Lessee. The Parties recognize that Lessee is only leasing a small portion of the Property and that Lessee shall not be responsible for any environmental condition or issue except to the extent resulting from Lessee's specific activities and responsibilities. In the event that Lessee encounters any hazardous substances that do not result from its activities, Lessee may relocate its facilities to a mutually agreeable location to avoid such hazardous substances. Lessee may also, at its option (but without obligation to do so), remove at its own cost all or some of the hazardous substances or materials (such as soil) containing those hazardous substances, in which case, Lessor agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances:

A. Hazardous Substances. Lessor represents and warrants that it has not made any use of the Leased Premises that has resulted in any environmental contamination or violation of any local, state or federal environmental laws or regulations and Lessor represents and warrants that it will not make any use of the Property that will result in any such environmental contamination or violation of any local, state or federal environmental laws or regulations.

Lessee will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to Lessee's activities on the Leased Premises.

Lessee shall hold Lessor harmless and indemnify Lessor from and assume all duties, responsibility and liability at Lessee's sole cost and expense, for all duties, responsibilities, and liability (for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding including, but not limited to, providing an attorney, paying all reasonable attorneys' fees, costs and expenses, paying any and all settlement payments or judgments or awards which is in any way related to: (i) Lessee's failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect from conditions caused by

Notwithstanding the foregoing, Lessor acknowledges that Lessee is permitted to and will use at the Leased Premises those Hazardous Substances customary to the operation of the Communications Facility, and that Lessee shall be solely liable for the proper use, storage, and removal of those Hazardous Substances used by Lessee in the operation of the Communications Facility at the Leased Premises. Lessee shall comply with all federal, state and local requirements, rules, regulations and laws, including all environmental laws.

B. For purposes of this Section, "Hazardous Substance" means:

1. Hazardous substances, hazardous materials, toxic substances, or solid waste (as defined or classified now or hereafter by local, state and/or federal law, statute, ordinance or regulation, the foregoing being referred to collectively herein as ("Environmental Law");
2. Flammable explosives, radioactive materials, petroleum, asbestos, or polychlorinated biphenyls; and,
3. Waste, refuse, substance, element, compound or mixture, including disease-causing agents, which after release into the environment cause contamination, and which will or may reasonably be anticipated to cause any organism, either directly or indirectly through the feed chain, death, disease, behavioral abnormalities, cancer, genetic mutation, physiological malfunctions including malfunctions in reproduction or physical deformations in such organisms or their offspring, including but not limited to crude oil or any fraction thereof, natural gas, liquefied natural gas or synthetic gas.

C. The provisions of this Paragraph shall survive termination of this Agreement.

25. CASUALTY. If a fire or other casualty damages the Property or the Premises and impairs Lessee's Use, rent shall abate until Lessee's Use is restored. If Lessee's Use is not restored within 45 days, Lessee may terminate this Agreement.

26. CONDEMNATION. If a condemnation of any portion of the Property or Premises impairs Lessee's Use, Lessee may terminate this Agreement. Lessee may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to Lessee's communications equipment, relocation costs and, specifically excluding loss of Lessee's leasehold interest, any other damages Lessee may incur as a result of any such condemnation.

27. APPLICABLE LAWS. During the Term, Lessor shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "**Laws**"). Lessee shall, in respect to the condition of the Premises and at Lessee's sole cost and expense, comply with (i) all Laws relating solely to Lessee's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by Lessee in the Premises. It shall be Lessor's obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable Lessee to obtain all necessary building permits).

28. TAXES. If Lessor is required by law to collect any federal, state, or local tax, fee, or other governmental imposition (each, a "**Tax**") from Lessee with respect to the transactions contemplated by this Agreement, then Lessor shall bill such Tax to Lessee in the manner and for the amount required by law, Lessee shall promptly pay such billed amount of Tax to Lessor, and Lessor shall remit such Tax to the appropriate tax authorities as required by law; provided, however, that Lessor shall not bill to or otherwise attempt to collect from Lessee any Tax with respect to which Lessee has provided Lessor with an exemption certificate or other reasonable basis for relieving Lessor of its responsibility to collect such Tax from Lessee. Except as provided in this Paragraph 28, Lessor shall bear the costs of all Taxes that are assessed against or are otherwise the legal responsibility of Lessor with respect to itself, its property, and the transactions contemplated by this Agreement. Lessee shall be responsible for all Taxes that are assessed against or are otherwise the legal responsibility of Lessee with respect to itself, its property, and the transactions contemplated by this Agreement

29. Intentionally Omitted.

30. Intentionally Omitted.

31. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between Lessor and Lessee regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either Lessor or Lessee in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either Party to insist upon

strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such Party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. This Agreement may be executed in counterparts, including written and electronic forms. All executed counterparts shall constitute one Agreement, and each counterpart shall be deemed an original.

[Signature page follows]

IN WITNESS WHEREOF, this Agreement is entered into by the Parties as of the Effective Date.

LESSOR:

City of Show Low

By: _____

Name: _____

Its: _____

Date: _____

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

By: _____

Name: _____

Its: _____

Date: _____

EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL ONE: (210-14-037D)

A PORTION OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST, A DISTANCE OF 2535.10 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 31 MINUTES 52 SECONDS EAST, A DISTANCE OF 591.14 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 614.98 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 270.60 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 35 SECONDS WEST, A DISTANCE OF 200 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 320 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 35 SECONDS WEST, A DISTANCE OF 57 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 226.46 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 136 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO: (210-17-001)

A PARCEL OF LAND BEING A PORTION OF LOT 4 OF W. J. FLAKE SURVEY, SHOW LOW TOWNSITE, ACCORDING TO BOOK 1 OF MAPS, PAGE 5, RECORDS OF NAVAJO COUNTY, ARIZONA, BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 82 DEGREES 29 MINUTES 26 SECONDS WEST, A DISTANCE OF 2,738.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES EAST, A DISTANCE OF 991.42 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 60; THENCE SOUTH 88 DEGREES 31 MINUTES EAST, A DISTANCE OF 113.52 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 79 DEGREES 52 MINUTES EAST, A DISTANCE OF 148.23 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 177.01 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 40 SECONDS WEST, A DISTANCE OF 58.58 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 198.18 FEET; THENCE NORTH 01 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 589.91 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PART LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 82 DEGREES 29 MINUTES 26 SECONDS WEST, A DISTANCE OF 2,738.77 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF 589.91 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 198.18 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 40 SECONDS WEST, A DISTANCE OF 59.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 205.91 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 60; THENCE NORTH 79 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 117.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 177.01 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 40 SECONDS WEST, A DISTANCE OF 118.03 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL THREE: (210-14-037L)

A PORTION OF SECTION 20, TOWNSHIP 10 NORTH , RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

NORTH 240.48' Of: COM NW CORNER OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST, A DISTANCE OF 2535.10 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 54 SECONDS EAST A DISTANCE OF 119 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST A DISTANCE OF 226.46 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 35 SECONDS EAST A DISTANCE OF 57 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 320 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 35 SECONDS EAST A DISTANCE OF 200 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 78 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST A DISTANCE OF 440.97 FEET; THENCE NORTH 85 DEGREES 35 MINUTES 51 SECONDS WEST A DISTANCE OF 78 FEET; THENCE SOUTH 85 DEGREES 53 MINUTES 29 SECONDS WEST A DISTANCE OF 148.37 FEET; THENCE NORTH 59 DEGREES 36 MINUTES 24 SECONDS WEST A DISTANCE OF 196.27 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 35 SECONDS WEST A DISTANCE OF 546.57 FEET TO THE TRUE POINT OF BEGINNING. (Per Survey 34-69).

EXHIBIT "B"

PREMISES DESCRIPTION

LESSEE'S LEASE AREA DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET;
THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET;
THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET;
-THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;
-THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.

LESSEE'S 12' x 12' LEASE AREA DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET;
THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET;
THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 6.00 FEET
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.77 FEET;
THENCE NORTH 41°01'47" EAST, A DISTANCE OF 21.53 FEET TO THE POINT OF BEGINNING;

LESSEE'S 4' UTILITY EASEMENT 2 DESCRIPTION

A STRIP OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 4.00 FOOT WIDE STRIP OF LAND LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET; THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET; THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.77 FEET; THENCE NORTH 41°01'47" EAST, A DISTANCE OF 21.53 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE'S 8' UTILITY EASEMENT DESCRIPTION

A STRIP OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 8.00 FOOT WIDE STRIP OF LAND LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET; THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET; THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 46.73 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 38.59 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE'S 20' ACCESS & UTILITY EASEMENT DESCRIPTION

A STRIP OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A 20.00 FOOT WIDE STRIP OF LAND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET;
THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET;
THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 179.30 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 77.75 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 64.69 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 531.89 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE AGENCY INC., ORDER NO.: 90906475 EFFECTIVE DATE: 09/15/2025.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 128 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE EAST, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 09/23/25.

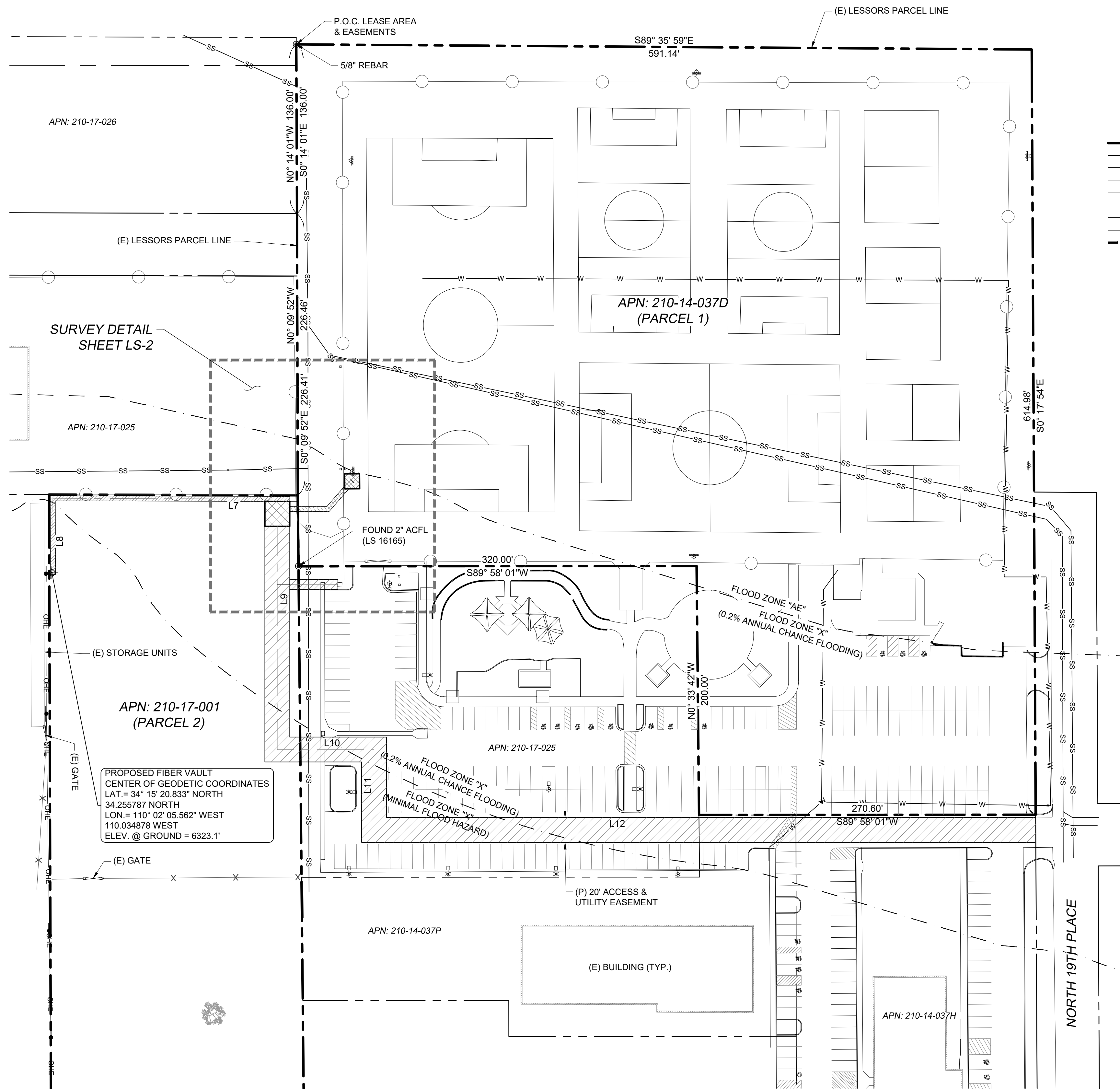
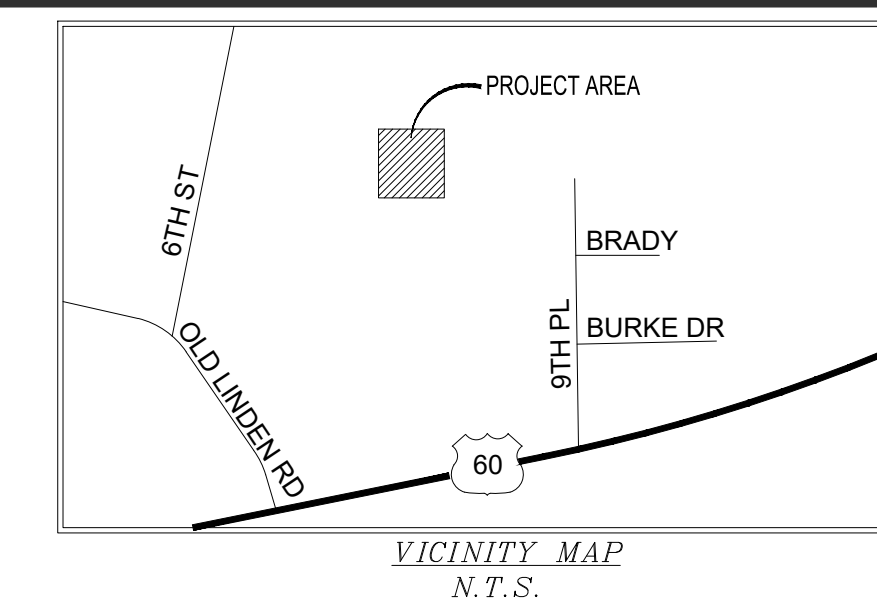
FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04017C4493F DATED 08/17/2015.

FLOOD ZONE "X" IS DEFINED AS: AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING.

SCHEDULE B EXCEPTIONS

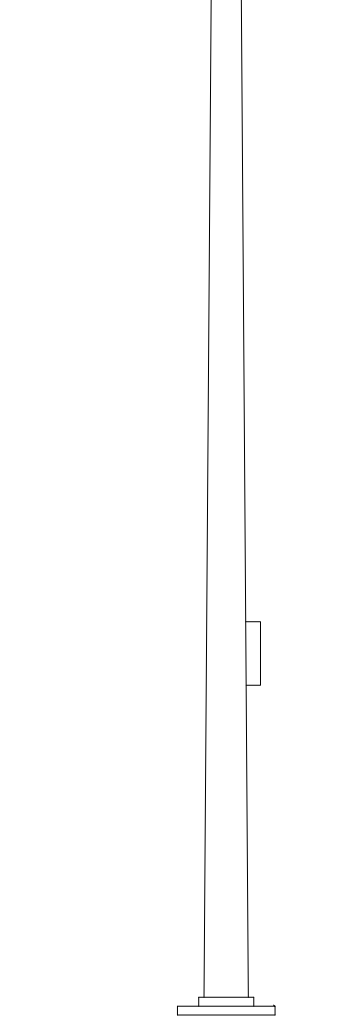
ITEMS 1 THRU 4 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.



LEGEND

- ⊙ FOUND AS NOTED
- ⊞ ELECTRICAL PULL BOX
- ⊞ ELECTRIC METER
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ ELECTRIC CABINET
- ⊞ LIGHT POST
- ⊞ POWER POLE
- ⊞ WATER VALVE
- ⊞ SANITARY SEWER MANHOLE
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ DECIDUOUS TREE
- PROPERTY LINE
- - - PROPERTY LINE (OTHER)
- - - RIGHT-OF-WAY LINE
- - - CHAIN LINK FENCE
- - - WOOD OR IRON FENCE
- - - OVERHEAD ELECTRIC LINE
- - - SANITARY SEWER LINE
- - - WATER LINE
- - - FLOOD ZONE BOUNDARY
- - - ACFL ALUMINUM CAP FLUSH
- - - P.O.B. POINT OF BEGINNING
- - - P.O.C. POINT OF COMMENCEMENT
- (P) PROPOSED

- EL 6390.6 A.M.S.L. 69.5' A.G.L. (T.O. LIGHT POLE)
- EL 6390.2 A.M.S.L. 69.1' A.G.L. (T.O. LIGHT)
- EL 6388.3 A.M.S.L. 67.2' A.G.L. (B.O. LIGHT)
- EL 6387.7 A.M.S.L. 66.6' A.G.L. (T.O. LIGHT)
- EL 6385.8 A.M.S.L. 64.7' A.G.L. (B.O. LIGHT)



BALL FIELD LIGHT DETAIL

- EL 6335.7 A.M.S.L. 14.6' A.G.L. (T.O. EC)
- EL 6329.9 A.M.S.L. 8.8' A.G.L. (B.O. EC)
- EL 6321.1 A.M.S.L. 0.0' A.G.L.

LESSOR'S LEGAL DESCRIPTION

PARCEL ONE: (210-14-037D)

A PORTION OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST, A DISTANCE OF 2535.10 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 17 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 31 MINUTES 52 SECONDS EAST, A DISTANCE OF 591.14 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 614.98 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 270.60 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 35 SECONDS WEST, A DISTANCE OF 200 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 320 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 35 SECONDS WEST, A DISTANCE OF 57 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 226.46 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 136 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO: (210-17-001)

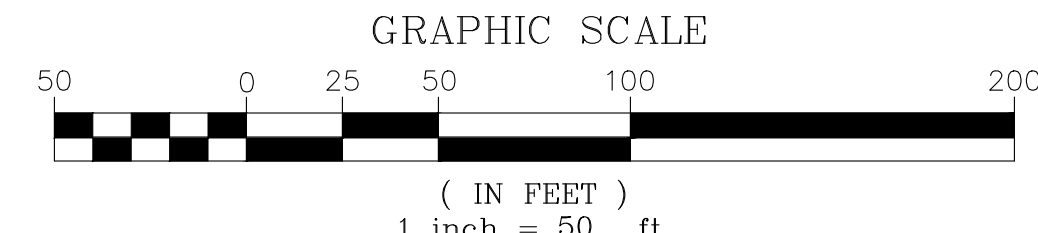
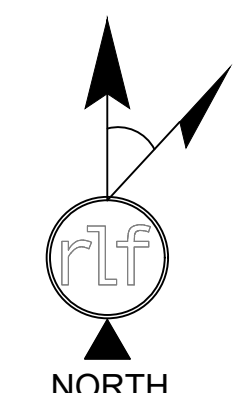
A PARCEL OF LAND BEING A PORTION OF LOT 4 OF W. J. FLAKE SURVEY, SHOW LOW TOWNSITE, ACCORDING TO BOOK 1 OF MAPS, PAGE 5, RECORDS OF NAVAJO COUNTY, ARIZONA, BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 82 DEGREES 29 MINUTES 26 SECONDS WEST, A DISTANCE OF 2,738.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES EAST, A DISTANCE OF 991.42 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 60; THENCE SOUTH 88 DEGREES 31 MINUTES EAST, A DISTANCE OF 113.52 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 79 DEGREES 52 MINUTES EAST, A DISTANCE OF 148.23 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 177.01 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 40 SECONDS WEST, A DISTANCE OF 58.58 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 198.18 FEET; THENCE NORTH 01 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 589.91 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PART LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 82 DEGREES 29 MINUTES 26 SECONDS WEST, A DISTANCE OF 2,738.77 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF 589.91 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE OF 198.18 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 40 SECONDS WEST, A DISTANCE OF 59.45 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 00 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 205.91 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 60; THENCE NORTH 79 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 117.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 177.01 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 40 SECONDS WEST, A DISTANCE OF 118.03 FEET TO THE TRUE POINT OF BEGINNING.



architecture / project management
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ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
2	03/20/26	REVISION
1	10/24/25	FINAL
0	10/07/25	TITLE REVIEW

LAND SURVEY • MAPPING SOLUTIONS
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PROJECT No.
2500835
SITE NAME:
AZ3 FRONTIER PARK

SITE ADDRESS:
N 9TH PL & E BRADY
SHOW LOW, AZ 85901

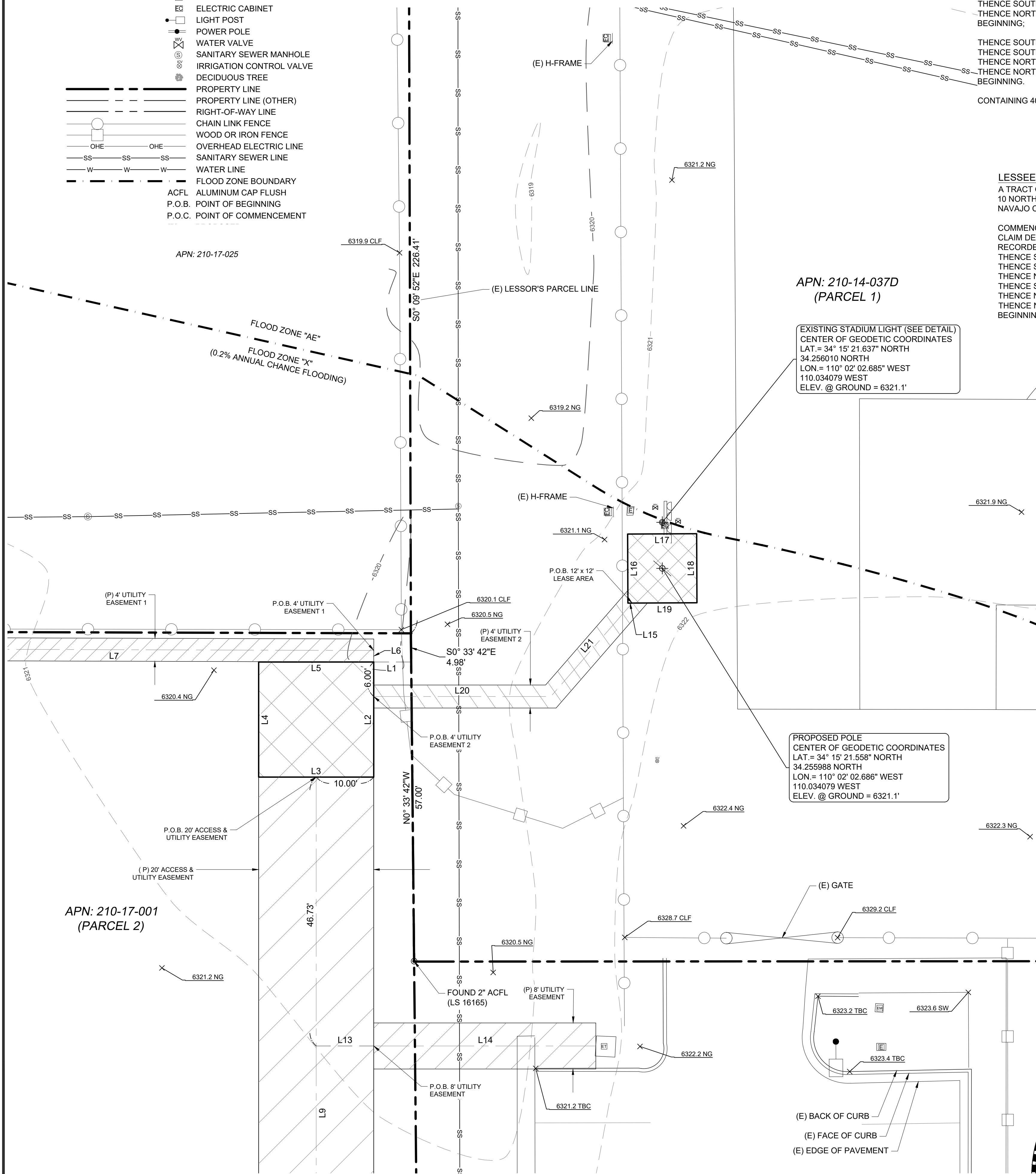
SHEET TITLE:
BOUNDARY DETAIL

SHEET NO.
LS-1

REVISION:

LEGEND

- ⊙ FOUND AS NOTED
- ⊠ ELECTRICAL PULL BOX
- ⊡ ELECTRICAL METER
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ ELECTRICAL CABINET
- ⊙ LIGHT POST
- ⊙ POWER POLE
- ⊙ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ IRRIGATION CONTROL VALVE
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- - - PROPERTY LINE (OTHER)
- - - RIGHT-OF-WAY LINE
- - - CHAIN LINK FENCE
- - - WOOD OR IRON FENCE
- - - OHE OVERHEAD ELECTRIC LINE
- - - SS SANITARY SEWER LINE
- - - W WATER LINE
- - - FLOOD ZONE BOUNDARY
- - - ACFL ALUMINUM CAP FLUSH
- - - P.O.B. POINT OF BEGINNING
- - - P.O.C. POINT OF COMMENCEMENT



LESSEE'S LEASE AREA DESCRIPTION
 A TRACT OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET;
 THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET;
 THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET;
 THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 400 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.

LESSEE'S 12' x 12' LEASE AREA DESCRIPTION
 A TRACT OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET;
 THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET;
 THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 6.00 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.77 FEET;
 THENCE NORTH 41°01'47" EAST, A DISTANCE OF 21.53 FEET TO THE POINT OF BEGINNING;

EXISTING STADIUM LIGHT (SEE DETAIL)
 CENTER OF GEODETIC COORDINATES
 LAT. = 34° 15' 21.637" NORTH
 LON. = 110° 02' 02.685" WEST
 110.034079 WEST
 ELEV. @ GROUND = 6321.1'

PROPOSED POLE
 CENTER OF GEODETIC COORDINATES
 LAT. = 34° 15' 21.558" NORTH
 LON. = 110° 02' 02.686" WEST
 110.034079 WEST
 ELEV. @ GROUND = 6321.1'

LINE	LENGTH	BEARING
L1	6.50	N90° 00' 00"W
L2	20.00	S0° 00' 00"E
L3	20.00	N90° 00' 00"W
L4	20.00	N0° 00' 00"E
L5	20.00	N90° 00' 00"E
L6	2.00	N0° 10' 18"E
L7	190.46	N89° 49' 42"W
L8	61.26	S0° 10' 22"E
L9	179.30	S0° 00' 00"E
L10	77.75	N90° 00' 00"E
L11	64.69	S0° 00' 00"E
L12	531.89	N90° 00' 00"E
L13	10.00	N90° 00' 00"E
L14	38.59	N90° 00' 00"E
L15	0.73	S89° 44' 18"W
L16	12.00	N0° 15' 42"W
L17	12.00	N89° 44' 18"E
L18	12.00	S0° 15' 42"E
L19	11.27	S89° 44' 18"W
L20	30.77	N90° 00' 00"E
L21	21.53	N41° 01' 47"E

LESSEE'S 4' UTILITY EASEMENT 1 DESCRIPTION
 A STRIP OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 A 4.00 FOOT WIDE STRIP OF LAND LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET;
 THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET;
 THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET;
 THENCE NORTH 00°10'18" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89°49'42" WEST, A DISTANCE OF 190.46 FEET;
 THENCE SOUTH 00°10'22" EAST, A DISTANCE OF 61.26 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE'S 4' UTILITY EASEMENT 2 DESCRIPTION
 A STRIP OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 A 4.00 FOOT WIDE STRIP OF LAND LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET;
 THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET;
 THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.77 FEET;
 THENCE NORTH 41°01'47" EAST, A DISTANCE OF 21.53 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE'S 8' UTILITY EASEMENT DESCRIPTION
 A STRIP OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 A 8.00 FOOT WIDE STRIP OF LAND LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED WITH RECEPTION NO. 2022-15884; DATED: 08/22/2022 NAVAJO COUNTY RECORDER; THENCE SOUTH 00°14'01" EAST, A DISTANCE OF 136.00 FEET;
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 THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 38.59 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

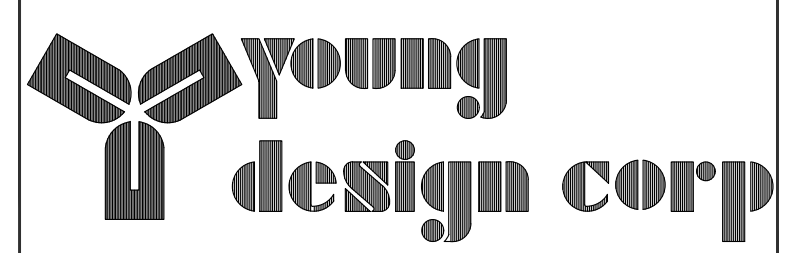
LESSEE'S 20' ACCESS & UTILITY EASEMENT DESCRIPTION
 A STRIP OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
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 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 179.30 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 77.75 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 64.69 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 531.89 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE'S 2' ACCESS & UTILITY EASEMENT DESCRIPTION
 A STRIP OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 A 2.00 FOOT WIDE STRIP OF LAND LYING 1.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
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 THENCE SOUTH 00°09'52" EAST, A DISTANCE OF 226.41 FEET;
 THENCE SOUTH 00°33'42" EAST, A DISTANCE OF 4.98 FEET;
 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.50 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 2.00 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 179.30 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 77.75 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 64.69 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 531.89 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

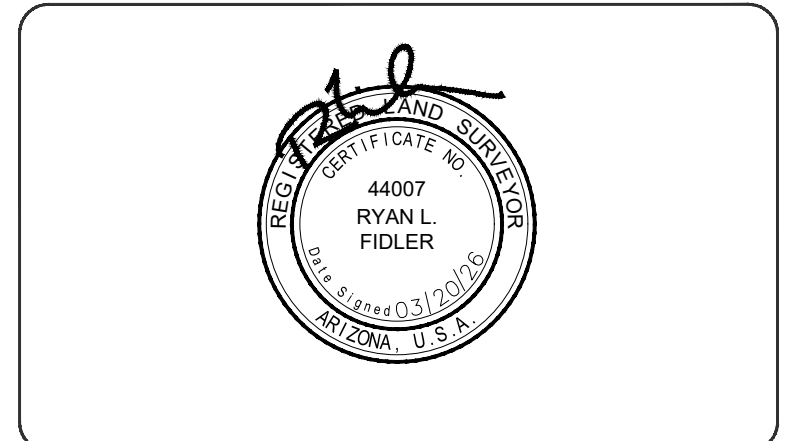
ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.



architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608
 e mail: corp@ydcoffice.com

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
2	03/20/26	REVISION
1	10/24/25	FINAL
0	10/07/25	TITLE REVIEW

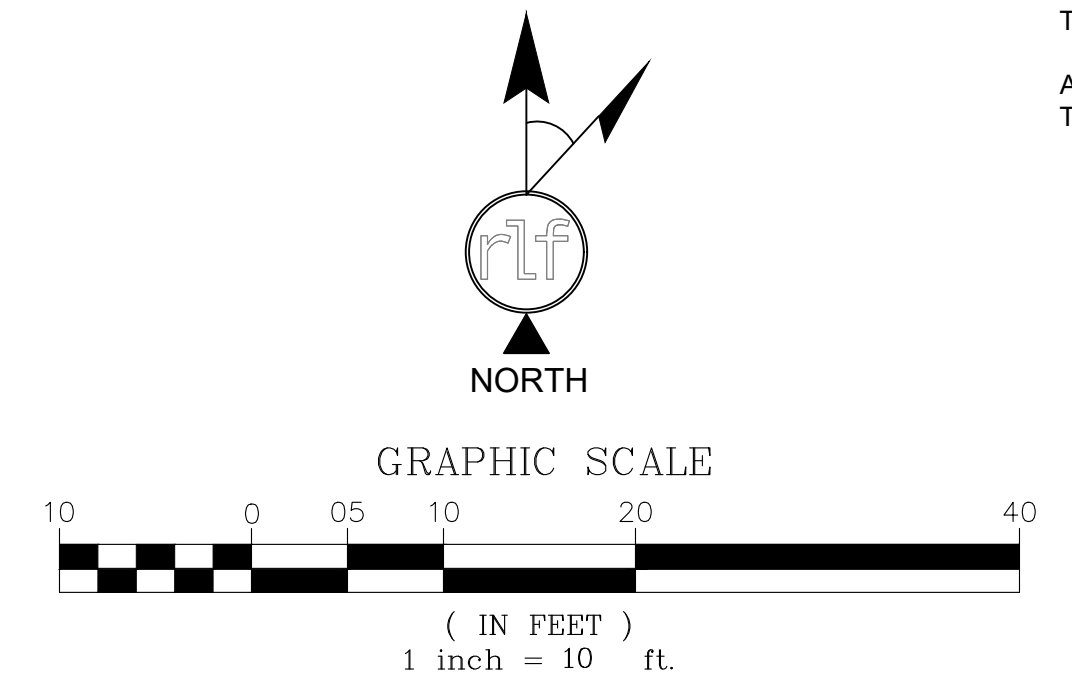


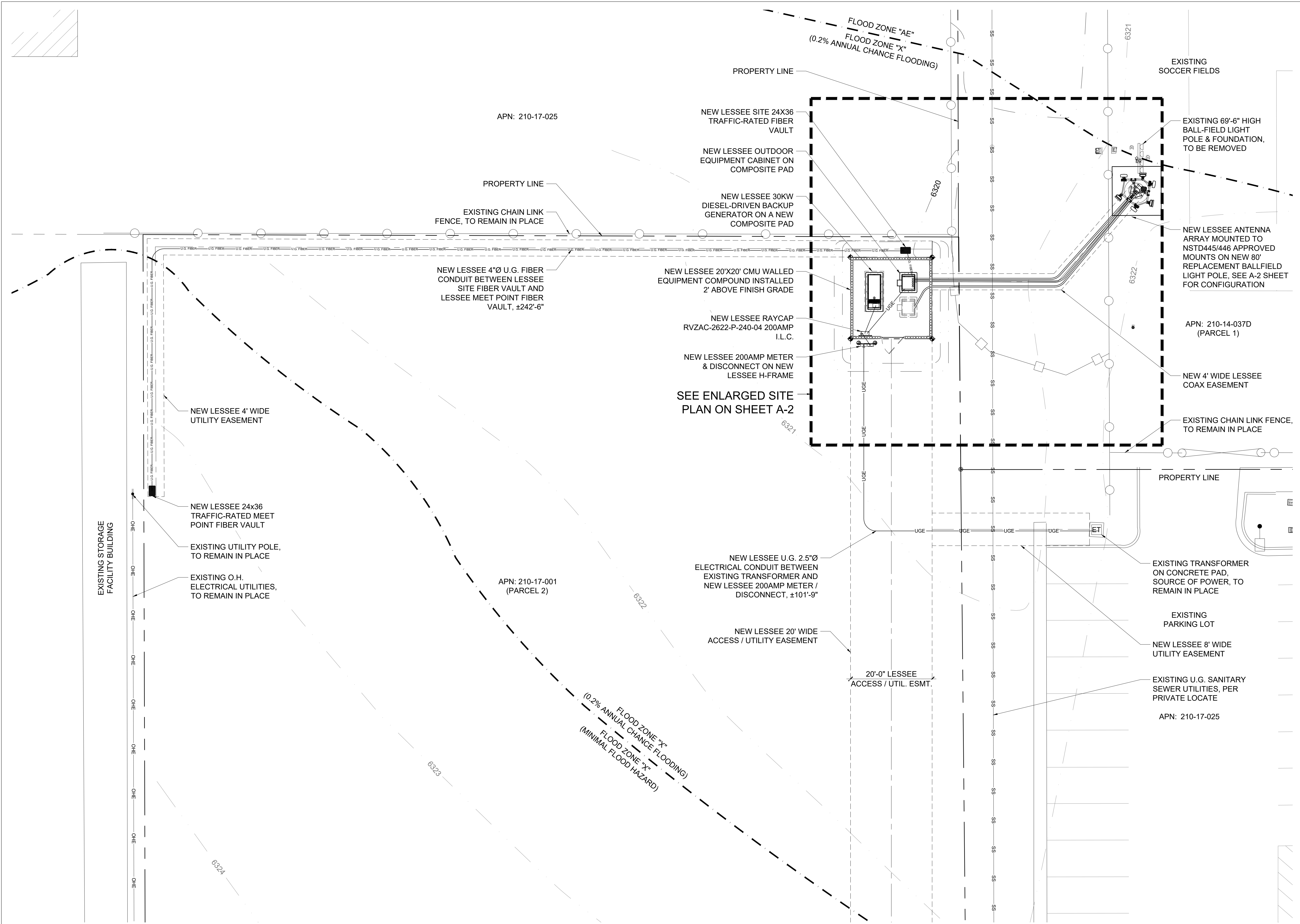
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PROJECT No.
2500835
 SITE NAME:
AZ3 FRONTIER PARK
 SITE ADDRESS:
N 9TH PL & E BRADY
SHOW LOW, AZ 85901

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-2
 REVISION:





CLIENT
verizon
 2600 W. GERONIMO PLACE
 CHANDLER, AZ 85224

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY
Young design corp
 architecture / project management
 10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609 fax: 480 451 9608
 e mail: corporate@ydcoffice.com

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NO.	DATE	DESCRIPTION
1	03/18/2026	PRELIMS
2	04/23/2026	UPDATED MA

ARCHITECTS JOB NO.
YDC-11792

PROJECT INFORMATION
AZ3_FRONTIER PARK
 780 E. DEUCE OF CLUBS
 SHOW LOW, AZ 85901

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
A-1

CLIENT

verizon
 2600 W. GERONIMO PLACE
 CHANDLER, AZ 85224

INTERNAL REVIEW _____ DATE _____

CONSTRUCTION SIGNATURE _____

RF SIGNATURE _____

FACILITIES SIGNATURE _____

REAL ESTATE SIGNATURE _____

PLANS PREPARED BY



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NO. DATE DESCRIPTION

1 03/18/2026 PRELIMS

2 04/23/2026 UPDATED MA

ARCHITECTS JOB NO. YDC-11792

PROJECT INFORMATION

AZ3_FRONTIER PARK

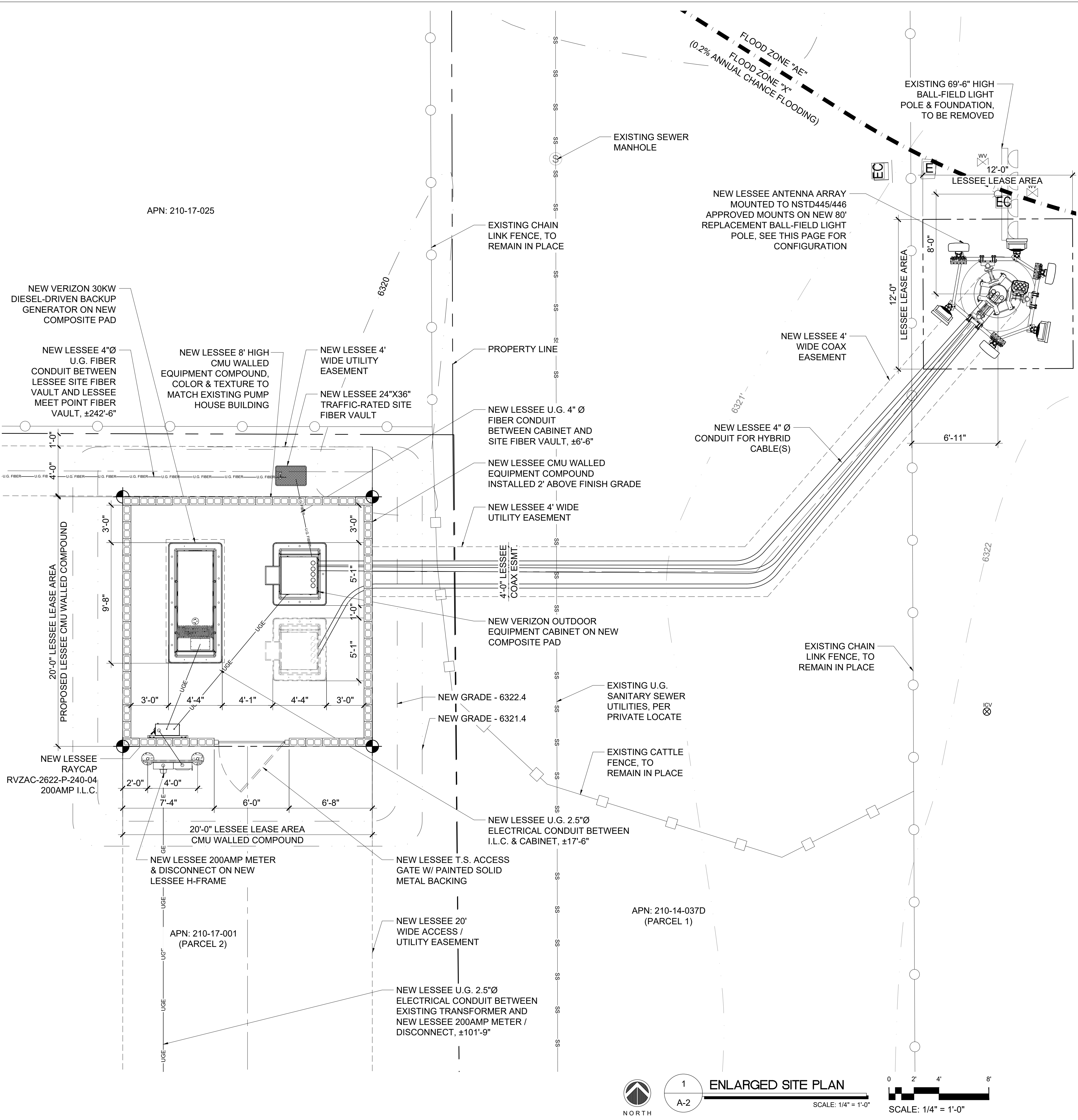
780 E. DEUCE OF CLUBS
 SHOW LOW, AZ 85901

SHEET TITLE
**ENLARGED SITE PLAN
 SITE DETAILS**

JURISDICTION APPROVAL _____

SHEET NUMBER

A-2



APN: 210-17-025

NOT USED 4

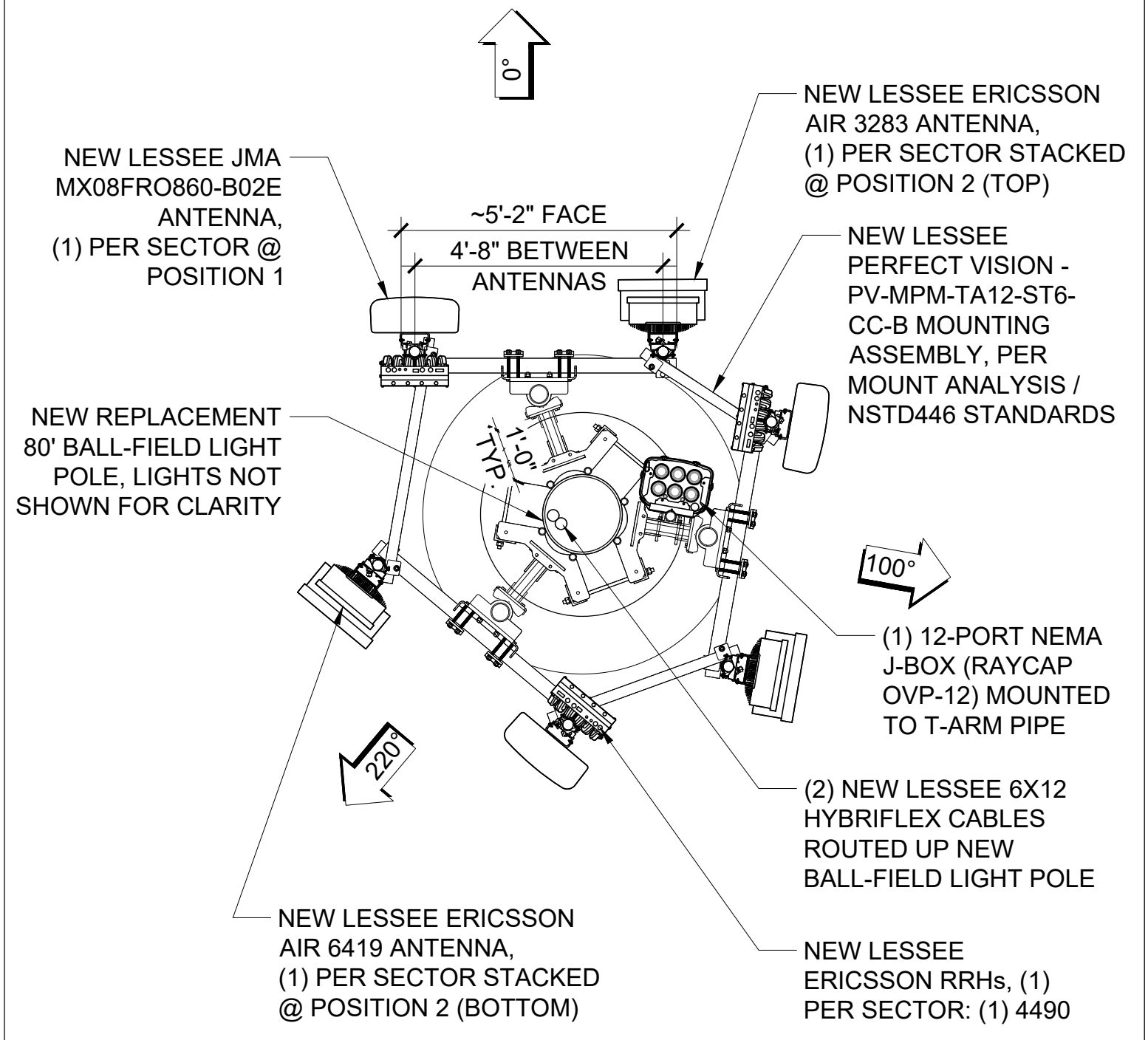
CABLE DISTRIBUTION INFORMATION 3

CABLE DISTRIBUTION TABLE

SECTOR	AZIMUTH	CTRLINE	NO.	SIZE	TYPE
ALPHA	0°	72'-0", 75'-0", 77'-0"	-	-	-
BETA	100°	72'-0", 75'-0", 77'-0"	-	-	-
GAMMA	220°	72'-0", 75'-0", 77'-0"	-	-	-
-	-	72'-0", 75'-0", 77'-0"	2	T.B.D.	6X12 HYBRID

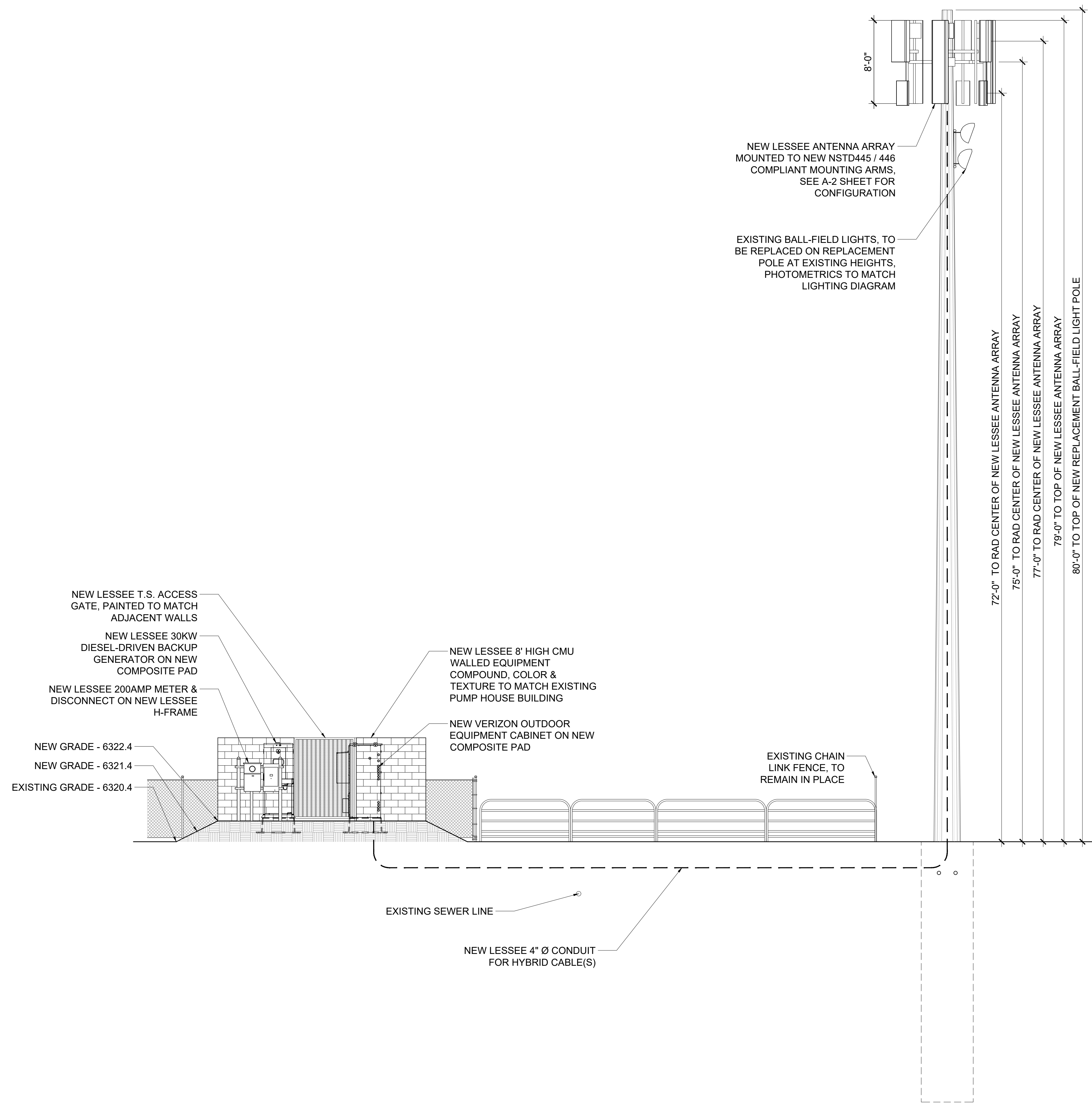
NOTE:
 ALL AZIMUTHS ARE SHOWN RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.



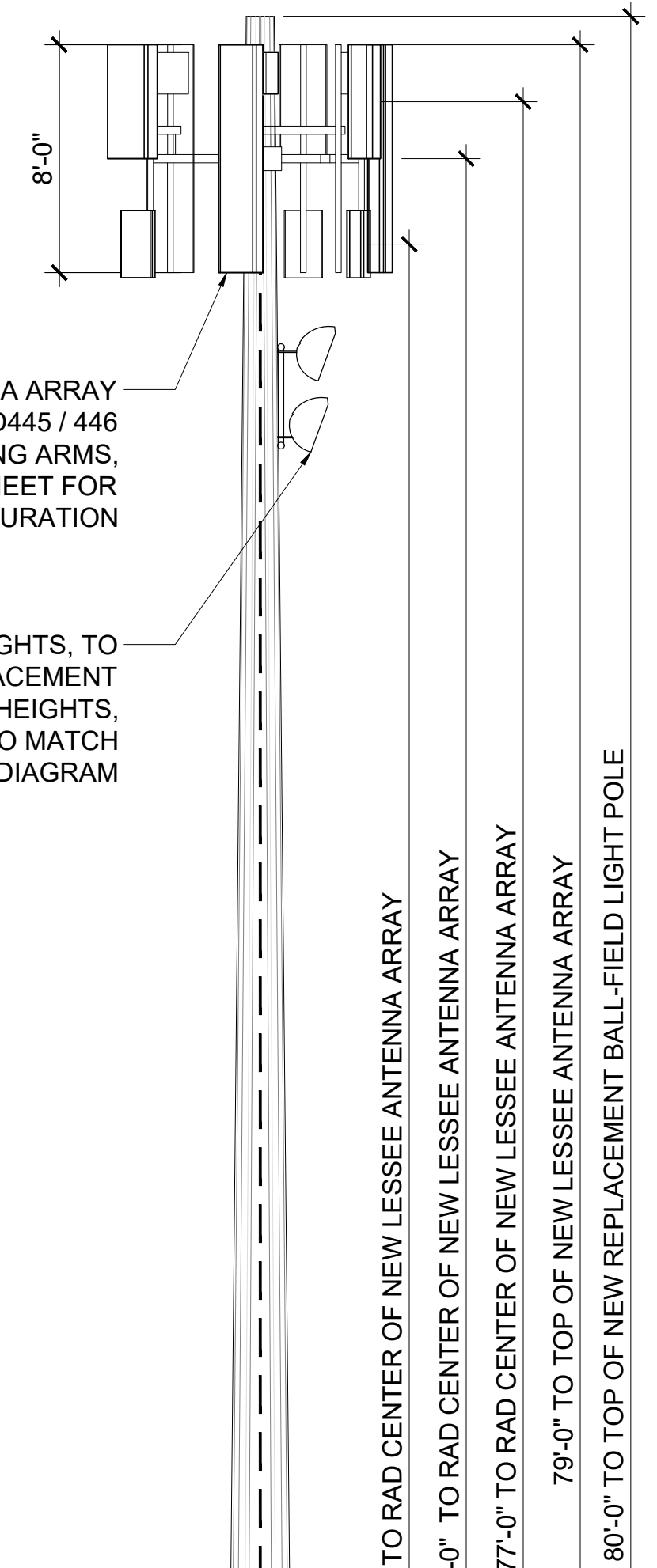
NEW ANTENNA CONFIG. @ 72', 75', & 77' CL 2

1 ENLARGED SITE PLAN SCALE: 1/4" = 1'-0"
 A-2 SCALE: 1/4" = 1'-0"



NEW LESSEE ANTENNA ARRAY MOUNTED TO NEW NSTD445 / 446 COMPLIANT MOUNTING ARMS. SEE A-2 SHEET FOR CONFIGURATION

EXISTING BALL-FIELD LIGHTS, TO BE REPLACED ON REPLACEMENT POLE AT EXISTING HEIGHTS. PHOTOMETRICS TO MATCH LIGHTING DIAGRAM



1 SOUTH ELEVATION
 A-3
 SCALE: 3/16" = 1'-0"
 SCALE: 3/16" = 1'-0"

CLIENT

verizon
 2600 W. GERONIMO PLACE
 CHANDLER, AZ 85224

INTERNAL REVIEW	DATE
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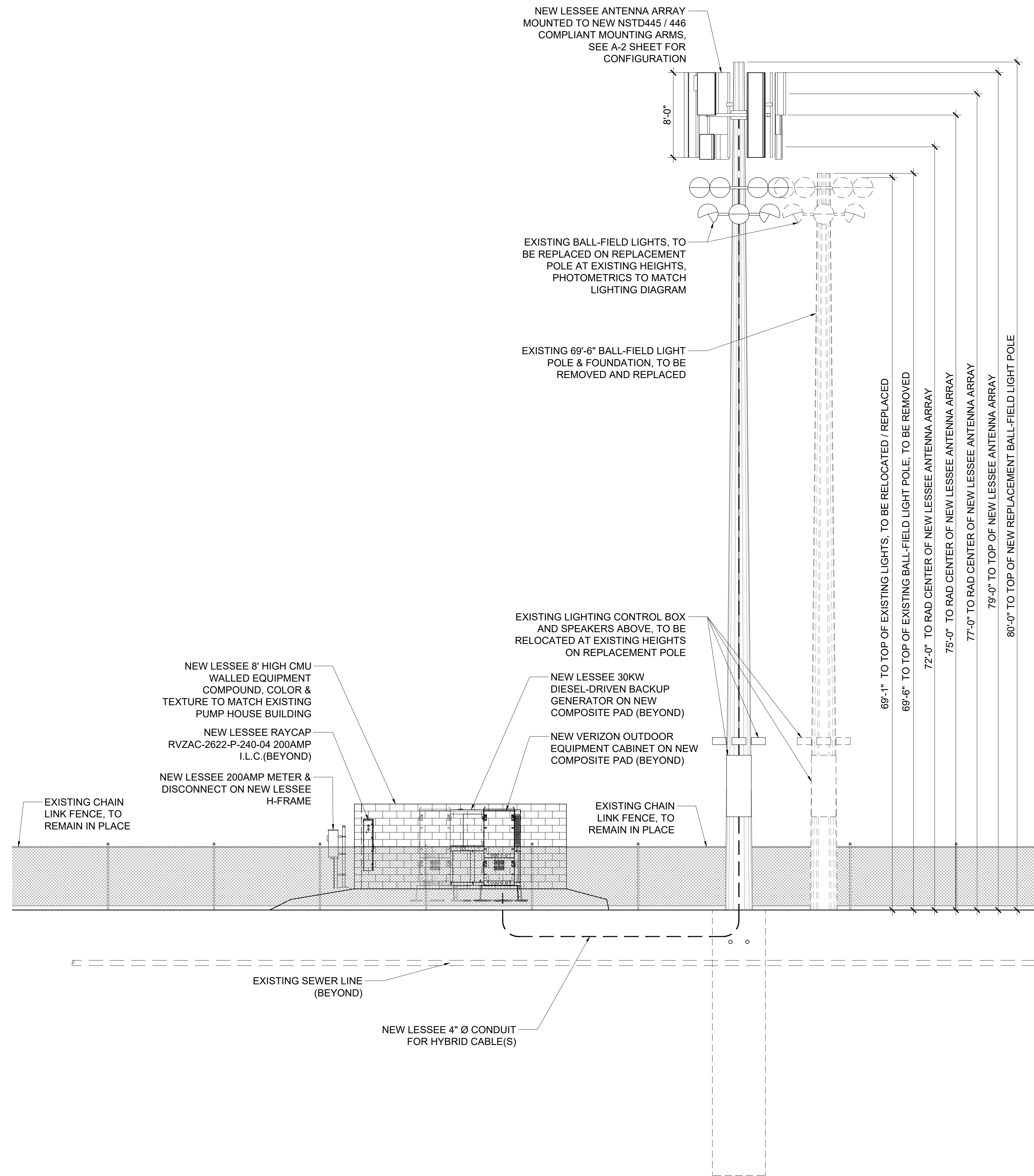
ARCHITECTS JOB NO.
YDC-11792

PROJECT INFORMATION
AZ3_FRONTIER PARK
 780 E. DEUCE OF CLUBS
 SHOW LOW, AZ 85901

SHEET TITLE
SOUTH ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER
A-3



1 EAST ELEVATION
 A-4
 SCALE: 3/16" = 1'-0"
 SCALE: 3/16" = 1'-0"

CLIENT

verizon
 2600 W. GERONIMO PLACE
 CHANDLER, AZ 85224

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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1	03/18/2026	PRELIMS
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ARCHITECTS JOB NO.
YDC-11792

PROJECT INFORMATION

AZ3_FRONTIER PARK

780 E. DEUCE OF CLUBS
 SHOW LOW, AZ 85901

SHEET TITLE
EAST ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER
A-4

EXHIBIT "C"

BILL OF SALE

BILL OF SALE

THAT, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Celco Partnership d/b/a Verizon Wireless ("Seller"), hereby sells, transfers, conveys, assigns and delivers to the City of Show Low, an Arizona municipal corporation ("Buyer"), to have and to hold for its own use and benefit forever, and Buyer hereby purchases, accepts and acquires from Seller, all of Seller's right, title and interest in the light pole, including anchors and foundations listed in Exhibit A (together, the "Light Pole") which is, as of the date hereof, located at 780 E. Deuce of Clubs, Show Low, Navajo County, Arizona (the "Premises"). The Premises is leased by Seller pursuant to that certain Tower Lease Agreement dated _____ (the "Lease"). Seller has installed communications equipment on the Light Pole and upon a portion of the Premises ("Personal Property")

Buyer and Seller acknowledge and agree that the Personal Property is not included in this Bill of Sale. Buyer and Seller further acknowledge and agree that notwithstanding anything in the Lease to the contrary, Buyer will remove its Personal Property upon expiration of earlier termination of the Lease, from the Premises and restore the Premises to its original condition, ordinary wear and tear excepted, except for all existing equipment necessary for the Tower to function as a light pole. The Light Pole shall remain at the Premises. Accordingly, Seller shall have no obligation to remove the Light Pole or otherwise restore the areas of the Premises within which the Light Pole is located. Buyer hereby accepts the Seller's surrender of the Light Pole in the condition as it exists as of the date hereof.

As of the date hereof, Seller warrants to Buyer that (i) Seller is the owner of the full legal and beneficial title to the Light Pole, (ii) Seller has the good and lawful right to sell the Light Pole, and (iii) that good and marketable title to the Light Pole is hereby vested in Buyer. To the extent allowed by law, this is the only warranty that Seller makes with respect to the Light Pole.

Buyer acknowledges that the Light Pole (including associated supplies) may be regulated under laws relating to the protection of human health and the environment. Buyer further acknowledges that it is the Buyer's responsibility to comply with all applicable government requirements and to take all steps necessary to protect its employees and others who may be exposed to the regulated components of the Light Pole. Buyer acknowledges that the Light Pole may be regulated for many reasons including, but not limited to:

- (a) The Light Pole may have associated registration, permit, license, certification, reporting, closure, notification and/or other requirements in order to maintain, operate, service, remove, relocate, remove and/or dispose of the Light Pole;
- (b) The Light Pole may contain or operate with chemicals or components that contain materials or substances that are deemed toxic and/or hazardous under a Federal, State or local law and which may have the potential to cause injury to employees and/or the environment;
- (c) The Light Pole may have the potential for causing harm if operated or maintained improperly or without taking appropriate safety precautions; and/or
- (d) The Light Pole may also be subject to other regulatory requirements.

It is possible that other types of regulated property and materials are being transferred to Buyer, and it is Buyer's responsibility to determine any and all regulatory requirements associated with same and to comply with any and all such requirements.

If the Light Pole requires permits, registrations or other notifications and/or actions by or to the government (collectively, "Regulatory Requirements"), then Buyer agrees that it shall, within the time period allowed by law but in any case not more than thirty (30) days, file any and all documentation (and pay any fees) necessary to meet the applicable Regulatory Requirements and this shall include all actions necessary to assure that Buyer, and not Seller, is named as the owner of and person responsible for such Light Pole. Buyer hereby accepts the assignment of any Regulatory Requirements related to the Light Pole as of the date hereof or as soon after the date hereof as is permitted by the applicable governmental regulations and laws. In the event that the assignment of the Regulatory Requirements to Buyer does not become effective as of the date hereof, Buyer shall indemnify and hold harmless Seller and its parent, affiliate and subsidiary companies from any liability relating to the Regulatory Requirements from and after the date hereof, including, without limitation, any penalties for non-compliance with the Regulatory Requirements.

Buyer acknowledges and agrees that Seller and Seller's employees, agents and representatives have not made any express or implied representations, statements, or inducements about the condition of the Light Pole or the uses or operation thereof. Without limiting the foregoing, Seller shall not be liable for or be bound by any oral or written statements or representations pertaining to the condition or use of the Light Pole, or any other information respecting same furnished by Seller or any employee, agent or representative of Seller or other person purportedly representing Seller. Buyer has had the opportunity to independently examine the Light Pole and to satisfy itself of the condition of the Light Pole. Buyer hereby accepts the Light Pole "AS IS" and at its own risk. Except as may be required by law and the above warranty with respect to title, **SELLER DISCLAIMS ALL WARRANTIES FOR THE PERSONAL**

PROPERTY WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES THAT THE PERSONAL PROPERTY IS MERCHANTABLE OR FIT FOR ANY PARTICULAR PURPOSE.

This Bill of Sale shall inure to the benefit of Buyer, its successors and assigns.

IN WITNESS WHEREOF, the parties have caused this Bill of Sale to be executed and delivered this _____ day of _____, 20__.

SELLER:

BUYER:

Cellco Partnership

City of Show Low

d/b/a Verizon Wireless

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

EXHIBIT A

THE LIGHT POLE

- (1) 80' ball field light pole
- (2) Light array mounted at approximately 65'



Cell Tower

Facilities



MTG DATE: 6/2/2026
ITEM: 8.C

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution No. R2026-14 Adopting Tentative Budget and Establishing Expenditure Limitation for Fiscal Year Ending June 30, 2027 (Justin Johnson)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-14 adopting the tentative budget and establishing the expenditure limitation for Fiscal Year 2027 at \$149,615,506.

BACKGROUND

The budget development process began in January 2026, with departments presenting their budgets to City management. As presented in the budget town hall and several public City Council study sessions, the tentative budget focuses on maintaining current operations and one-time capital expenses that meet the City Council's stated priorities. The attached state budget forms contain all information presented to the City Council and, once approved, will constitute the adopted budget and expenditure limitation for Fiscal Year 2027. The required forms will be published twice in the local newspaper, and the Council will be asked to adopt them as final on June 16, 2026, following a public hearing on the budget.

ATTACHMENTS

1. Resolution No. R2026-14

FISCAL IMPACT

N/A

CITY OF SHOW LOW RESOLUTION NO. R2026-14

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, ADOPTING THE TENTATIVE BUDGET AND ESTABLISHING THE EXPENDITURE LIMITATION FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

RECITALS:

WHEREAS, pursuant to the provisions of the laws of the State of Arizona, the Mayor and Council of the City of Show Low are required to adopt a budget; and

WHEREAS, the City Manager has prepared and filed with the City Council the City Manager's tentative budget and estimates of expenses for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

ENACTMENTS:

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

Section 1

That the statements and schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the City's official tentative budget and estimates of expenses for the fiscal year beginning July 1, 2026, and ending June 30, 2027, including the establishment of the expenditure limitation for such fiscal year in the amount of \$149,615,506.

Section 2

That upon approval by the City Council, a summary of such official tentative budget and estimates of expenses shall be published in the official City newspaper once a week for two consecutive weeks.

Section 3

That a public hearing and special meeting shall be held beginning at or after 7:00 p.m. on June 16, 2026, at the Show Low City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona, at which hearing any taxpayer may appear and be heard in favor of or against any proposed expenditure or tax levy.

PASSED AND ADOPTED this 2nd day of June 2026, by the Mayor and Council of the City of Show Low, Arizona.

John Leech Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

EXHIBIT A

City/Town of Show Low

Table of Contents

Fiscal year 2027

Resolution for the adoption of the budget

Schedule A—Summary Schedule of estimated revenues and expenditures/expenses

Schedule B—Tax levy and tax rate information

Schedule C—Revenues other than property taxes

Schedule D—Other financing sources/(uses) and interfund transfers

Schedule E—Expenditures/expenses by fund

Schedule F—Expenditures/expenses by department (as applicable)

Schedule G—Full-time employees and personnel compensation

Official Budget Forms
City/Town of Show Low
Fiscal year 2027

City/Town of Show Low
 Summary Schedule of estimated revenues and expenditures/expenses
 Fiscal year 2027

Instructions

Fiscal year	S c h	Funds								
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total all funds	
2026	Adopted/adjusted budgeted expenditures/expenses*	E 1	57,435,250	45,442,507	1,704,231	0	0	17,645,836	3,113,200	125,341,024
2026	Actual expenditures/expenses**	E 2	30,338,119	4,724,091	119,459	0	0	9,021,061	4,032,935	48,235,665
2027	Beginning fund balance/(deficit) or net position/(deficit) at July 1***		30,766,193	5,351,410	786,384	7,817,405	0	8,035,402	5,405,290	58,162,083
2027	Primary property tax levy	B 4	0							0
2027	Secondary property tax levy	B 5								0
2027	Estimated revenues other than property taxes	C 6	40,741,499	51,743,609	15,000	226,000		12,957,009	5,746,273	111,429,390
2027	Other financing sources	D 7	0	0	0	0	0	0	0	0
2027	Other financing (uses)	D 8	0	0	0	0	0	0	0	0
2027	Interfund transfers in	D 9	385,250	3,617,541	1,689,195	0	0	2,007,158	0	7,699,144
2027	Interfund Transfers (out)	D 10	5,256,736	75,543	0	2,057,158	0	309,707	0	7,699,144
2027	Line 11: Reduction for fund balance reserved for future budget year expenditures									
	Maintained for future debt retirement									0
	Maintained for future capital projects		375,000					2,900,000		3,275,000
	Maintained for future financial stability		6,454,087					1,580,421		8,034,508
	Maintained for future retirement contributions									0
										0
2027	Total financial resources available		59,807,119	60,637,017	2,490,579	5,986,247	0	18,209,441	11,151,563	158,281,966
2027	Budgeted expenditures/expenses	E 13	55,459,205	59,537,442	1,705,232	0	0	19,468,643	5,639,000	141,809,522

Expenditure limitation comparison	2026	2027
1 Budgeted expenditures/expenses	\$ 125,341,024	\$ 141,809,522
2 Add/subtract: estimated net reconciling items		
3 Budgeted expenditures/expenses adjusted for reconciling items	125,341,024	141,809,522
4 Less: estimated exclusions	56,820,894	51,088,220
5 Amount subject to the expenditure limitation	\$ 68,520,130	\$ 90,721,302
6 EEC expenditure limitation or voter-approved alternative expenditure limitation	\$ 67,483,266	\$ 70,516,375

The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

- * Includes expenditure/expense adjustments approved in the current year from Schedule E.
- ** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.
- *** Amounts on this line represent beginning fund balance/(deficit) or net position/(deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund). See the Instructions tab, cell C17 for more information about the amounts that should and should not be included on this line.

City/Town of Show Low
Tax levy and tax rate information
Fiscal year 2027

Instructions

	2026	2027
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ _____	\$ _____
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ _____	
3. Property tax levy amounts		
A. Primary property taxes	\$ _____	\$ _____
Property tax judgment	_____	_____
B. Secondary property taxes	_____	_____
Property tax judgment	_____	_____
C. Total property tax levy amounts	\$ <u>225,000</u>	\$ <u>225,000</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ _____	
(2) Prior years' levies	_____	
(3) Total primary property taxes	\$ _____	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>225,000</u>	
(2) Prior years' levies	_____	
(3) Total secondary property taxes	\$ <u>225,000</u>	
C. Total property taxes collected	\$ <u>225,000</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	_____	_____
Property tax judgment	_____	_____
(2) Secondary property tax rate	_____	_____
Property tax judgment	0.1401	0.1401
(3) Total city/town tax rate	<u>0.1401</u>	<u>0.1401</u>
B. Special assessment district tax rates		
Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating _____ - _____ special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

Instructions

**City/Town of Show Low
Revenues other than property taxes
Fiscal Year 2027**

Source of revenues	Estimated revenues 2026	Actual revenues* 2026	Estimated revenues 2027
General Fund			
Local taxes			
City Sales Tax	\$ 19,575,099	\$ 17,666,902	\$ 17,999,898
Electric Franchise Tax	207,424	289,443	275,000
Gas Franchise Tax	22,531	77,653	60,000
TV Franchise Tax	12,000	14,514	26,000
Licenses and permits			
Business Licenses	58,268	64,418	65,000
Animal Licenses	2,000	2,050	2,000
Intergovernmental			
Urban Revenue Sharing	2,812,066	2,209,480	2,472,608
Auto in Lieu	1,271,755	1,084,013	1,152,911
State Sales Tax	1,686,583	1,618,389	1,765,944
Intergovernmental/Grants	5,858,899	6,098,620	7,616,250
Charges for services			
Planning & Zoning	327,530	416,840	320,400
Library Fees	11,914	13,353	5,000
Parks and Recreation Fees	172,683	190,852	169,000
Public Information	7,500	50	8,400
Dispatching Fees	1,039,119	807,877	1,105,588
Engineering Fees	8,830	8,620	1,500
Police Fees	67,230	71,678	45,200
Airport Fees	6,627,721	6,921,999	7,265,400
Aquatic Center	99,387	106,566	94,800
Cemetery	59,152	44,364	45,000
Fines and forfeits			
Fines and Forefeitures	272,106	306,349	151,600
Interest on investments			
Interest Earned on Investments	714,458	1,337,724	40,100
Miscellaneous			
Miscellaneous	92,499	148,139	53,900
Total General Fund	\$ 41,006,753	\$ 39,499,892	\$ 40,741,499

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Special revenue funds

Highway User Revenue Fund			
Highway User Tax	\$ 2,050,502	\$ 1,725,006	\$ 2,110,524
Grants	-	-	28,500,000
Other	420,231	420,231	-
Interest Earned on Investments	20,000	23,437	5,000
	\$ 2,490,733	\$ 2,168,674	\$ 30,615,524
Street Light Fund			
Interest Earned on Investments	\$ 8,500	\$ 11,066	\$ 12,370
	\$ 8,500	\$ 11,066	\$ 12,370
Public Transportation Fund			
Grants	\$ 796,707	\$ 600,505	\$ 646,250
Contributions	463,901	297,583	565,037
Other	54,450	56,886	60,448
Interest Earned on Investments	1,200	601	200
	\$ 1,316,258	\$ 955,574	\$ 1,271,935
Capital Projects/Grants Fund			
Unanticipated Revenue/Grants	\$ 7,870,000.00	\$ 7,870,000.00	\$ 11,000,000
Grants	807,414	657,200	8,720,919
	\$ 8,677,414	\$ 8,527,200	\$ 19,720,919
Show Low Bluff CFD			
Assessments/Bonding	\$ 121,361	\$ 131,939	\$ 121,361
Penalties/Other	1,028	645	1,000
Interest Earned on Investments	(18,968)	(4,792)	500
	\$ 103,421	\$ 127,791	\$ 122,861
Total special revenue funds	\$ 12,596,326	\$ 11,790,306	\$ 51,743,609

Debt service funds

Intergovernmental	\$ 3,500	\$ (86,340)	\$ 15,000
Interest Earned on Investments	1,500.00	92,337.09	-
	\$ 5,000	\$ 5,997	\$ 15,000
Total debt service funds	\$ 5,000	\$ 5,997	\$ 15,000

Capital projects funds

Transportation Development Fees	\$ 110,000	\$ 142,514	\$ 40,000
Water Capacity Fees	265,000	421,129	35,500
Wastewater Capacity Fees	980,836	735,627	150,500
	\$ 1,355,836	\$ 1,299,269	\$ 226,000
Total capital projects funds	\$ 1,355,836	\$ 1,299,269	\$ 226,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Enterprise funds

Wastewater Fund			
User Fees	\$ 3,784,155	\$ 3,469,194	\$ 4,272,717
Other	57,937	64,397	70,200
Grants	-	-	-
Interest Earned on Investments	94,214	106,109	10,000
	<u>\$ 3,936,306</u>	<u>\$ 3,639,699</u>	<u>\$ 4,352,917</u>
Water Fund			
User Fees	\$ 5,117,169	\$ 4,691,315	\$ 5,610,801
Other	644,372	647,830	1,017,840
Grants	-	-	36,955
Interest Earned on Investments	249,963	276,246	12,500
	<u>\$ 6,011,504</u>	<u>\$ 5,615,390</u>	<u>\$ 6,678,096</u>
Refuse Fund			
User Fees	\$ 1,759,258	\$ 1,478,477	\$ 1,923,496
Other	-	130,000.00	-
Interest Earned on Investments	2,500	4,201	2,500
	<u>\$ 1,761,758</u>	<u>\$ 1,612,677</u>	<u>\$ 1,925,996</u>
Total enterprise funds	<u>\$ 11,709,568</u>	<u>\$ 10,867,767</u>	<u>\$ 12,957,009</u>

Internal service funds

Medical Self-Insurance			
Premiums	\$ 5,315,625	\$ 3,554,191	\$ 5,744,773
Miscellaneous	-	-	1,000.00
Interest Earned on Investments	80,000	75,067	500
	<u>\$ 5,395,625</u>	<u>\$ 3,629,258</u>	<u>\$ 5,746,273</u>
Total internal service funds	<u>\$ 5,395,625</u>	<u>\$ 3,629,258</u>	<u>\$ 5,746,273</u>

Total all funds \$ 72,069,109 \$ 67,092,489 \$ 111,429,390

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

**City/Town of Show Low
Other financing sources/(uses) and interfund transfers**

Fiscal year 2027

Fund	Other financing 2027		Interfund transfers 2027	
	Sources	(Uses)	In	(Out)
General Fund				
Highway User Fund	\$	\$	\$	\$ 3,602,541
Public Transportation			71,543	
Debt Service				1,639,195
Capital Projects/Grants				
Street Light Improvement District				15,000
Water			309,707	
Wastewater			-	
Refuse				
Show Low Bluff CFD			4,000	
Total General Fund	\$	\$	\$ 385,250	\$ 5,256,736
Special revenue funds				
Highway User Fund	\$	\$	\$ 3,602,541	\$
Public Transportation				71,543
Street Light Improvement District			15,000	
Show Low Bluff CFD				4,000
Capital Projects/Grants				
Total special revenue funds	\$	\$	\$ 3,617,541	\$ 75,543
Debt service funds				
Debt Service Funds	\$	\$	\$ 1,689,195	\$
Total debt service funds	\$	\$	\$ 1,689,195	\$
Capital projects funds				
Transportation Development Impact Fee	\$	\$	\$	\$ 50,000
Water Capacity Fee				1,200,000
Wastewater Capacity Fee				807,158
Total capital projects funds	\$	\$	\$	\$ 2,057,158
Permanent funds				
	\$	\$	\$	\$
Total permanent funds	\$	\$	\$	\$
Enterprise funds				
Water	\$	\$	\$ 1,200,000	\$ 309,707
Wastewater			807,158	
Refuse				
Total enterprise funds	\$	\$	\$ 2,007,158	\$ 309,707
Internal service funds				
	\$	\$	\$	\$
Total Internal Service Funds	\$	\$	\$	\$
Total all funds	\$	\$	\$ 7,699,144	\$ 7,699,144

**City/Town of Show Low
Expenditures/expenses by fund
Fiscal year 2027**

Instructions	Adopted budgeted expenditures/expenses	Expenditure/expense adjustments approved	Actual expenditures/expenses*	Budgeted expenditures/expenses
Fund/Department	2026	2026	2026	2027
General Fund				
City Council	\$ 482,657	\$ -	\$ 101,793	\$ 530,103
General Operations	18,451,292		2,633,719	13,645,939
Administrative Services	2,044,736		1,617,674	2,093,570
City Magistrate	118,167	-	101,300	98,167
City Attorney	445,424	-	302,707	583,939
City Manager	663,429		510,727	664,915
Planning & Zoning	967,298	-	772,332	1,063,454
Library	805,468	-	624,269	919,863
Informamtion Systems	1,374,507	(97,429.00)	959,725	1,034,401
Parks/Facilities	6,080,402	10,000	2,768,261	7,259,987
Engineering	1,342,617	-	1,098,027	1,272,398
Police	11,275,739	76,000.00	8,311,358	12,216,946
Parks & Recreation	879,178	-	654,309	876,933
City Clerk	235,842	-	158,586	357,330
Public Information	467,002	-	419,309	475,341
Community Services Admin	758,191	-	310,400	862,366
Cemetery	115,000	-	10,683	354,000
Airport	9,611,237	149,358	8,002,869	10,248,454
Aquatic Center	1,179,135		980,072	901,098
Total General Fund	\$ 57,297,321	\$ 137,929	\$ 30,338,119	\$ 55,459,205
Special revenue funds				
HURF	\$ 28,401,706	\$ 2,342,657	\$ 3,104,306	\$ 37,704,755
Street Light District	250,000	-	205,813	300,000
Public Transportation	1,060,996	551,051.00	964,620	1,757,590
Capital Projects/Grants	13,003,517	(332,000)	448,544	19,610,517
Show Low Bluff CFD	164,580	-	808	164,580
Total special revenue funds	\$ 42,880,799	\$ 2,561,708	\$ 4,724,091	\$ 59,537,442
Debt service funds				
Debt Service	\$ 1,704,231	\$ -	\$ 119,459	\$ 1,705,232
Total debt service funds	\$ 1,704,231	\$ -	\$ 119,459	\$ 1,705,232
Capital projects funds				
	\$	\$	\$	\$
Total capital projects funds	\$	\$	\$	\$
Permanent funds				
	\$	\$	\$	\$
Total permanent funds	\$	\$	\$	\$
Enterprise funds				
Wastewater	\$ 7,200,346	\$ (60,000.00)	\$ 2,446,302	\$ 8,362,726
Water	8,705,318	-	5,178,070	9,333,628
Refuse		1,800,172.00	1,396,689	1,772,290
Total enterprise funds	\$ 15,905,664	\$ 1,740,172.00	\$ 9,021,061	\$ 19,468,643
Internal service funds				
Medical Insurance Fund	\$ 3,113,200	\$ -	\$ 4,032,935	\$ 5,639,000
Total internal service funds	\$ 3,113,200	\$ -	\$ 4,032,935	\$ 5,639,000
Total all funds	\$ 120,901,215	\$ 4,439,809.00	\$ 48,235,665	\$ 141,809,522

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

**City/Town of Show Low
Expenditures/expenses by department
Fiscal year 2027**

Instructions	Adopted budgeted expenditures/expenses	Expenditure/expense adjustments approved	Actual expenditures/expenses*	Budgeted expenditures/expenses
Department/Fund	2026	2026	2026	2027
City Council				
General Fund	\$ 482,657	\$ -	\$ 101,793	\$ 530,103
Department total	\$ 482,657	\$ -	\$ 101,793	\$ 530,103
General Operations				
General Fund	\$ 18,451,292	\$ -	\$ 2,633,719	\$ 13,645,939
Projects Fund	\$ 8,000,000	\$ (332,000)	\$ 137,239	\$ 16,000,000
Show Low Bluff CFD	\$ 164,580	\$ -	\$ 808	\$ 164,580
Debt Service	\$ 1,704,231	\$ -	\$ 119,459	\$ 1,705,232
Department total	\$ 28,320,103	\$ (332,000)	\$ 2,891,225	\$ 31,515,751
Administrative Services				
General Fund	\$ 2,044,736	\$ -	\$ 1,617,674	\$ 2,093,570
Department total	\$ 2,044,736	\$ -	\$ 1,617,674	\$ 2,093,570
City Magistrate				
General Fund	\$ 118,167	\$ -	\$ 101,300	\$ 98,167
Projects Fund	\$ 30,000	\$ -	\$ 550	\$ 30,000
Department total	\$ 148,167	\$ -	\$ 101,850	\$ 128,167
City Attorney				
General Fund	\$ 445,424	\$ -	\$ 302,707	\$ 583,939
Department total	\$ 445,424	\$ -	\$ 302,707	\$ 583,939
City Manager				
General Fund	\$ 663,429	\$ -	\$ 510,727	\$ 664,915
Department total	\$ 663,429	\$ -	\$ 510,727	\$ 664,915
Planning & Zoning				
General Fund	\$ 967,298	\$ -	\$ 772,332	\$ 1,063,454
Department total	\$ 967,298	\$ -	\$ 772,332	\$ 1,063,454
Library				
General Fund	\$ 805,468	\$ -	\$ 624,269	\$ 919,863
Projects Fund	\$ 60,000	\$ -	\$ -	\$ 60,000
Department total	\$ 865,468	\$ -	\$ 624,269	\$ 979,863

<u>Information Services</u>								
General Fund	\$	1,374,507	\$	(97,429.00)	\$	959,725	\$	1,034,401
Department total	\$	1,374,507	\$	(97,429.00)	\$	959,725	\$	1,034,401

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

<u>Parks & Facilities Maintenance</u>								
General Fund	\$	6,080,402	\$	10,000	\$	2,768,261	\$	7,259,987
Projects Fund		3,933,015				204,220		2,713,015
Cemetery		115,000		-		10,683		354,000
Department total	\$	10,128,417	\$	10,000	\$	2,983,164	\$	10,327,002

<u>Engineering</u>								
General Fund	\$	1,342,617	\$	-	\$	1,098,027	\$	1,272,398
Department total	\$	1,342,617	\$	-	\$	1,098,027	\$	1,272,398

<u>Police</u>								
General Fund	\$	11,275,739	\$	76,000	\$	8,311,358	\$	12,216,946
Projects Fund		695,502.00				106,535		807,502
Department total	\$	11,971,241	\$	76,000	\$	8,417,893	\$	13,024,448

<u>Parks & Recreation</u>								
General Fund	\$	879,178	\$	-	\$	654,309	\$	876,933
Department total	\$	879,178	\$	-	\$	654,309	\$	876,933

<u>Aquatic Center</u>								
General Fund	\$	1,179,135	\$		\$	980,072	\$	901,098
Department total	\$	1,179,135	\$		\$	980,072	\$	901,098

<u>City Clerk</u>								
General Fund	\$	235,842	\$	-	\$	158,586	\$	357,330
Department total	\$	235,842	\$	-	\$	158,586	\$	357,330

<u>Public Information</u>								
General Fund	\$	467,002	\$	-	\$	419,309	\$	475,341
Department total	\$	467,002	\$	-	\$	419,309	\$	475,341

<u>Community Services Administration</u>				
General Fund	\$ 758,191	\$ -	\$ 310,400	\$ 862,366
Projects Fund	285,000	-	-	-
Department total	\$ 1,043,191	\$ -	\$ 310,400	\$ 862,366
<u>Airport</u>				
General Fund	\$ 9,611,237	\$ 149,358	\$ 8,002,869	\$ 10,248,454
Department total	\$ 9,611,237	\$ 149,358	\$ 8,002,869	\$ 10,248,454
<u>Streets</u>				
Highway User Revenue Fund	\$ 28,401,706	\$ 2,342,657	\$ 3,104,306	\$ 37,704,755
Street Light Improvement District	250,000	-	205,813	300,000
Department total	\$ 28,651,706	\$ 2,342,657	\$ 3,310,119	\$ 38,004,755

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

<u>Public Transportation</u>				
Public Transportation Fund	\$ 1,060,996	\$ 551,051.00	\$ 964,620	\$ 1,757,590
Department total	\$ 1,060,996	\$ 551,051.00	\$ 964,620	\$ 1,757,590

<u>Wastewater</u>				
Wastewater Fund	\$ 7,200,346	\$ (60,000.00)	\$ 2,446,302	\$ 8,362,726
Wastewater Capacity Fund	-	-	-	-
Department total	\$ 7,200,346	\$ (60,000.00)	\$ 2,446,302	\$ 8,362,726

<u>Water</u>				
Water Fund	\$ 8,705,318	\$ -	\$ 5,178,070	\$ 9,333,628
Water Capacity Fund	-	-	-	-
Department total	\$ 8,705,318	\$ -	\$ 5,178,070	\$ 9,333,628

<u>Sanitation</u>				
Refuse Fund	\$ -	\$ 1,800,172.00	\$ 1,396,689	\$ 1,772,290
Department total	\$ -	\$ 1,800,172.00	\$ 1,396,689	\$ 1,772,290

<u>Self Insurance</u>				
Self Insurance Fund	\$ 3,113,200	\$ -	\$ 4,032,935	\$ 5,639,000
Department total	\$ 3,113,200	\$ -	\$ 4,032,935	\$ 5,639,000

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

City/Town of Show Low
Full-time employees and personnel compensation
Fiscal year 2027

Instructions	Full-time equivalent (FTE)	Employee salaries and hourly costs	Retirement costs	Healthcare costs	Other benefit costs	Total estimated personnel compensation
Fund	2027	2027	2027	2027	2027	2027
General Fund	154.1	\$ 12,550,230	\$ 1,528,299	\$ 3,303,861	\$ 1,373,334	\$ 18,755,724
Special revenue funds						
Streets	12.0	\$ 718,389	\$ 82,367	\$ 262,994	\$ 118,772	\$ 1,182,522
Total special revenue funds	12.0	\$ 718,389	\$ 82,367	\$ 262,994	\$ 118,772	\$ 1,182,522
Debt service funds						
		\$	\$	\$	\$	\$
Total debt service funds		\$	\$	\$	\$	\$
Capital projects funds						
		\$	\$	\$	\$	\$
Total capital projects funds		\$	\$	\$	\$	\$
Permanent funds						
		\$	\$	\$	\$	\$
Total permanent funds		\$	\$	\$	\$	\$
Enterprise funds						
Wastewater	13.0	\$ 898,428	\$ 99,930	\$ 336,961	\$ 109,648	\$ 1,444,967
Water	16.0	\$ 1,056,200	\$ 123,038	\$ 410,928	\$ 129,209	\$ 1,719,375
Total enterprise funds	29.0	\$ 1,954,628	\$ 222,968	\$ 747,889	\$ 238,858	\$ 3,164,343
Internal service funds						
		\$	\$	\$	\$	\$
Total internal service fund		\$	\$	\$	\$	\$
Total all funds	195.1	\$ 15,223,247	\$ 1,833,633	\$ 4,314,744	\$ 1,730,964	\$ 23,102,588