

**MINUTES OF THE SPECIAL MEETING OF THE SHOW LOW BLUFF COMMUNITY FACILITIES DISTRICT BOARD HELD ON TUESDAY, JUNE 2, 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 7:32 p.m.

2. **ROLL CALL:**

**COUNCIL MEMBERS PRESENT:** Chairman Leech, Board members Adam, Judd, Whipple, and Hatch.

**COUNCIL MEMBERS ABSENT:** Vice Chairwoman Kakavas and Board member Clark.

**STAFF MEMBERS PRESENT:** F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Greg Westover, Police Chief; Shane Hemesath, Public Works Director; Lisa Robertson, Grants and Transit Manager; Shannon Adams, Grants Coordinator; Mischa Steinbrecher, Finance Manager; and Rachael Hall, District Clerk.

**GUESTS:** Jerry and Karen Smith, Reg Destree, Doug Roberts, Roger Brown, and others.

3. **ADOPTION OF THE TENTATIVE BUDGET:**

A. Consideration of Resolution No. R2026-01 Adopting Tentative Budget and Establishing Expenditure Limitation for Fiscal Year Ending June 30, 2027

Mr. Johnson said the Show Low Bluff Community Facilities District was a special district formed by the property owners of the district in 2005. It was a separate unit of government from the City of Show Low. The district's assessed value must cover the debt issued, and the benefits must be for improvements of the district. There were two separate bonds issued, one special assessment bond and one general obligation bond. The general obligation bond was paid in full in 2018. The special assessment bond should be paid off in 2031.

Mr. Johnson reviewed the Fiscal Year 2027 tentative budget presentation, which would be attached to the minutes. Mr. Johnson said the adoption of the tentative budget would establish expenditure limitations and would be advertised in the paper on June 5 and June 12. He said the final budget adoption and public hearing would be on June 16, 2026.

**BOARD MEMBER JUDD MOVED TO ADOPT RESOLUTION NO. R2026-01, ADOPTING THE TENTATIVE BUDGET AND ESTABLISHING THE EXPENDITURE LIMITATION FOR FISCAL YEAR 2027 AT \$168,580; SECONDED BY BOARD MEMBER ADAMS; PASSED 5 TO 0 WITH CHAIRMAN LEECH, BOARD MEMBER ADAMS, BOARD MEMBER JUDD, BOARD MEMBER WHIPPLE, AND BOARD MEMBER HATCH VOTING IN FAVOR.**

4. APPROVAL OF MINUTES:

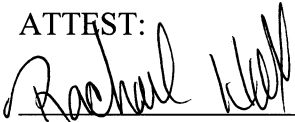
A. Special Meeting of June 17, 2025

**BOARD MEMBER ADAMS MOVED TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF JUNE 17, 2025; SECONDED BY BOARD MEMBER WHIPPLE; PASSED 5 TO 0 WITH CHAIRMAN LEECH, BOARD MEMBER ADAMS, BOARD MEMBER JUDD, BOARD MEMBER WHIPPLE, AND BOARD MEMBER HATCH VOTING IN FAVOR.**

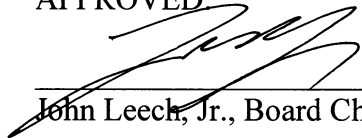
5. ADJOURNMENT:

There being no further business to be brought before the Council, **CHAIRMAN LEECH ADJOURNED THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL OF JUNE 2, 2026, AT 7:35 P.M.**

ATTEST:

  
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Rachael Hall, District Clerk

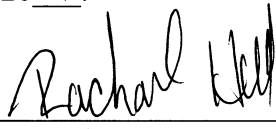
APPROVED:

  
\_\_\_\_\_  
John Leech, Jr., Board Chairman

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the Bluff Community Facilities District Board of Show Low held on June 2, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16<sup>th</sup> day of June, 2026.

  
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Rachael Hall, District Clerk