

SHOW LOW CITY COUNCIL
REGULAR MEETING - TUESDAY, JULY 21, 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, July 21, 2026, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

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

5. **CALL TO THE PUBLIC:**

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

6. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming August 2026 as **Child Support Awareness Month** in the City of Show Low (Rachael Hall)
- B. Consideration of Award of Contract for Pre-Incubation Business Services to White Mountain Economic Development (Steve North)
- C. Consideration of Approval of Final Plat for Water's Edge (Justen Tregaskes)
- D. Consideration of Award of Contract for Purchase and Installation of Three Park Ramadas for Timothy McKay Memorial Park, City of Show Low Project No. 45526117F (Rick Austin)
- E. Consideration of Award of Contract for Purchase and Installation of Five Ramadas for Frontier Park, Show Low City Park, City Hall, and Public Works, City of Show Low Project No. 44527013 (Rick Austin)
- F. Consideration of Award of Contract for Purchase and Installation of City Park Basketball Court, City of Show Low Project No. 44527012B (Rick Austin)
- G. Consideration of Authorization to Purchase Crack Seal Machine (Rick Austin)
- H. Consideration of Approval of Increase to Annual Purchase Orders for Citywide

Maintenance Contracts for Fiscal Year 2027 (Rick Austin)

- I. Consideration of Acceptance of Well 10 Repairs, City of Show Low Project No. W-1821 JO15 (Rick Austin)
- J. Consideration of Acceptance of City Campus Landscaping Phase II, City of Show Low Project No. 4452677 (Shane Hemesath)
- K. Consideration of Acceptance of Installation of Supervisory Control and Data Acquisition System Improvements for Fawnbrook Water Booster Station (Shane Hemesath)
- L. Consideration for Approval of Contract Renewal with Goserco for Eventide NexLog DX Communications Recording System (Greg Westover)
- M. Consideration of Approval of Lochner Task Order 3 for Engineering Services for Replacement Aviation Weather Observation System at Show Low Regional Airport (Jacob Allen)
- N. Consideration of Approval of Lochner Task Order 4 for Engineering Services for Windcone Relocation Project at Show Low Regional Airport (Jacob Allen)
- O. Consideration of Noncommercial Ground Lease with Aceland, LLC and Termination of Lease with Duane S. Black Inc. for the Hangar Located at 3280A Corporate Way at Show Low Regional Airport (Jacob Allen)
- P. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of June 16, 2026

7. **NEW BUSINESS:**

- A. Consideration of Resolution No. R2026-20 Abandoning Certain Ingress/Egress Easements on A.P.N. 210-03-041 and Accepting New Roadway Dedications on A.P.N.s 210-03-041, 210-03-034N and 210-03-035B (Justen Tregaskes)
- B. Consideration of Award of Well 11 Repairs, City of Show Low Project No. 76026106 JO2 (Rick Austin)
- C. Consideration of Award of Booster 13 New Control Panel Contract, City of Show Low Project No. 76026106 JO4 and Authorization of Associated Budget Transfers (Rick Austin)
- D. Consideration of Award of Contract for Purchase and Installation of We-Go-Swing for City Park, City of Show Low Project No. 44527077 and Authorization of Associated Budget Transfers (Rick Austin)
- E. Consideration of Authorization to Purchase Vactor 2100i Combination Sewer Cleaning Truck and Authorization of Associated Budget Transfers (Rick Austin)

- F. Consideration of Award of Construction Contract for South Central Avenue Sidewalk, City of Show Low Project No. 50027002 (Chris Reid)
- G. Consideration of Acceptance of New Nikolaus Homestead Parking, City of Show Low Project No. 4452608 and Approval of Scope Revisions (Chris Reid)
- H. Consideration of Award of Construction Contract for Timothy McKay Memorial Park Landscaping, City of Show Low Project No. 45526117C (Shane Hemesath)
- I. Consideration of Resolution No. R2026-19 Approving Intergovernmental Agreement between Navajo County, City of Show Low, and Show Low Unified School District for School Resource Officer Services at Linden Elementary School (Greg Westover)
- J. Consideration of Resolution No. R2026-18 Establishing Street Light Improvement District Secondary Property Tax Levy for Fiscal Year 2027 at \$300,000 (Justin Johnson)

8. **SUMMARY OF CURRENT EVENTS:**

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

9. **SCHEDULE OF MEETINGS:**

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

10. **ADJOURNMENT:**

SCHEDULED MEETINGS/EVENTS:

<u>DATE</u>	<u>TIME</u>	<u>EVENT NAME</u>
07/21/2026	7:00 PM	CITY COUNCIL - REGULAR MEETING
07/28/2026	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 July 17, 2026.



Proclamation

City of Show Low
Office of the Mayor and City Council

WHEREAS, the City of Show Low joins the Nation in recognizing August as Child Support Awareness Month, and reaffirms its commitment to strengthening Arizona's families by providing child support services to improve the economic stability and well-being of children; and

WHEREAS, the State of Arizona will always be committed advocates for our children, whose safety and security remains top of mind; and

WHEREAS, a child who receives emotional and financial support is more likely to feel safe and secure and is better equipped with the courage to be their very best in life; and

WHEREAS, the Department of Economic Security Division of Child Support Services (DCSS) is robustly committed to putting Arizona's children first and to humbly serving Arizonans with excellence, respect, integrity, and kindness, as well as being an overall champion for economic growth and opportunity; and

WHEREAS, DCSS strongly advocates for shared parenting responsibilities because parents and children benefit when both parents are engaged with their child at every stage, regardless of marital status; and

WHEREAS, DCSS recognizes the commitment of legal guardians who accept the responsibilities of children in the absence of parents; and

WHEREAS, strengthening individuals and families with an emphasis on fiscal responsibility promotes the safety and well-being of children, provides stability, improves the lives of children, and provides opportunities for families to be able to enhance their children's future; and

WHEREAS, Child Support Awareness Month values parents' involvement in their child's lives and who make regular child support payments to safeguard their children's future.

NOW, THEREFORE, I, John Leech, Jr., Mayor, on behalf of the Show Low City Council, do proclaim **August 2026** as

♣ Child Support Awareness Month ♣

Dated this **21st** day of **July, 2026**.

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

John Leech, Jr. Mayor

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Contract for Pre-Incubation Business Services to White Mountain Economic Development (Steve North)

RECOMMENDATION

I **MOVE** to award the contract to provide pre-incubation services for fiscal year 2027 to White Mountain Economic Development in an amount not to exceed \$75,000.

BACKGROUND

White Mountain Economic Development (WMED) conducted the initial feasibility study and played a key role throughout the planning grant by assisting with grant preparation, developing the business plan, and preparing the financial pro forma for the business incubator. In addition, WMED has continued to support the project by providing pre-incubation services under contract with the City.

This contract, together with the associated proposal and fee schedule, will build upon the foundational pre-incubation work already completed and maintain momentum toward the successful launch of the business incubator. Services to be provided under this agreement include:

1. Provide pre-incubation services to selected businesses to prepare them for successful entry into the business incubator. Services include open-book accounting, individualized monthly business counseling, business plan development, industry-specific training, and other technical assistance designed to strengthen business readiness and long-term success.
2. Create and implement programs that expose local youth to career and business opportunities in cybersecurity, information technology, and healthcare.
3. Continue expanding access to shared commercial kitchen facilities for food-based pre-incubation clients while partnering with local kitchen owners to provide facility use and food safety training.
4. Continue supporting industry certifications and leverage partner programs whenever possible to supplement available resources and services.
5. Develop and deliver comprehensive training materials for pre-incubation clients through a multimodal learning program, including WMED's Skill Up Online Learning Management System.
6. Expand the incubator's partner network by engaging organizations that provide business support services, mentorship, technical assistance, and entrepreneurial programming.
7. Provide technical review and feedback on the Economic Development Administration Construction Grant application for the business incubator to strengthen its competitiveness and completeness.

Staff recommends awarding the contract to provide pre-incubation services for Fiscal Year 2027 to White Mountain Economic Development in an amount not to exceed \$75,000. The agreement will be drafted using a standard City contract.

ATTACHMENTS

None

FISCAL IMPACT

Anticipated cost: \$75,000

Funding source (account no.): Other Contractual Service (11-402-430-3300-0000)

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Approval of Final Plat for Water's Edge (Justen Tregaskes)

RECOMMENDATION

I **MOVE** to approve the final plat for Water's Edge and authorize the mayor to sign all applicable documents.

BACKGROUND

At its regular meeting of February 16, 2010, the City Council approved Ordinance No. 2010-03. This ordinance created the Show Low Lake Planned Unit Development (PUD). This PUD encompasses the property surrounding Show Low Lake. Staff recently received a final plat application for a subdivision to be called Water's Edge, located on the southwest corner of Show Low Lake and within the PUD. The Water's Edge preliminary plat was approved by Council at their meeting of February 17, 2026.

The proposed development is approximately 47.8 acres in size. Minimum lot size is .29 acres (12,632 square feet), with an average lot size of .54 acres (23,522 square feet). Private, gated streets are indicated for this development. Homes will be site-built. A 50-foot open space buffer is required along the west property line of the subject property. Dedication of a public trail is also required and is indicated on the submitted plat. The Conceptual Development Plan approved in 2010 indicates that this area would be utilized for Multi-Family Residential and Single-Family Residential. The total number of units originally approved for this area included 129 multi-family units and 59 single-family units, for a total unit count of 188 units. A total of 62 units are proposed with this application. The southern portion of this development was recently annexed into the City of Show Low from Pinetop-Lakeside. A zone change for this property was required to allow the lot sizes indicated for this portion of the project as proposed. This zone change was approved by the Council through Ordinance No. 2026-03 at their regular meeting of May 5, 2026.

In accordance with changes to state statutes and City Code, preliminary and final plats will be reviewed only by the City Council, not by the Planning and Zoning Commission. Staff recommends that the City Council approve the final plat for Water's Edge and authorize the mayor to sign all applicable documents.

ATTACHMENTS

1. Water's Edge Final Plat Information

FISCAL IMPACT

N/A



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

Final Plat Application
(Filing Fee: see page 3)

For Office Use Only

Date received: 5.24.26
Time received: 1:20 AM/PM
Received by: VBF

Title 17.15.050 of the Land Development Ordinance

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

OWNER INFORMATION

Name: Water's Edge 62 LLC

Address: _____
Street Address Apartment/Unit#

City State ZIP Code

Phone: _____ Email: _____

APPLICANT INFORMATION (If different)

Name: Jon Gitt

Address: _____
Street Address Apartment/Unit#

City State ZIP Code

Phone: _____ Email: _____

PROPERTY INFORMATION

Address of Property: APN 212-11-099G Parcel Number: 212-11-099G, 212-11-003D, 212-11-002B, 212-11-001, 212-11-102A

Legal Description of Property: provided with final plat

PROPOSAL

Name of proposed subdivision: Water's Edge Number of proposed lots: 62

Current Zoning Classification: R1-10 PUD Is a zone change proposed or required? ☐ Yes ☒ No

Provide a brief description of the proposed land development: 62 lot single-family residential subdivision

AUTHORIZED REPRESENTATIVES

PLEASE NOTE: In accordance with City Code, Title 19.15.010 D and E, you or your authorized representative must be present at all Planning and Zoning and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Jon Gitt

Jon Carlson

Mike Brekke

CERTIFICATION

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

Signature of
Owner(s):

[Handwritten Signature]

Date:

5/13/26

Signature of
Owner(s):

Date:

Signature of
Applicant:

Jon Gitt

Digitally signed by Jon Gitt
DN: C=US, E=jon.gitt@kimley-horn.com, O=Kimley-Horn and Associates, Inc.,
OU=Kimley-Horn and Associates, Inc., CN=Jon Gitt
Date: 2023.05.13 15:08:53-0700

Date: 5/13/2026

Waiver of Claims Under Arizona Revised Statutes § 12-1134

I, Kevin Rosinski, the owner of the property described as A.P.N. 212-11-0993, 212-11-003D, 212-11-002B, 212-11-00
Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a FINAL PLAT. Further, I agree to defend, indemnify and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 13th day of May, 2026.

[Handwritten Signature]

Signature of Property Owner

STATE OF ARIZONA)

) ss.

County of Maricopa)

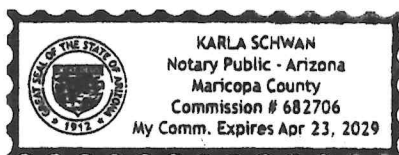
SUBSCRIBED AND SWORN before me this 13 day of May, 2026,

by Kevin E. Rosinski

Name of Signer

[Handwritten Signature]
Notary Public

[Notary Seal]



PRELIMINARY PLAT CONDITIONS

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

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

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

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

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

- o Name, courses, length and width of all public streets and street cross sections; radii, points of tangency, and central angles of all curvilinear streets; radii of all rounded street line intersections; location, dimensions, bearings, radii, arcs, and central angles of all sites to be dedicated to the public; and a statement noting that the streets dedicated on the plat will not be accepted for city maintenance until they are brought up to minimum city standards.
- o A registered professional land surveyor must certify that all lots are staked, or will be staked within six (6) months.

☒ Existing Conditions Data.

- o Utility easements intended to remain on the property: The notation as described in Section [17.15.050\(A\)\(3\)](#) shall be on the final plat.
- o Drainage easements intended to remain on the property, with the following notation:
 - Natural, unimpeded flow is preferred in all drainage ways, wherever practical. No structure of any kind may be constructed or placed, nor may any vegetation be planted nor be allowed to grow within, on or over any drainage easement which would obstruct or divert the flow of storm water. The city may construct and/or maintain drainage facilities on or under the land in any drainage easement.

☒ Descriptive Data Required.

- o Name, right-of-way lines, courses, lengths, width of all public streets, crosswalks, and utility easements; radii, points of tangency and central angles of all curvilinear streets and rounded street line intersections.
- o Utility easements needed in conjunction with the new plat to include the notation as cited in Section [17.15.050\(A\)\(3\)](#).
- o All drainage ways shall be shown on the plat. The rights-of-way or easements for all major drainage ways, as designated by the public works director, shall be dedicated to the public.
- o Location and dimension of all residential lots, including identification of each lot by number and size of each lot, total number of lots and average and minimum lot sizes.
- o All residential lots shall be numbered by consecutive numbers throughout the plat. "Exception," "tracts," and parks shall be so designated, lettered or named and clearly dimensioned.
- o Locations, dimensions, bearings, radii, arcs, and central angles of all sites to be dedicated to the public with the use clearly indicated.
- o Location of all adjoining subdivisions with date, map and page number of recordation noted, or, if unrecorded or unsubdivided, so marked.

APPLICATION TIMELINE *(Final Plat)*

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

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

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

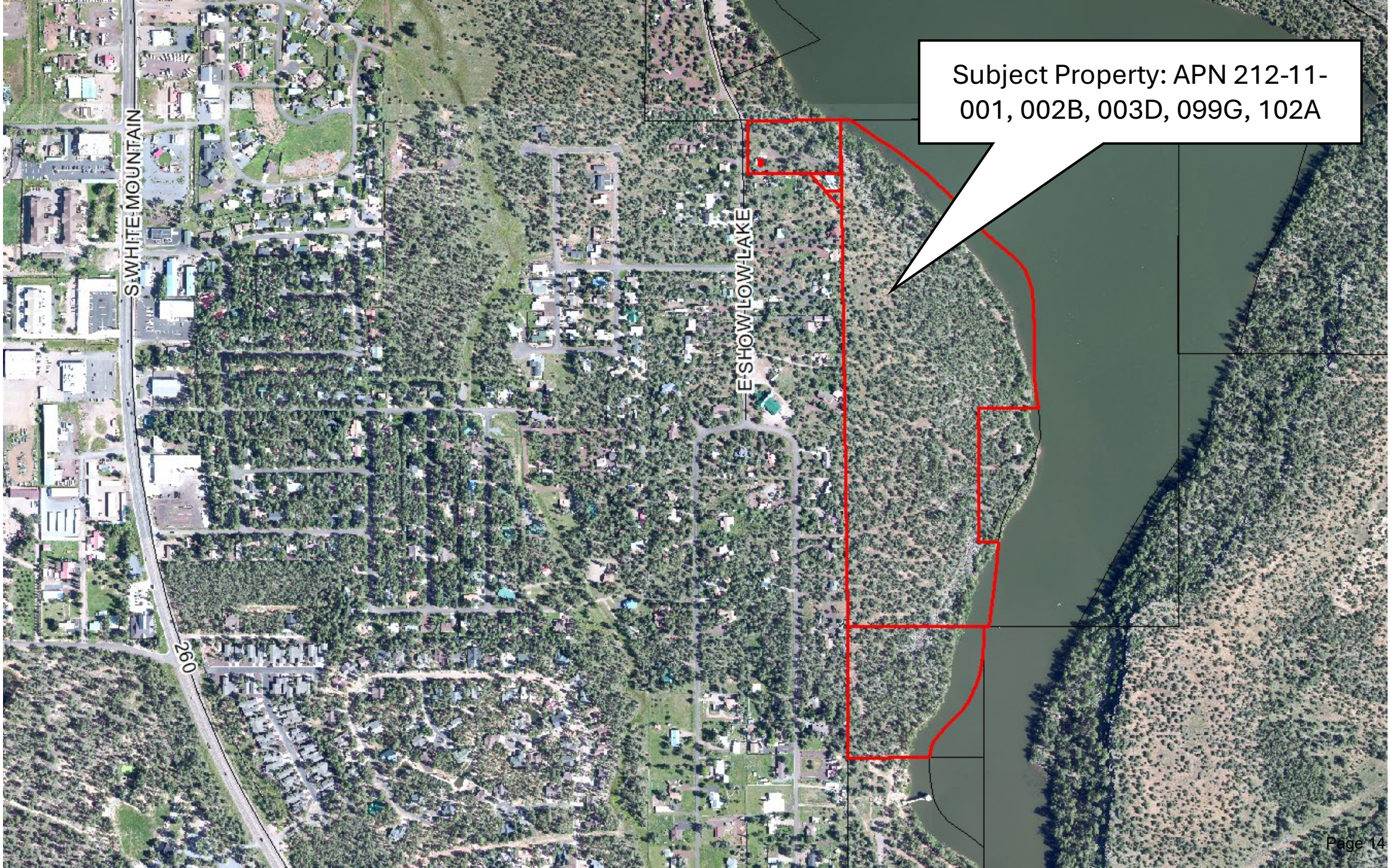
I, Kevin Rosinski, the owner of the property described as
A.P.N. 212-11-099G, -102A, -001, -002B, -003D, Show Low, Arizona, hereby waive any
and all claims for diminution in value to my property which may arise under A.R.S. § 12-
1134 as a result of my request and application for a subdivision (for rezoning,
subdivision, conditional use or other land use action). Further, I agree to defend,
indemnify and hold harmless the City of Show Low, its officers, employees and agents
from and against any and all such claims for diminution in value to my property as defined
in A.R.S. § 12-1134 arising out of my application or request for the applicable land use
action as described above.


Signature of Property Owner

SUBSCRIBED AND SWORN before me this 19 day of May, 2026,
by Kevin E. Rosinski.
Name of Signer

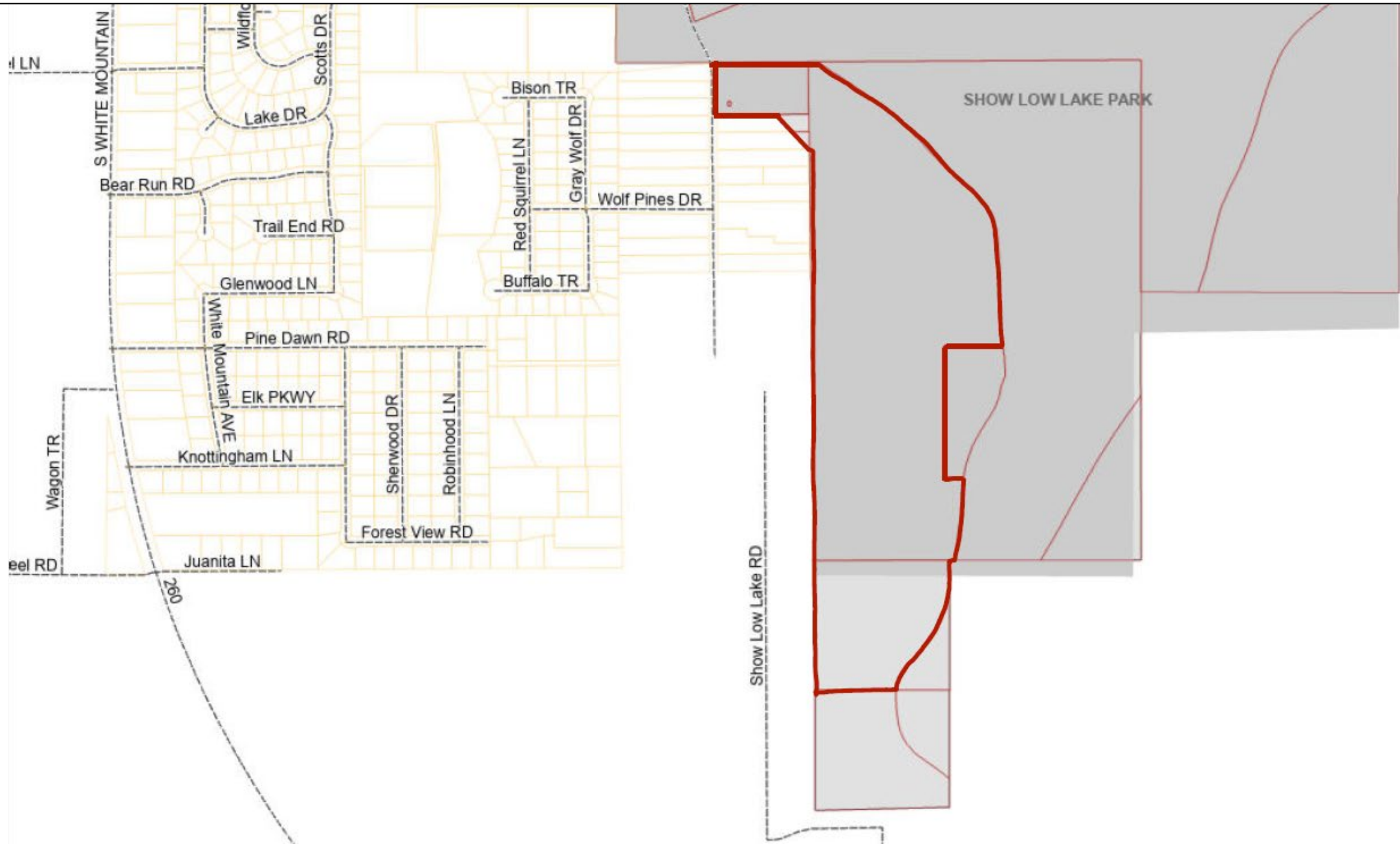
Karla Schwan
Notary Public

 KARLA SCHWAN
Notary Public - Arizona
Maricopa County
Commission # 682706
My Comm. Expires Apr 23, 2029



Subject Property: APN 212-11-001, 002B, 003D, 099G, 102A

Subject Property: APN 212-11-001, 002B, 003D, 099G, 102A



FINAL PLAT OF WATER'S EDGE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 22 EAST
GILA & SALT RIVER BASE AND MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST-WEST-WEST 1/256TH CORNER OF SAID SECTION 10, MONUMENTED BY A BUREAU OF LAND MANAGEMENT BRASS CAP STAMPED "S10/S15 E-W-W 1/256 1978", FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 10, MONUMENTED BY A BUREAU OF LAND MANAGEMENT BRASS CAP STAMPED "T9N R22E S9/S10/S15/S16 1975", BEARS SOUTH 89° 59' 48" WEST, A DISTANCE OF 989.10 FEET, AND FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 10, MONUMENTED BY A BUREAU OF LAND MANAGEMENT BRASS CAP STAMPED "1/4 S10/S15", BEARS NORTH 89° 59' 48" EAST, A DISTANCE OF 1646.27 FEET;

THENCE, ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10, NORTH 00° 24' 08" WEST, A DISTANCE OF 1312.18 FEET TO THE CENTER-EAST-WEST-SOUTHWEST 1/256TH CORNER OF SAID SECTION 10, MONUMENTED BY A BUREAU OF LAND MANAGEMENT BRASS CAP STAMPED "S10 C-E-W-SW 1/256 1978";

THENCE, CONTINUING ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10, NORTH 00° 19' 31" WEST, A DISTANCE OF 868.40 FEET TO THE SOUTHEASTERLY CORNER OF LOT 5 OF THE KIEWATT SUBDIVISION, BOOK 3 OF PLATS, PAGE 26 OF THE NAVAJO COUNTY RECORDER'S OFFICE, MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP, FROM WHICH THE CENTER-EAST-WEST-WEST 1/256TH CORNER OF SAID SECTION 10, MONUMENTED BY A BUREAU OF LAND MANAGEMENT BRASS CAP STAMPED "S10 C-E-W-W 1/256 1978", BEARS NORTH 00° 19' 31" WEST, A DISTANCE OF 443.55 FEET;

THENCE, ON THE NORTHEASTERLY LINE OF SAID LOT 5 AND THEN LOT 4 OF SAID KIEWATT SUBDIVISION, NORTH 43° 36' 02" WEST, A DISTANCE OF 252.02 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4, MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP;

THENCE, ON THE NORTH LINE OF SAID LOT 4, SOUTH 89° 35' 32" WEST, A DISTANCE OF 311.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND A POINT ON THE EASTERLY RIGHT-OF-WAY OF SHOW LOW LAKE ROAD, MONUMENTED BY A 1/2" REBAR WITH RLS 13005 ALUMINUM CAP;

THENCE, ON THE EASTERLY RIGHT-OF-WAY OF SHOW LOW LAKE ROAD, NORTH 00° 24' 11" WEST, A DISTANCE OF 268.77 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE, MONUMENTED BY A 1/2" REBAR WITH RLS 66631 TAG, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 10, BEARS SOUTH 89° 44' 38" WEST, A DISTANCE OF 519.88 FEET;

THENCE, ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 10, SOUTH 89° 20' 52" EAST, A DISTANCE OF 407.98 FEET TO A POINT ON THE HIGH-WATER LINE OF THE WESTERLY BANK OF SHOW LOW LAKE (ELEVATION=6570.00 NATIONAL GEODETIC VERTICAL DATUM (NGVD) 29, WHICH EQUALS 6573.30 NORTH AMERICAN VERTICAL DATUM (NAVD) 88), MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP, FROM WHICH THE CENTER-EAST-WEST-WEST 1/256TH CORNER OF SAID SECTION 10, MONUMENTED BY A BUREAU OF LAND MANAGEMENT BRASS CAP STAMPED "S10 C-E-W-W 1/256 1978", BEARS SOUTH 89° 20' 52" EAST, A DISTANCE OF 76.35 FEET;

THENCE, SOUTHEASTERLY ON SAID HIGH-WATER LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10, MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP, FROM WHICH THE CENTER-EAST-WEST-WEST 1/256TH CORNER OF SAID SECTION 10, MONUMENTED BY A BUREAU OF LAND MANAGEMENT BRASS CAP STAMPED "S10 C-E-W-W 1/256 1978", BEARS NORTH 00° 19' 31" WEST, A DISTANCE OF 72.06 FEET;

THENCE, CONTINUING SOUTHEASTERLY ON SAID HIGH-WATER LINE, TO A POINT ON THE NORTH LINE OF THAT PARTICULAR PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, FEE #2022-06905 OF THE NAVAJO COUNTY RECORDER'S OFFICE, ALSO KNOWN AS NAVAJO COUNTY ASSESSOR'S PARCEL NUMBER (APN) 212-11-099H, MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP;

THENCE, ON THE NORTH LINE OF SAID APN 212-11-099H, NORTH 89° 49' 06" WEST, A DISTANCE OF 272.76 FEET TO THE NORTHWEST CORNER OF SAID APN 212-11-099H, MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP;

THENCE, ON THE WEST LINE OF SAID APN 212-11-099H, SOUTH 00° 10' 54" WEST, A DISTANCE OF 675.50 FEET TO THE SOUTHWEST CORNER OF SAID APN 212-11-099H, MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP;

THENCE, ON THE SOUTH LINE OF SAID APN 212-11-099H, SOUTH 89° 49' 06" EAST, A DISTANCE OF 87.39 FEET TO A POINT ON SAID HIGH-WATER LINE OF THE WESTERLY BANK OF SHOW LOW LAKE, MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP;

THENCE, SOUTHERLY ON SAID HIGH-WATER LINE TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP;

THENCE, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, NORTH 89° 50' 57" WEST, A DISTANCE OF 309.66 FEET TO THE CENTER-EAST-NORTHWEST-NORTHWEST 1/256TH CORNER OF SAID SECTION 15, MONUMENTED BY A 5/8" REBAR WITH RLS 66631 ALUMINUM CAP, FROM WHICH THE CENTER-EAST-WEST-NORTHWEST 1/256TH CORNER OF SAID SECTION 15 BEARS SOUTH 00° 24' 59" WEST, A DISTANCE OF 648.26 FEET;

THENCE, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, NORTH 00° 24' 59" EAST, A DISTANCE OF 648.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 47.8 ACRES, MORE OR LESS.

NOTES

- PROMPTLY FOLLOWING RECORDATION OF THIS PLAT THE LOTS AND TRACTS SHALL BE SUBJECTED TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATER'S EDGE (THE "CC&R's") BY RECORDATION THEREOF IN THE OFFICIAL RECORDS OF NAVAJO COUNTY, ARIZONA, WHICH SHALL OTHERWISE GOVERN THE SUBDIVISION AND THE COMMON AREA TRACTS DESCRIBED BELOW SHALL BE DEEDED TO WATER'S EDGE PROPERTY OWNERS ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION ("ASSOCIATION"), WHICH SHALL ASSUME OWNERSHIP AND MAINTENANCE OF SAID COMMON AREA TRACTS. EACH LOT OWNER SHALL BE A MEMBER OF THE ASSOCIATION.
- TRACTS B, C, D, G, H, K, L, M, N, O, AND P SHALL REMAIN AS OPEN SPACE AND SHALL BE HELD, SOLD, CONVEYED, ENCUMBERED, HYPOTHECATED, LEASED, USED AND OCCUPIED SUBJECT TO THE RESTRICTION THAT SUCH TRACTS SHALL REMAIN AS OPEN SPACE AND, OTHER THAN RETAINING WALLS CONTEMPLATED BY THE GRADING PLANS AND PERIMETER THEME WALLS TO BE MAINTAINED BY THE ASSOCIATION, NO NEW ABOVE GROUND STRUCTURES SHALL BE LOCATED WITHIN SUCH TRACTS OTHER THAN FOR UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- TRACTS B, C, D, E, F, G, H, K, L, M, N, O, P, Q, R, S, AND T SHALL BE CONVEYED TO THE ASSOCIATION AND MAINTAINED BY THE ASSOCIATION AS COMMON AREA AND SHALL NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY OF SHOW LOW.
- OWNER OR THE ASSOCIATION SHALL HAVE THE RIGHT TO CONVEY, FOR NO CONSIDERATION, ANY OF TRACTS K, L, M, N, O, P, Q, R, S, AND T TO THE PROPERTY OWNER ADJOINING THE BOUNDARY OF SUCH TRACT IN WHICH CASE ANY TRACT SO CONVEYED SHALL NO LONGER BE CONSIDERED COMMON AREA OF WATER'S EDGE AND THE ASSOCIATION SHALL THEREAFTER HAVE NO OBLIGATION TO MAINTAIN SUCH TRACT. ALTERNATIVELY, THE ASSOCIATION MAY GRANT EXCLUSIVE ACCESS AND PRIVATE USE RIGHTS OVER ANY SUCH TRACT ANY PROPERTY OWNER ADJOINING THE BOUNDARY OF ANY SUCH TRACT.
- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE CC&R's.
- IN ADDITION TO OTHER HEREIN MENTIONED PURPOSES, TRACT A MAY BE USED BY THE ASSOCIATION FOR LANDSCAPING, SIGNAGE, OPEN SPACE, AND OTHER PURPOSES.
- IMPROVEMENTS WITHIN UTILITY EASEMENTS ARE LIMITED TO PUBLIC OR PRIVATE UTILITIES AND OTHER ITEMS INCLUDING BUT NOT LIMITED TO DRIVEWAYS, CULVERTS, AND LANDSCAPING PROVIDED THEY DO NOT INTERFERE WITH EXISTING OR FUTURE UTILITIES. IT IS UNDERSTOOD THAT UTILITY COMPANIES WILL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTINGS THAT MUST BE REMOVED DURING THE COURSE OF CONSTRUCTION, MAINTENANCE, OR RECONSTRUCTION WITHIN ANY UTILITY EASEMENT. NO STRUCTURE OF ANY KIND MAY BE BUILT WITHIN EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES.
- NATURAL UNIMPEDED FLOW IS PREFERRED IN ALL DRAINAGE WAYS. WHEREVER PRACTICAL, NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR PLACED NOR MAY ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN OR ON OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN ANY DRAINAGE EASEMENT.

AWC EASEMENT NOTE

A 30 FOOT EASEMENT DEDICATED TO ARIZONA WATER COMPANY, TO EXCAVATE FOR, INSTALL, OPERATE, MAINTAIN, REMOVE, AND REPLACE ONE OR MORE WATER MAINS AND RELATED EQUIPMENT AND APPURTENANCES; FOR ALL PUBLIC WATER UTILITY PURPOSES, INCLUDING VALVES, SERVICES, METERS, HYDRANTS, AND OTHER RELATED EQUIPMENT AND APPURTENANCES; FOR ALL PUBLIC WATER UTILITY PURPOSES, INCLUDING FOR THE PURPOSE OF CONVEYING WATER FOR DOMESTIC USE, FIRE PROTECTION, IRRIGATION, INGRESS, EGRESS, AND ACCESS TO SUCH WATER MAINS AND RELATED EQUIPMENT AND APPURTENANCES.

ABBREVIATIONS

[R]"X"	RECORD BEARING AND/OR DISTANCE
xxx-xx-xxxx	ASSESSOR'S PARCEL NUMBER
AC	ACRES
AL	ALUMINUM CAP
APN	ASSESSOR'S PARCEL NUMBER
AWC	ARIZONA WATER COMPANY
BC	BRASS CAP
BK	BOOK
BLM	BUREAU OF LAND MANAGEMENT
CL	CENTER LINE
COR	CORNER
DE	DRAINAGE EASEMENT
DKT	DOCKET
DN	DOWN
DTL	DETAIL
E	EAST
ESMT	EASEMENT
EXIST	EXISTING
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
ID	IDENTIFICATION
LS	LAND SURVEYOR
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MIN	MINIMUM
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NCR	NAVAJO COUNTY RECORDER
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NW	NORTHWEST
PC	PLASTIC CAP
PG(s)	PAGE OR PAGES
PUE	PUBLIC UTILITY EASEMENT
RLS	REGISTERED LAND SURVEYOR
S	SOUTH
SEC	SECTION
SHT	SHEET
STD	STANDARD
SW	SOUTHWEST
W	WEST

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION; AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT EACH LOT CORNER IS OR WILL BE MONUMENTED WITHIN 6 MONTHS OF COMPLETION OF CONSTRUCTION BY A REBAR AND CAP STAMPED LS 66631.

LEGEND

●	FOUND MONUMENT, AS NOTED
○	SET REBAR AND CAP, RLS 66631
⊙	SET CL MONUMENT PER MAG STD DTL 120
⊕	CALCULATED POINT, NOTHING SET
---	SUBDIVISION BOUNDARY
---	LOT LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	RIGHT-OF-WAY CENTER LINE
---	FLOODPLAIN ELEVATION

SITE DATA

GROSS AREA OF PROJECT = 47.8 AC
OPEN SPACE = 7.87 AC
TOTAL NO. OF LOTS = 62
GROSS ACRE/LOT = 0.77 AC
MAXIMUM LOT SIZE = 0.89 AC
MINIMUM LOT SIZE = 0.29 AC
AVERAGE LOT SIZE = 0.54 AC

TRACT A - PRIVATE ROADWAYS, UTILITIES, ACCESS, AND DRAINAGE = 6.35 AC

TRACTS B, C, E, AND G - OPEN SPACE AND DRAINAGE = 1.97 AC

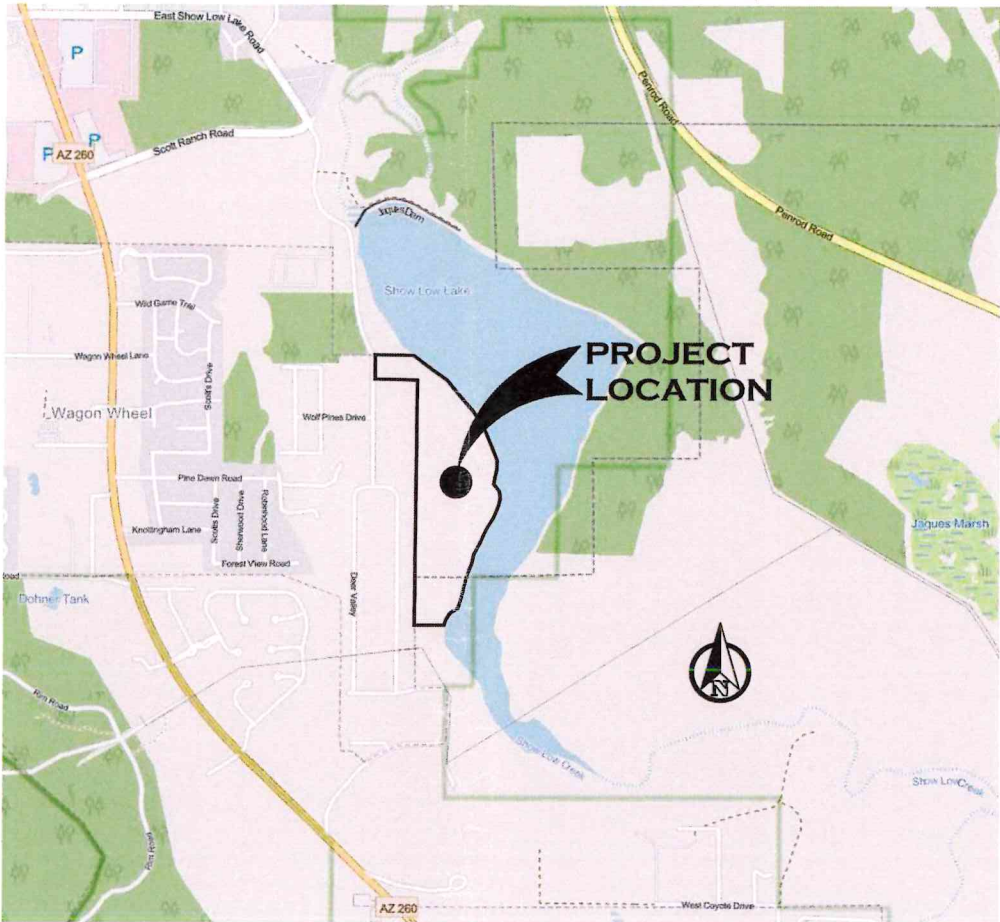
TRACTS D AND F - OPEN SPACE, UTILITIES, AND DRAINAGE = 5.24 AC

TRACT H - OPEN SPACE AND ACCESS FOR APN 212-11-099H = 0.06 AC

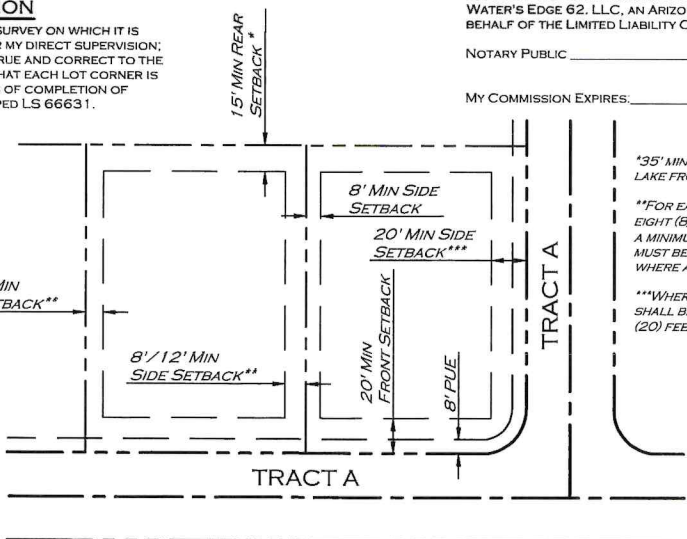
TRACTS I AND J - LIFT STATION AND UTILITIES = .07 AC

TRACTS K, L, M, N, O, P, AND Q - OPEN SPACE = 0.14 AC

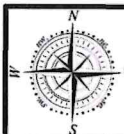
TRACTS R, S, AND T - OPEN SPACE AND ACCESS = 0.49 AC



VICINITY MAP
NTS



TYPICAL LOT LAYOUT
NTS



HIGH PLAINS
SURVEYING

(928) 241-2990

DEDICATION:

STATE OF
ARIZONA
COUNTY OF
NAVAJO

THAT WATER'S EDGE 62, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), AS OWNER OF THE LAND DESCRIBED HEREIN, HAS SUBDIVIDED UNDER THE NAME OF "WATER'S EDGE", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 22 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "WATER'S EDGE" AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF ALL LOTS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. ALL EASEMENTS ARE DEDICATED FOR THE PURPOSES IDENTIFIED BELOW AND SUBJECT TO THE CONDITIONS STATED HEREIN.

TRACT A SHALL BE CONVEYED TO AND OWNED BY THE WATER'S EDGE PROPERTY OWNERS ASSOCIATION ("ASSOCIATION") AND IS HEREBY DEDICATED FOR USE AS A PRIVATE ROADWAY FOR ACCESS, UTILITIES AND DRAINAGE PURPOSES. THE ROADWAY SHALL BE PRIVATELY MAINTAINED BY THE ASSOCIATION. THE CITY SHALL NOT MAINTAIN THE ROADWAY UNLESS IMPROVED TO MEET THE CITY STANDARDS WHICH ARE THEN IN EFFECT AT NO COST TO THE CITY AND THE ASSOCIATION DEDICATES THE PRIVATE ROADWAY TO THE PUBLIC AND SUCH DEDICATION IS ACCEPTED BY THE CITY. TRACT A SHALL BE SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES, PUBLIC WATER, PUBLIC SEWER, INGRESS AND EGRESS FOR REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE ACCESS.

OWNER HEREBY GRANTS TO THE CITY, FOR THE BENEFIT OF THE PUBLIC, A PUBLIC UTILITY EASEMENT OVER, UNDER, UPON AND ACROSS TRACTS F, I, AND J AND ALL AREAS DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENT" OR "PUE". TRACTS I AND J MAY INCLUDE USE FOR SANITARY SEWER PURPOSES.

OWNER HEREBY GRANTS TO THE CITY, FOR THE BENEFIT OF THE PUBLIC, A SEPARATE PERPETUAL DRAINAGE EASEMENT OVER, UPON AND ACROSS TRACTS A, B, C, D, E, F AND G. ALL AREAS SUBJECT TO DRAINAGE EASEMENTS AND ALL SURFACE AND UNDERGROUND FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION. THE CITY SHALL HAVE EMERGENCY ACCESS AND MAINTENANCE RIGHTS TO SUCH DRAINAGE EASEMENTS BUT SHALL NOT BE RESPONSIBLE FOR MAINTENANCE.

OWNER HEREBY DEDICATES TO THE CITY OF SHOW LOW ("CITY") FOR PUBLIC USE A PUBLIC TRAIL EASEMENT UPON, OVER AND ACROSS THE AREAS IN PORTIONS OF TRACTS B, D AND F ARE DEDICATED FOR THE PURPOSES OF THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REMOVAL, RELOCATION, AND ACCESS, AS NECESSARY TO PROVIDE AND MAINTAIN A 5 FOOT WIDE CITY OF SHOW LOW NEIGHBORHOOD TRAIL SYSTEM IN ACCORDANCE WITH THE CITY TRAILS MASTER PLAN. UPON OWNER'S COMPLETION OF THE INITIAL INSTALLATION OF IMPROVEMENTS ACCEPTABLE TO THE CITY IN SUCH TRACTS, THE TRAIL EASEMENT SHALL BE DEEMED RELOCATED AND DEFINED TO BE LIMITED TO THE PORTION OF SUCH TRACTS LOCATED WITHIN 5 FEET OF EITHER SIDE OF THE CENTERLINE OF THE TRAIL IMPROVEMENTS RESULTING IN A 10 FOOT-WIDE EASEMENT AREA.

IN WITNESS WHEREOF, WATER'S EDGE 62, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2026.

WATER'S EDGE 62, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: CAMELOT HOMES MANAGEMENT SERVICES, LLC
AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY:
NAME: KEVIN ROSINSKI
ITS: MANAGER

ACKNOWLEDGEMENT:

STATE OF
ARIZONA
COUNTY OF
MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY: KEVIN ROSINSKI, THE MANAGER OF CAMELOT HOMES MANAGEMENT SERVICES, LLC, THE MANAGER OF WATER'S EDGE 62, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

APPROVALS:

THIS PLAT IS APPROVED BY THE SHOW LOW CITY COUNCIL.

ON THIS _____ DAY OF _____, 20____.

BY: _____
MAYOR

ATTEST: _____
CLERK



OWNER / DEVELOPER

WATER'S EDGE 62, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: MIKE BREKKE, MANAGER DATE _____

DEVELOPMENT PHASING

THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

FLOOD ZONE

FIRM PANEL NUMBERS 04017C4717F & 04017C4709F, NAVAJO COUNTY, ARIZONA AND INCORPORATED AREAS. DATED: AUGUST 17, 2015

ZONE X, AREA OF MINIMAL FLOOD HAZARD (ABOVE ELEVATION 6580 (NAVD 88)).

ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (ELEVATION 6580 (NAVD 88) AND BELOW).

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS GRID NORTH, NAD83, ARIZONA EAST, DETERMINED BY GPS OBSERVATIONS.

REFERENCES

[R1] RECORD OF SURVEY - ALTA/NSPS
LAND TITLE SURVEY - FEE #2026-00259, NCR



SHEET 1 OF 8

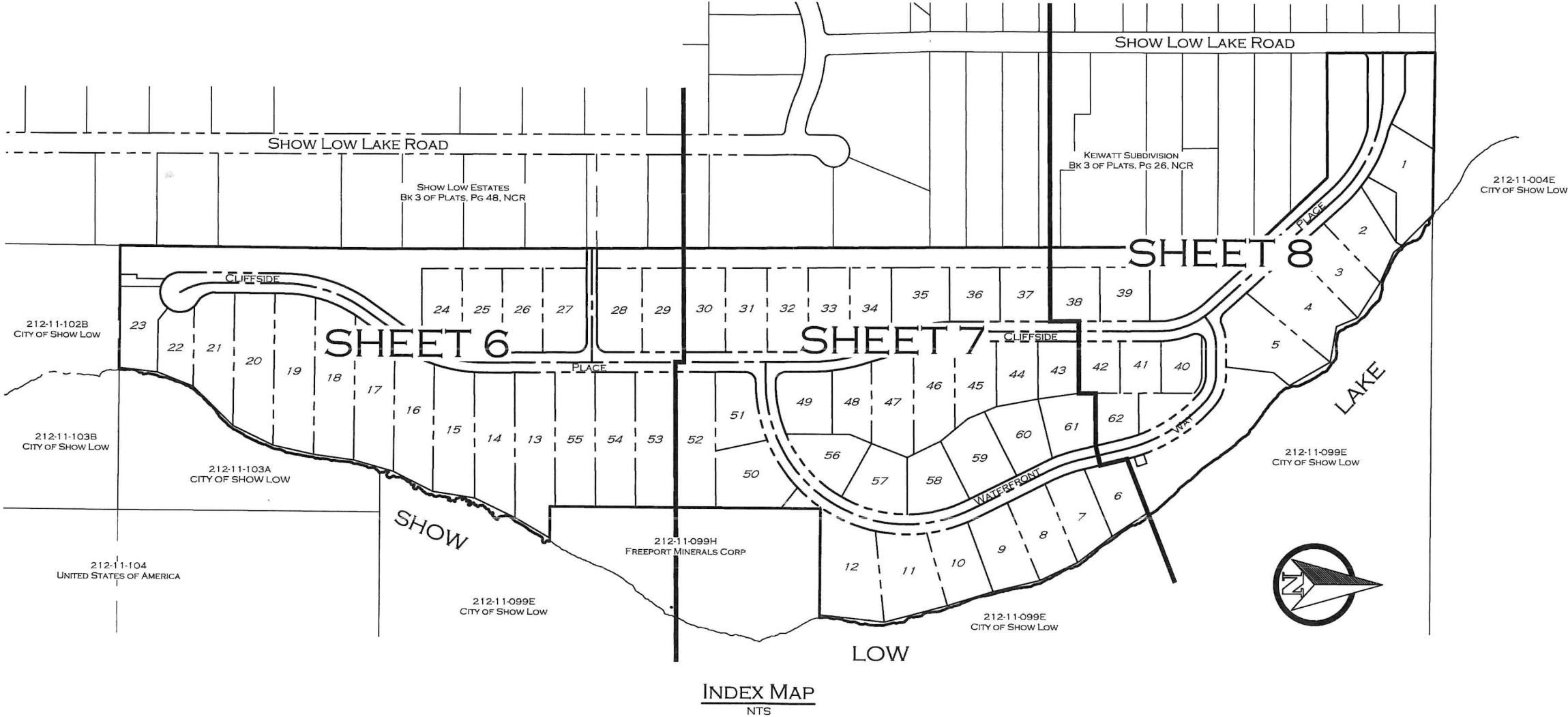
FINAL PLAT
COVER SHEET

WATER'S EDGE

DRAWN: J.M. DATE: 5/15/26 APPROVED: M.O.

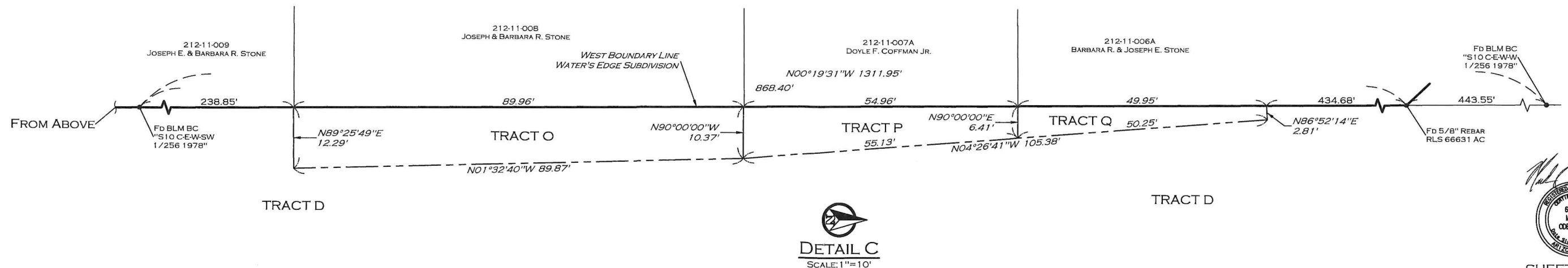
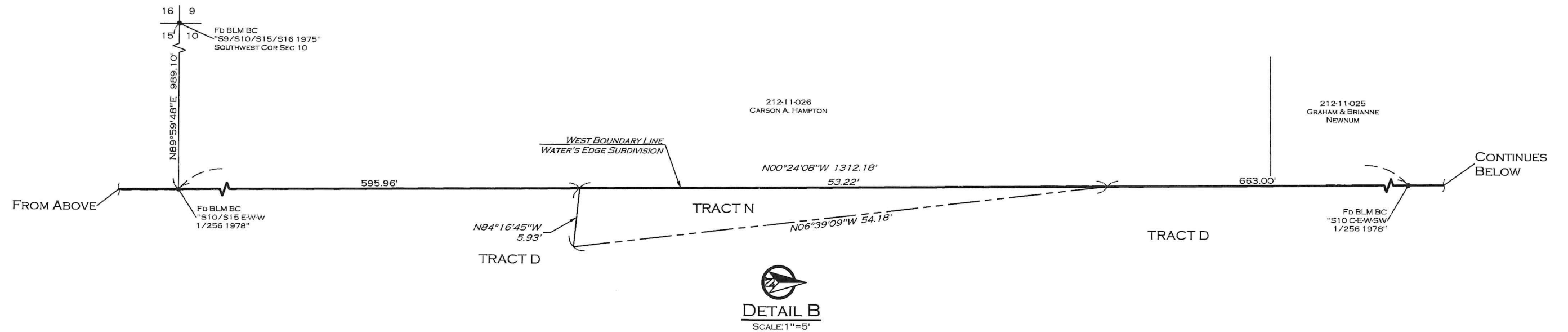
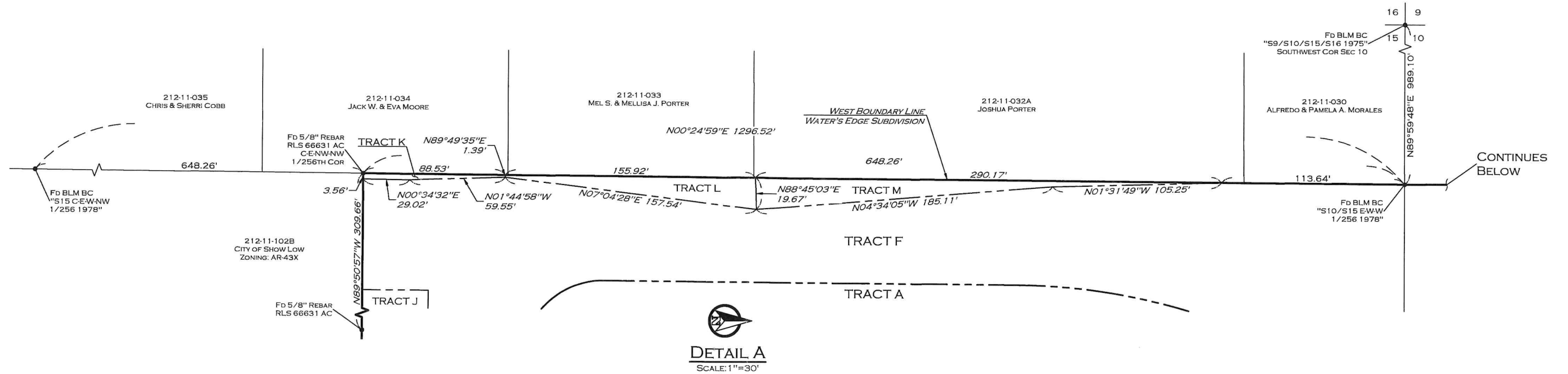
SCALE: PROJECT NO. 26-004

FINAL PLAT OF WATER'S EDGE



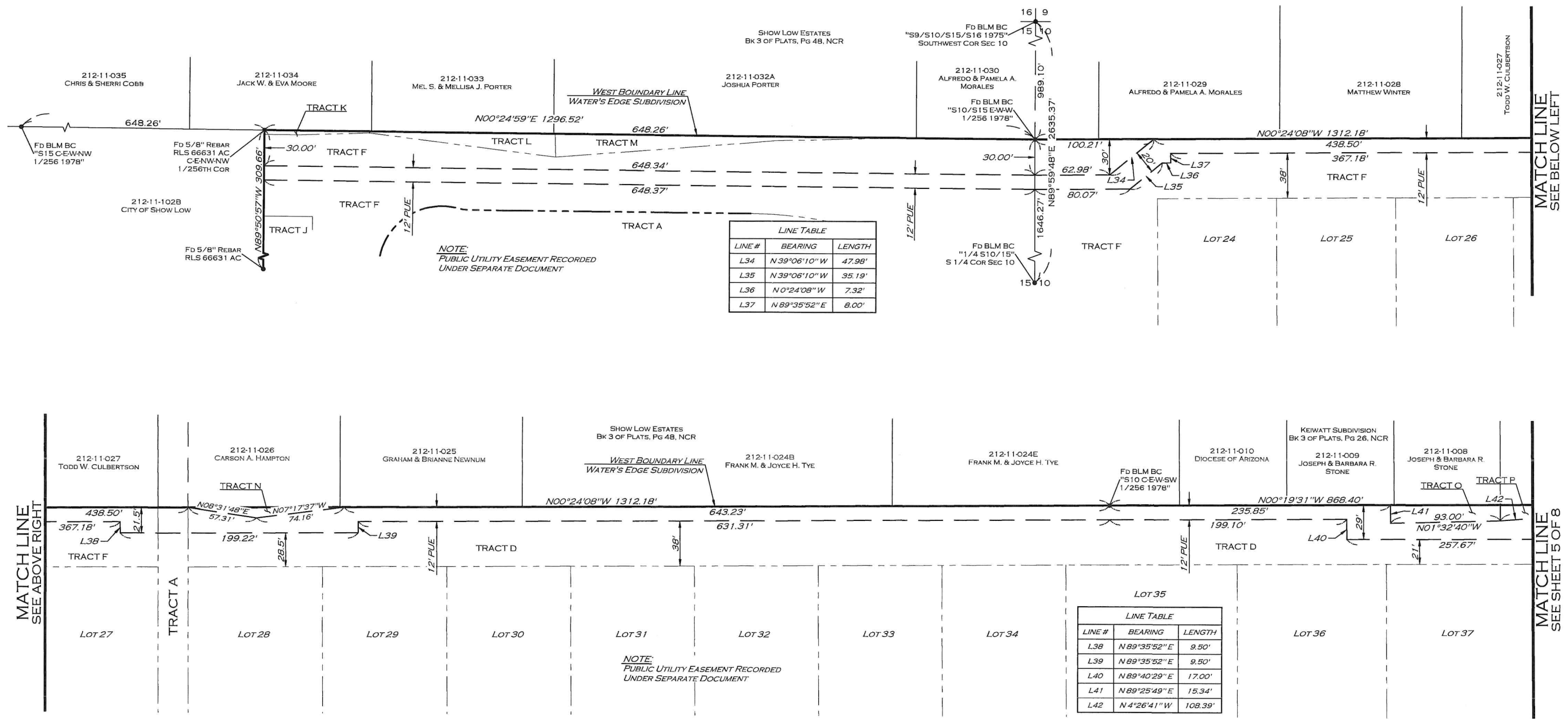
SHEET 2 OF 8

	<i>HIGH PLAINS SURVEYING</i>	<i>WATER'S EDGE</i>			<i>FINAL PLAT</i>	
	(928) 241-2990	DRAWN: J.M.	DATE: 5/15/26	APPROVED: M.O.	SCALE:	PROJECT NO. 26-004



SHEET 3 OF 8

	HIGH PLAINS SURVEYING		WATER'S EDGE		FINAL PLAT	
	(928) 241-2990		DRAWN: J.M. DATE: 5/15/26 APPROVED: M.O.		TRACTS K-Q	
			SCALE:		PROJECT NO.	26-004



MATCH LINE
SEE ABOVE RIGHT

MATCH LINE
SEE SHEET 5 OF 8

HIGH PLAINS SURVEYING
(928) 241-2990

WATER'S EDGE

DRAWN: J.M. DATE: 5/15/26 APPROVED: M.O.

FINAL PLAT
PUBLIC UTILITY EASEMENT

SCALE: 1"=40' PROJECT NO. 26-004

MATCH LINE
SEE SHEET 4 OF 8

212-11-007A
DOYLE F. COFFMAN JR.

212-11-006A
BARBARA R. & JOSEPH E. STONE

212-11-005
WILLIAM H. & RENE L.
STEPHENS

212-11-004B
BRUCE P. LOHMAN
PAULA SCHUYLER

212-11-003B
ADAM A. RODRIGUEZ

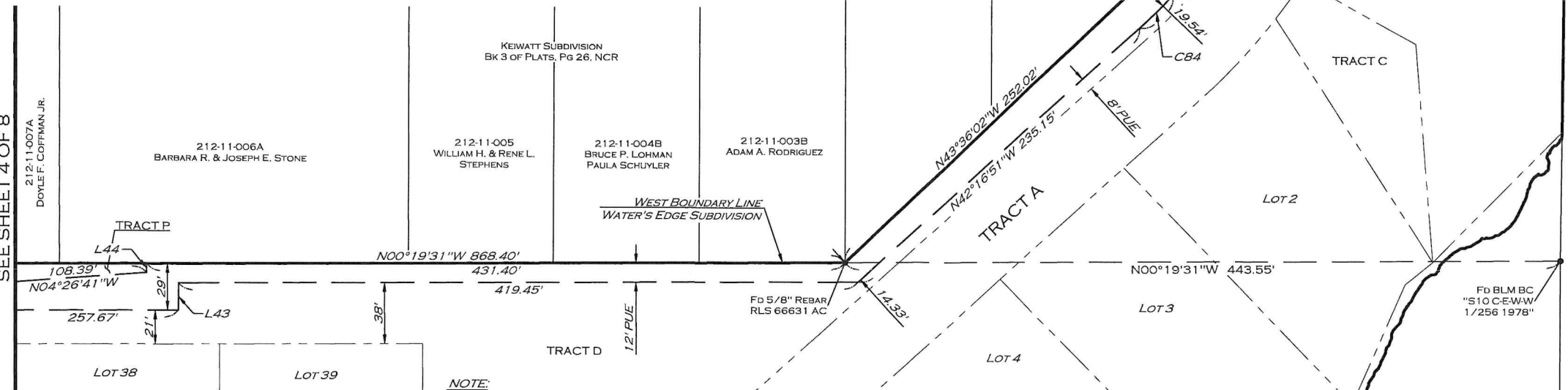
KEIWATT SUBDIVISION
BK 3 OF PLATS, PG 26, NCR

WEST BOUNDARY LINE
WATER'S EDGE SUBDIVISION

NOTE:
PUBLIC UTILITY EASEMENT RECORDED
UNDER SEPARATE DOCUMENT

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C84	317.00'	5°12'47"	28.84'	N44°53'14"W	28.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L43	N 89°45'25" W	17.00'
L44	N 89°40'29" E	5.59'



SHOW LOW LAKE ROAD

Fd ANGLE IRON BRACED
FENCE POST IN CONC
W 1/4 COR SEC 10

NB9°44'38"E 519.88'

N00°24'11"W 268.77'

TRACT A

TRACT D

TRACT B

Fd 1/2" REBAR
RLS 13005 AC

Fd 1/2" REBAR
RLS 66631 TAG

212-11-002A
MICHAEL MEIXLER

212-11-003C
SHIRE HILLS, LLC

20' PUE

Fd 5/8" REBAR
RLS 66631 AC

LOT 1

TRACT C

LOT 2

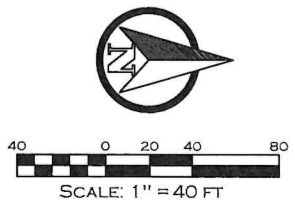
N00°19'31"W 443.55'

Fd BLM BC
"S10 C-E-W-W
1/256 1978"

LOT 3

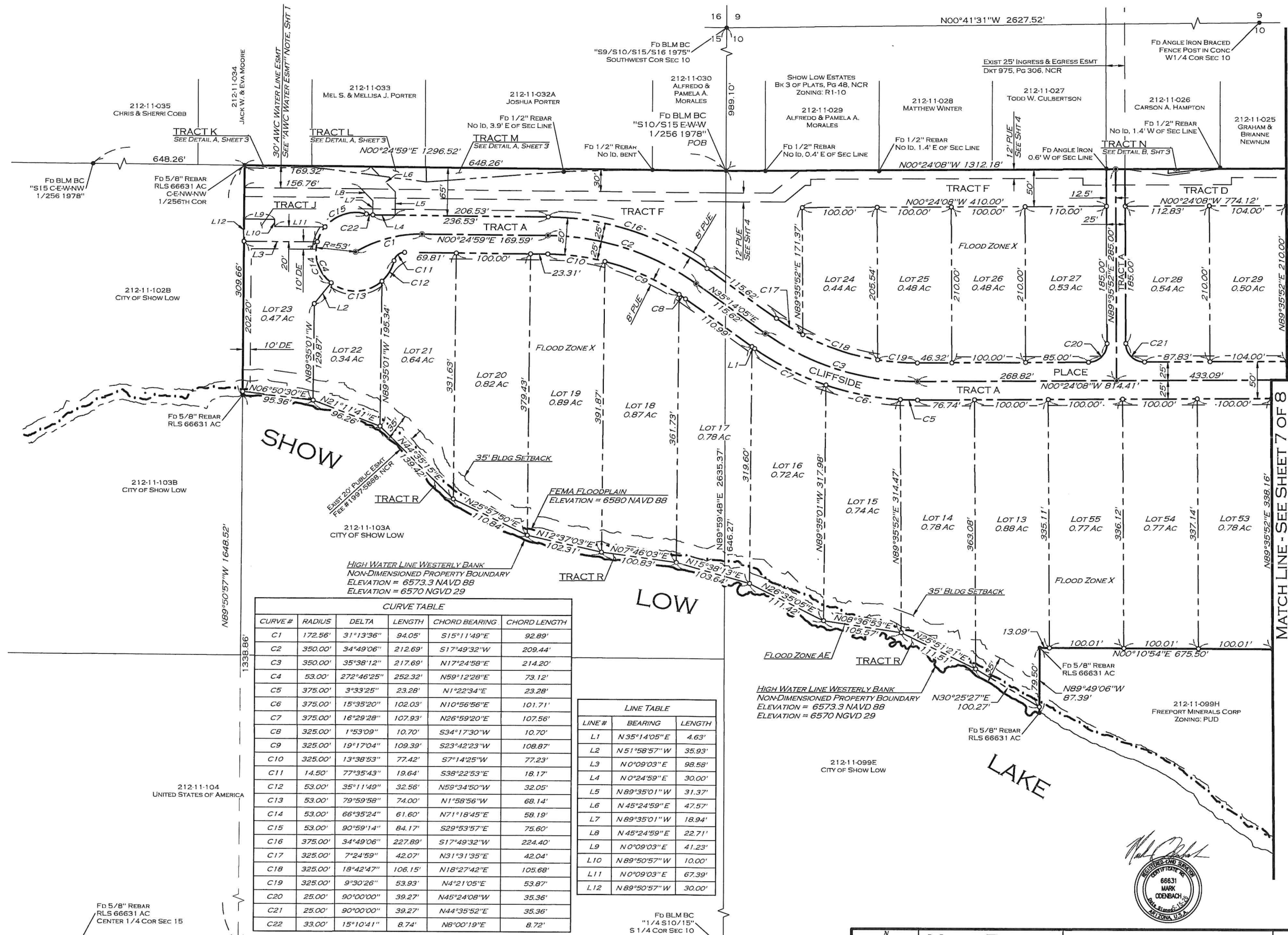
LOT 4

Fd 5/8" REBAR
RLS 66631 AC



SHEET 5 OF 8

 HIGH PLAINS SURVEYING (928) 241-2990	WATER'S EDGE			FINAL PLAT PUBLIC UTILITY EASEMENT	
	DRAWN: J.M.	DATE: 5/15/26	APPROVED: M.O.	SCALE: 1"=40'	PROJECT NO. 26-004



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	172.56'	31°13'36"	94.05'	S15°11'49"E	92.89'
C2	350.00'	34°49'06"	212.69'	S17°49'32"W	209.44'
C3	350.00'	35°38'12"	217.69'	N17°24'58"E	214.20'
C4	53.00'	272°46'25"	252.32'	N59°12'28"E	73.12'
C5	375.00'	3°33'25"	23.28'	N1°22'34"E	23.28'
C6	375.00'	15°35'20"	102.03'	N10°56'56"E	101.71'
C7	375.00'	16°29'28"	107.93'	N26°59'20"E	107.56'
C8	325.00'	1°53'09"	10.70'	S34°17'30"W	10.70'
C9	325.00'	19°17'04"	109.39'	S23°42'23"W	108.87'
C10	325.00'	13°38'53"	77.42'	S7°14'25"W	77.23'
C11	14.50'	77°35'43"	19.64'	S38°22'53"E	18.17'
C12	53.00'	35°11'49"	32.56'	N59°34'50"W	32.05'
C13	53.00'	79°59'58"	74.00'	N1°58'56"W	68.14'
C14	53.00'	66°35'24"	61.60'	N71°18'45"E	58.19'
C15	53.00'	90°59'14"	84.17'	S29°53'57"E	75.60'
C16	375.00'	34°49'06"	227.89'	S17°49'32"W	224.40'
C17	325.00'	7°24'59"	42.07'	N31°31'35"E	42.04'
C18	325.00'	18°42'47"	106.15'	N18°27'42"E	105.68'
C19	325.00'	9°30'26"	53.93'	N4°21'05"E	53.87'
C20	25.00'	90°00'00"	39.27'	N45°24'08"W	35.36'
C21	25.00'	90°00'00"	39.27'	N44°35'52"E	35.36'
C22	33.00'	15°10'41"	8.74'	N8°00'19"E	8.72'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N35°14'05"E	4.63'
L2	N51°58'57"W	35.93'
L3	N0°09'03"E	98.58'
L4	N0°24'59"E	30.00'
L5	N89°35'01"W	31.37'
L6	N45°24'59"E	47.57'
L7	N89°35'01"W	18.94'
L8	N45°24'59"E	22.71'
L9	N0°09'03"E	41.23'
L10	N89°50'57"W	10.00'
L11	N0°09'03"E	67.39'
L12	N89°50'57"W	30.00'

MATCH LINE - SEE SHEET 7 OF 8

66631
MARK
COENBACH
ARIZONA U.S.A.

HIGH PLAINS SURVEYING

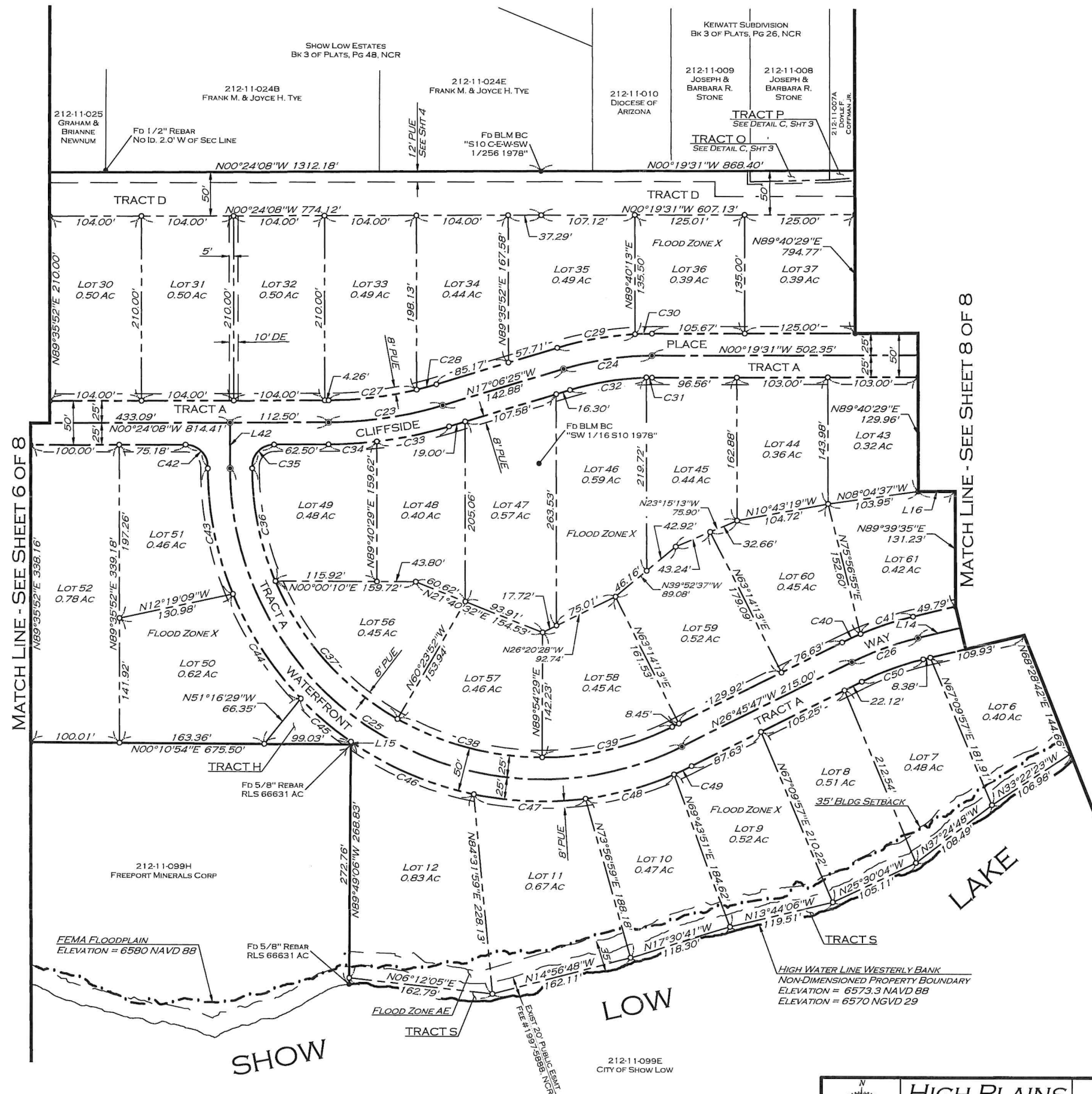
(928) 241-2990

WATER'S EDGE

DRAWN: J.M. DATE: 5/15/26 APPROVED: M.O. SCALE: 1"=60' PROJECT NO. 26-004

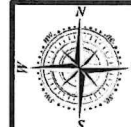
FINAL PLAT

SHEET 6 OF 8



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C23	450.00'	16°42'17"	131.20'	N8°45'16"W	130.73'
C24	350.00'	16°46'54"	102.51'	N8°42'58"W	102.15'
C25	355.00'	116°21'53"	720.99'	N31°25'09"E	603.31'
C26	350.00'	13°12'23"	80.67'	N20°09'36"W	80.49'
C27	425.00'	13°34'21"	100.68'	N7°11'18"W	100.44'
C28	425.00'	3°07'56"	23.23'	N15°32'27"W	23.23'
C29	375.00'	13°49'39"	90.50'	N10°11'35"W	90.28'
C30	375.00'	2°57'14"	19.33'	N1°48'09"W	19.33'
C31	325.00'	1°08'08"	6.44'	N0°53'35"W	6.44'
C32	325.00'	15°38'46"	88.75'	N9°17'02"W	88.47'
C33	475.00'	10°05'30"	83.66'	N12°03'40"W	83.56'
C34	475.00'	6°36'47"	54.82'	N3°42'31"W	54.79'
C35	25.00'	89°59'46"	39.27'	N45°24'01"W	35.35'
C36	330.00'	22°55'52"	132.07'	N78°08'10"E	131.19'
C37	330.00'	37°04'06"	213.50'	N48°08'11"E	209.79'
C38	330.00'	29°41'38"	171.03'	N14°45'18"E	169.12'
C39	330.00'	26°40'17"	153.62'	N13°25'39"W	152.23'
C40	375.00'	3°31'12"	23.04'	N25°00'12"W	23.03'
C41	375.00'	9°41'11"	63.40'	N18°24'00"W	63.32'
C42	25.00'	90°00'14"	39.27'	N44°35'59"E	35.36'
C43	380.00'	22°07'50"	146.78'	N78°32'11"E	145.86'
C44	380.00'	21°31'24"	142.75'	N56°42'34"E	141.91'
C45	380.00'	11°23'11"	75.52'	N40°15'16"E	75.39'
C46	380.00'	22°58'33"	152.38'	N23°04'24"E	151.36'
C47	380.00'	19°08'54"	127.00'	N2°00'41"E	126.41'
C48	380.00'	15°50'02"	105.01'	N15°28'47"W	104.68'
C49	380.00'	3°22'00"	22.33'	N25°04'48"W	22.32'
C50	325.00'	13°12'23"	74.91'	N20°09'36"W	74.74'

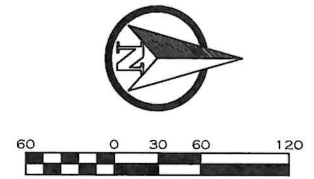
LINE TABLE		
LINE #	BEARING	LENGTH
L13	N89°36'06"E	52.06'
L14	N13°33'25"W	118.31'
L15	N89°49'06"W	3.36'
L16	N0°20'25"W	41.84'



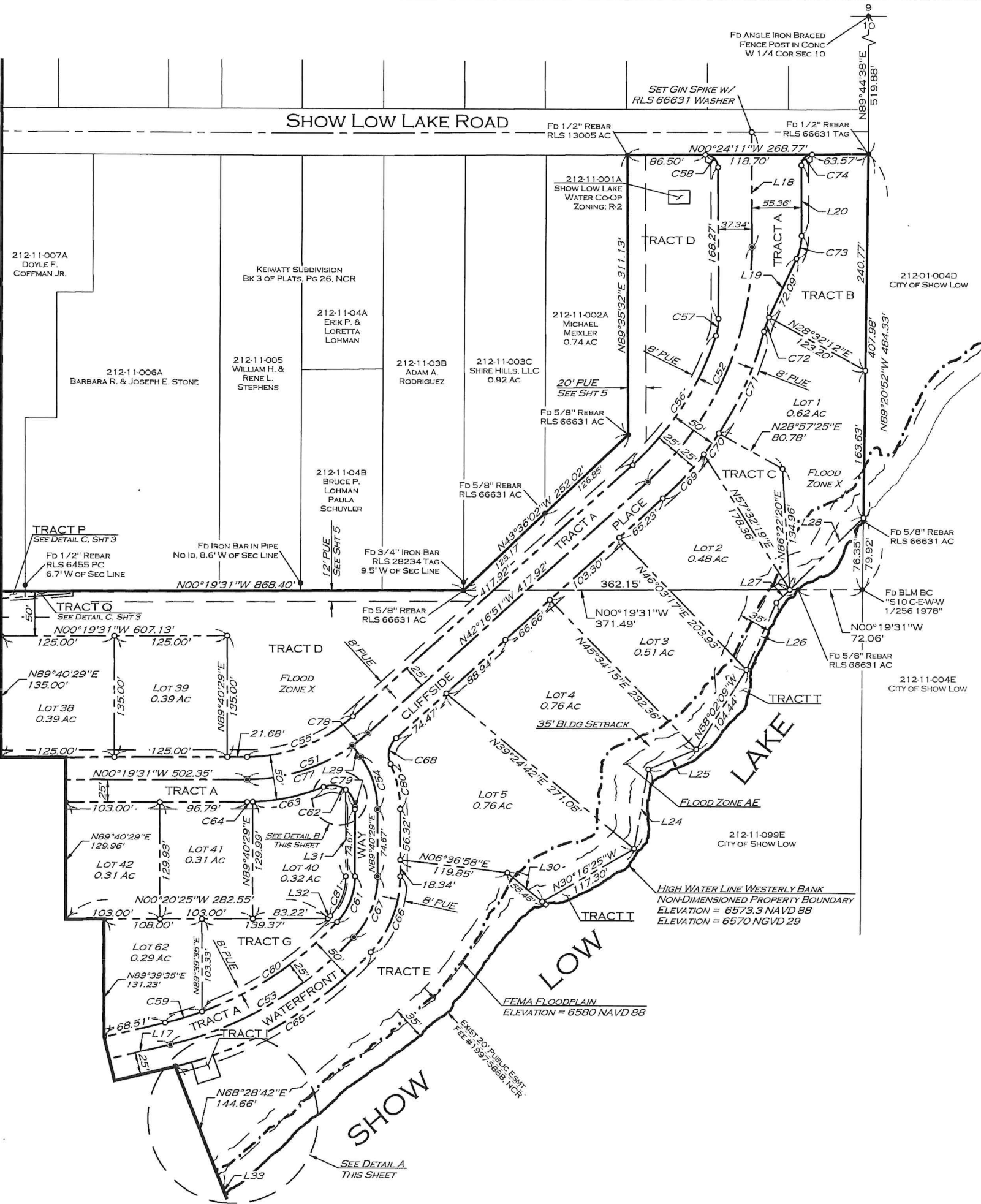
HIGH PLAINS SURVEYING
(928) 241-2990

WATER'S EDGE
DRAWN: J.M. DATE: 5/15/26 APPROVED: M.O.

FINAL PLAT
SCALE: 1"=60' PROJECT NO. 26-004

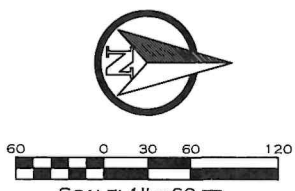
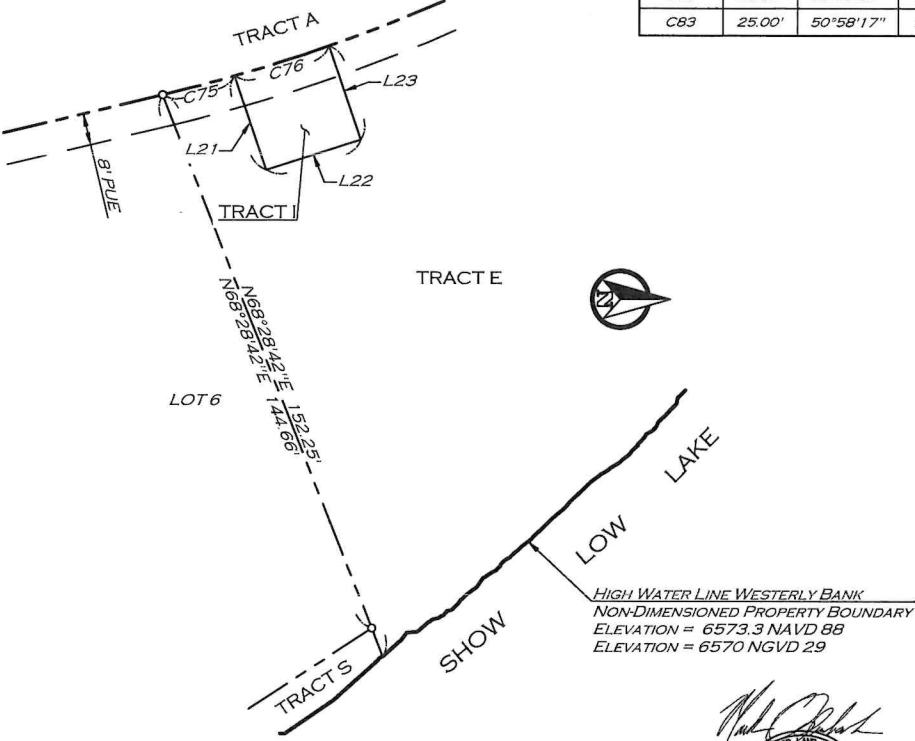
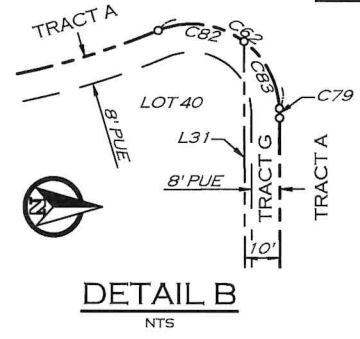


MATCH LINE - SEE SHEET 7 OF 8



LINE TABLE		
LINE #	BEARING	LENGTH
L17	N 13°33'25\"W	118.31'
L18	N 89°35'46\"E	127.65'
L19	N 65°06'35\"W	72.09'
L20	N 89°35'46\"E	78.36'
L21	N 73°54'14\"E	25.00'
L22	N 17°46'54\"W	26.47'
L23	N 70°31'57\"E	25.00'
L24	N 80°06'16\"W	89.72'
L25	N 23°00'02\"W	57.49'
L26	N 66°18'49\"W	81.82'
L27	N 44°19'10\"W	20.77'
L28	N 44°19'10\"W	115.05'
L29	N 54°03'05\"E	15.46'
L30	N 39°24'42\"E	50.48'
L31	N 89°40'29\"E	96.44'
L32	N 47°31'56\"W	4.01'
L33	N 68°28'42\"E	7.59'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C51	200.00'	41°57'19\"	146.45'	N21°18'11\"W
C52	350.00'	48°07'24\"	293.97'	N66°20'32\"W
C53	400.00'	34°17'24\"	239.39'	N30°42'06\"W
C54	100.00'	35°37'24\"	62.17'	N71°51'47\"E
C55	175.00'	41°57'19\"	128.15'	N21°18'11\"W
C56	325.00'	30°30'08\"	173.02'	N57°31'55\"W
C57	62.00'	17°37'16\"	19.07'	N81°35'37\"W
C58	14.00'	89°59'57\"	21.99'	N44°35'47\"E
C59	375.00'	6°35'07\"	43.10'	N16°50'58\"W
C60	375.00'	27°42'16\"	181.33'	N33°59'40\"W
C61	75.00'	42°28'43\"	55.60'	N69°05'10\"W
C62	25.00'	110°03'52\"	48.02'	N32°34'37\"E
C63	225.00'	20°32'55\"	80.69'	N12°10'52\"W
C64	225.00'	1°34'53\"	6.21'	N1°06'58\"W
C65	425.00'	34°17'24\"	254.35'	N30°42'06\"W
C66	125.00'	42°28'43\"	92.67'	N69°05'10\"W
C67	100.00'	42°28'43\"	74.14'	N69°05'10\"W
C68	25.00'	71°47'12\"	31.32'	N78°10'27\"W
C69	375.00'	10°13'44\"	66.95'	N47°23'42\"W
C70	375.00'	4°21'54\"	28.57'	N54°41'31\"W
C71	375.00'	18°59'22\"	124.28'	N66°22'09\"W
C72	89.00'	10°45'15\"	16.70'	N70°29'12\"W
C73	58.50'	25°55'41\"	26.47'	N77°26'24\"W
C74	12.00'	90°00'03\"	18.85'	N45°24'13\"W
C75	425.00'	2°32'22\"	18.84'	N14°49'35\"W
C76	425.00'	3°22'16\"	25.01'	N17°46'54\"W
C77	200.00'	35°37'24\"	124.35'	N18°08'13\"W
C78	200.00'	6°19'55\"	22.10'	N39°06'53\"W
C79	75.00'	2°03'56\"	2.70'	N88°38'31\"E
C80	125.00'	23°44'32\"	51.80'	N77°48'13\"E
C81	65.00'	42°28'43\"	48.19'	N69°05'10\"W
C82	25.00'	59°05'34\"	25.78'	N7°05'28\"E
C83	25.00'	50°58'17\"	22.24'	N62°07'24\"E



High Plains
SURVEYING

(928) 241-2990

WATER'S EDGE

DRAWN: J.M. DATE: 5/15/26 APPROVED: M.O.

FINAL PLAT

SCALE: 1"=60' PROJECT NO. 26-004

MTG DATE: 7/21/2026
ITEM: 6.D

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Contract for Purchase and Installation of Three Park Ramadas for Timothy McKay Memorial Park, City of Show Low Project No. 45526117F (Rick Austin)

RECOMMENDATION

I **MOVE** to award the contract for the purchase and installation of three park ramadas to Exerplay, Inc. for Timothy McKay Memorial Park, City of Show Low Project No. 45526117F, in an amount not to exceed \$128,265.84.

BACKGROUND

As the construction of Timothy McKay Memorial Park progresses and as part of the intended design, staff recommends installing three ramadas for shade and day use. These ramadas will be 12-foot by 24-foot.

The City will utilize the Mohave Contract #24K-EXER-0222 for the purchase and installation of these ramadas.

Staff recommends awarding the contract for the purchase and installation of three park ramadas to Exerplay, Inc. for Timothy McKay Memorial Park, City of Show Low Project No. 45526117F in an amount not to exceed \$128,265.84.

ATTACHMENTS

1. 45526117F Ramada Proposal 07062026

FISCAL IMPACT

Anticipated cost: \$128,265.84

Funding source (account no.): Timothy McKay Park (11-445-495-7310-0000/4452443)



Proposal

Q017171

Please Issue Purchase Order to:

Exerplay, Inc

Fax/Email PO to: 505-281-0155 or jeri@exerplay.com

Copy to be faxed/emailed to Mohave Educational Services: 928-

718-3232 or orders@mesc.org

Contract #24K-EXER-0222 and/or

Contract #20Q-EXER2-0402 (Shade)

Proposal Date	Salesperson
7/6/2026	Daniel Gardiner 505-280-0208 dan@exerplay.com

City of Show Low-Timothy McKay Park

Mohave Contract #24K-EXER-0222

Quantity	Item Code	Description	Unit Price	DISC.	Total Extended
3.00	SHELTER	SHELTERS Orlando Width: 12' Length: 24' Lead-Time: Standard Tiers: 1 Roof Type: Mega-Rib Fascia: 24 Ga. Trim Roof Pitch: 4:12 Number of Columns: 4 Column Mounting Type: Sub-surface mount Eave Height: 8' Provision for Electrical: Yes Electrical Outlets #: 1 Lights #: 1 Frame Finish: Zinc rich primer w/ TGIC powder coat Wind Load: 115 Snow Load: 5	12,871.25	5%	36,683.06
1.00	CALCS	Structural Calculations (includes 3 sets) 24" x 36" Sheets	1,250.00		1,250.00
1.00	FREIGHT	Freight/shipping charges (125469)	2,665.00		2,665.00
260.00	PCC-INSTALL	Installation of Shelters (3 Total), priced per hour	300.00		78,000.00

THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS

Taxes subject to change

Proposal prepared by: Jeri Call

Subtotal	118,598.06
Tax Total:	9,667.78
Total	128,265.84

Accepted by:

Print Name: _____ Signature: _____ Date: _____



General Terms and Conditions:

Pricing for all listed items is good for 30 days from date of quote. ExerPlay reserves the right to revise pricing if any quote approvals are received after the 30-day timeframe, or if any portion of the quote is changed or removed. This may result in a delay in ordering materials for this project.

Pricing is for the listed items only and unless specifically shown on the quote, does not include freight, installation, engineering, offloading, storage, security, site preparation, permitting, security/temporary fencing, hard dig conditions, saw cutting, core drilling, field painting, electrical, concrete slabs, masonry work, ABC compaction, curbing, hand digging, excavation, spoil & waste removal, certification classes, background checks/badging, private line locating, or any applicable taxes or bonds. To obtain a performance/payment bond, please add 3.5% of the total to this quote.

Any necessary permits (federal, state, and/or local building) or special inspections are the responsibility of the General Contractor or End Owner.

Any applicable taxes shown on the quote are calculated based on state, city or county rates and project-specific requirements. Any Requests to remove taxes are subject to approval and MUST include an applicable tax-exempt certificate.

Please provide a signed quote, Purchase Order, or Contract to request an order. Further information such as shipping, colors, contact info, etc., may be needed before an order can be placed. Contract terms are subject to review and approval.

Notwithstanding anything to the contrary in any Contract Documents, ExerPlay shall have no duty to defend or indemnify Owner, Customer, or any other party for that portion of any claim arising out of the sole negligence of the indemnified party.

Billing and Payment Terms:

Current Customers: Unless otherwise negotiated and agreed upon, ExerPlay's payment terms are Net 30 from the date of the invoice, with approved credit; and Net 45 for contracted projects. ExerPlay's process is to bill the customer when the equipment ships. Surfacing and installation are billed upon completion. Bonds are billed when ordered. Late payments may be subject to finance fees and/or legal action.

New Customers: New customers may be required to pay a deposit on equipment at time of order. Deposit amount to be determined, based on credit. The remainder of that equipment, including freight, will be billed when it ships. Surfacing and installation are billed upon completion. Bonds are billed when ordered.

If paying by credit card, there will be a 3% fee added to the invoice.



Installation Terms:

If installation is included on the quote, the following guidelines must be followed:

1. It is recommended that any Landscape Structures Equipment be installed by a certified Landscape Structures installer, and that all other equipment be installed by a CPSI Certified installer. ExerPlay reserves the right to request proof of certification.
2. Playground equipment MUST be installed over ADA compliant wood fiber or rubber surfacing. This area is not ADA compliant without surfacing and an accessible route up to and into the playground area. Please contact us for more information.
3. Installation price does NOT include prevailing wages, Davis-Bacon wages, or TERO wages unless otherwise specified. Any changes in wage requirements at time of order are subject to updated pricing.
4. Installation price is based on normal soil conditions. Unusual or hard dig soil conditions that require the use of a jack hammer, or other such equipment, will incur additional charges by reason of such conditions and supervisory fee, and for an extension of the time of completion. Installation price does not include removal of anything which may hinder installation of equipment, unless otherwise specified on our quote.
5. If Hard Dig conditions are known, please advise so we can quote accordingly to avoid any delays or additional fees. Hard Dig conditions will be considered anything that cannot be excavated with a standard Bobcat mounted hydraulic auger. Hard Dig conditions will require a change order at a Time & Material rate. If an auger truck is required to complete digging, it will be at the expense of the General Contractor or Owner, if a spoil report is not provided at the time of quoting.
6. Finish grade is to be provided by others prior to arrival of installer.
7. Installer must have free and clear access to the install location(s). The installer is not responsible for damage done to existing surfacing/landscaping that may occur when equipment & vehicles are being used in the normal course of construction. Reasonable access to the job site for a Bobcat is assumed as a part of this quote.
8. Line-item pricing is for informational purposes only and is based upon being awarded the total project. All items are to be installed concurrently if specific areas are not ready for installation, and an additional mobilization fee will be required via Change order unless otherwise specified on the quote.
9. If any materials need to be unloaded on site by the installer, unloading must be coordinated at the same time as the installation. If special arrangements need to be made, an additional trip charge for unloading may apply.
10. Our installation team will call 811 to conduct a line location service; however, often-times they do not mark lines on the actual property where the installation will be done. The owner is responsible for blue-staking the job site and staking out any underground utilities prior to installation. Owner is responsible should damage occur.
11. Neither ExerPlay nor Installers are responsible for vandalism, theft of equipment or subsequent repairs or replacement. Security fencing can be provided upon request and added to the quote.
12. The job site MUST be ready, and area leveled, when the installer arrives to begin the job, unless specifically noted on the quote. Any downtime or site delays caused by Owner or General Contractor will incur additional fees.
13. If equipment is to be shipped to the installer's yard, it will be held for a maximum of 6 months from delivery, with intent to install in that time frame; otherwise, storage fees may occur.

General Contractor is responsible for:

1. Adequate storage and layout area as well as security of equipment while on site.
2. Water, power, sanitary facilities, and trash container on site.
3. Free and clear vehicle access to site and all areas under the scope of work.
4. Movement of any utilities conflicting with the installation of the equipment (installer is not responsible for landscape irrigation).
5. Once the installers are on site, any delays or additional work incurred by the installation crew and caused by others (owners or other contractors) will be charged on a cost-plus basis.
6. Any additional costs, i.e. demolition, relocation, excavation, surfacing materials, and labor due to abnormal soil conditions, are not included in price.
7. Please notify ExerPlay of any changes immediately. If any changes are made which we are not aware of, and which alter the installation, then all additional costs will be passed on to the GC.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Contract for Purchase and Installation of Five Ramadas for Frontier Park, Show Low City Park, City Hall, and Public Works, City of Show Low Project No. 44527013 (Rick Austin)

RECOMMENDATION

I **MOVE** to award the contract for the purchase and installation of five ramadas to Exerplay, Inc. for Frontier Park, Show Low City Park, City Hall, and Public Works, City of Show Low Project No. 44527013, in an amount not to exceed \$198,709.79.

BACKGROUND

As the City's population, visitors, and employee numbers grow, there is an increasing need for ramadas for shade, day use, and employee events. Two ramadas will be located at Frontier Park, one at Show Low City Park, one at City Hall, and one at the new Public Works building. These ramadas will all be 12-foot by 12-foot.

The City will utilize the Mohave Contract #24K-EXER-0222 for the purchase and installation of these ramadas.

Staff recommends awarding the contract for the purchase and installation of five ramadas to Exerplay, Inc. for Frontier Park, Show Low City Park, City Hall, and Public Works, City of Show Low Project No. 44527013, in an amount not to exceed \$198,709.79.

ATTACHMENTS

1. 44527013 Exerplay Quote 07022026

FISCAL IMPACT

Anticipated cost: \$198,709.79

Funding source (account no.): FY2027 Ramadas (11-445-495-7310-0000/44527013)



Proposal

Q017138

Please Issue Purchase Order to:

Exerplay, Inc

Fax/Email PO to: 505-281-0155 or jeri@exerplay.com

Copy to be faxed/emailed to Mohave Educational Services: 928-

718-3232 or orders@mesc.org

Contract #24K-EXER-0222 and/or

Contract #20Q-EXER2-0402 (Shade)

Proposal Date	Salesperson
7/2/2026	Daniel Gardiner 505-280-0208 dan@exerplay.com

City of Show Low - City Park Ramada

Mohave Contract #24K-EXER-0222

Quantity	Item Code	Description	Unit Price	DISC.	Total Extended
CLASSIC RECREATION SYSTEMS					
3.00	SHELTER	City Park-12' x 12' Orlando, Mega-Rib Roof, 4:12 Roof Pitch, 24 Ga Trim Fascia, 8' Eave Height, 4 Surface Mount Columns, TGIC Poly Powder Coat w/Zinc Rich Primer (Standard Colors Only *Upcharge for Custom Colors). *Electrical Provisions: N/A	9,457.50	5%	26,953.87
1.00	SHELTER	City Hall-12' x 12' Orlando, Mega-Rib Roof, 4:12 Roof Pitch, 24 Ga Trim Fascia, 8' Eave Height, 4 Surface Mount Columns, TGIC Poly Powder Coat w/Zinc Rich Primer (Standard Colors Only *Upcharge for Custom Colors). *Electrical Provisions: N/A	9,457.50	5%	8,984.62
1.00	SHELTER	Public Works-12' x 12' Orlando, Mega-Rib Roof, 4:12 Roof Pitch, 24 Ga Trim Fascia, 8' Eave Height, 4 Surface Mount Columns, TGIC Poly Powder Coat w/Zinc Rich Primer (Standard Colors Only *Upcharge for Custom Colors). *Electrical Provisions: N/A	9,457.50	5%	8,984.62
3.00	ENGINEERING	Structural Calculations (Includes 3 sets - 24" x 36" copies) Note: Lead time for Structural Calcs is approx. 3-4 weeks.	1,105.00		3,315.00
1.00	FREIGHT	Freight/shipping charges (070326)	2,795.00		2,795.00
186.00	INSTALL	City Park-Installation of (3) Ramadas, Includes (3) 14'x14' concrete pads, footings and anchor bolts, priced per hourly rate. (10242025) *Permitting done by others	300.00		55,800.00
61.85	INSTALL	City Hall-Installation of (1) Ramadas, Includes (3) 14'x14' concrete pads, footings and anchor bolts, priced per hourly rate. (10242025)	300.00		18,555.00
61.85	INSTALL	Public Works-Installation of (1) Ramadas, Includes (3) 14'x14' concrete pads, footings and anchor bolts, priced per hourly rate. (10242025)	300.00		18,555.00
SITE FURNISHINGS					
40.00	TRT08-C-01-001	8' Rectangular Portable Table - Accessible - Expanded Metal - Industry Standard Coating	1,130.00	5%	42,940.00
1.00	FREIGHT	Freight/shipping charges (76173)	4,420.00		4,420.00



Proposal

Q017138

Please Issue Purchase Order to:

Exerplay, Inc

Fax/Email PO to: 505-281-0155 or jeri@exerplay.com

Copy to be faxed/emailed to Mohave Educational Services: 928-

718-3232 or orders@mesc.org

Contract #24K-EXER-0222 and/or

Contract #20Q-EXER2-0402 (Shade)

Proposal Date	Salesperson
7/2/2026	Daniel Gardiner 505-280-0208 dan@exerplay.com

City of Show Low - City Park Ramada

Mohave Contract #24K-EXER-0222

Quantity	Item Code	Description	Unit Price	DISC.	Total Extended
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>			Subtotal		191,303.11
<i>Taxes subject to change</i>			Tax Total:		7,406.86
Proposal prepared by: Lindsay Landa			Total		198,709.97

Accepted by:

Print Name: _____ Signature: _____ Date: _____

P.O. BOX 1160 Cedar Crest, NM 87008

1-800-457-5444

Exerplay.com

Fax 505-281-0155

Page: 2 of 4



General Terms and Conditions:

Pricing for all listed items is good for 30 days from date of quote. ExerPlay reserves the right to revise pricing if any quote approvals are received after the 30-day timeframe, or if any portion of the quote is changed or removed. This may result in a delay in ordering materials for this project.

Pricing is for the listed items only and unless specifically shown on the quote, does not include freight, installation, engineering, offloading, storage, security, site preparation, permitting, security/temporary fencing, hard dig conditions, saw cutting, core drilling, field painting, electrical, concrete slabs, masonry work, ABC compaction, curbing, hand digging, excavation, spoil & waste removal, certification classes, background checks/badging, private line locating, or any applicable taxes or bonds. To obtain a performance/payment bond, please add 3.5% of the total to this quote.

Any necessary permits (federal, state, and/or local building) or special inspections are the responsibility of the General Contractor or End Owner.

Any applicable taxes shown on the quote are calculated based on state, city or county rates and project-specific requirements. Any Requests to remove taxes are subject to approval and MUST include an applicable tax-exempt certificate.

Please provide a signed quote, Purchase Order, or Contract to request an order. Further information such as shipping, colors, contact info, etc., may be needed before an order can be placed. Contract terms are subject to review and approval.

Notwithstanding anything to the contrary in any Contract Documents, ExerPlay shall have no duty to defend or indemnify Owner, Customer, or any other party for that portion of any claim arising out of the sole negligence of the indemnified party.

Billing and Payment Terms:

Current Customers: Unless otherwise negotiated and agreed upon, ExerPlay's payment terms are Net 30 from the date of the invoice, with approved credit; and Net 45 for contracted projects. ExerPlay's process is to bill the customer when the equipment ships. Surfacing and installation are billed upon completion. Bonds are billed when ordered. Late payments may be subject to finance fees and/or legal action.

New Customers: New customers may be required to pay a deposit on equipment at time of order. Deposit amount to be determined, based on credit. The remainder of that equipment, including freight, will be billed when it ships. Surfacing and installation are billed upon completion. Bonds are billed when ordered.

If paying by credit card, there will be a 3% fee added to the invoice.



Installation Terms:

If installation is included on the quote, the following guidelines must be followed:

1. It is recommended that any Landscape Structures Equipment be installed by a certified Landscape Structures installer, and that all other equipment be installed by a CPSI Certified installer. ExerPlay reserves the right to request proof of certification.
2. Playground equipment MUST be installed over ADA compliant wood fiber or rubber surfacing. This area is not ADA compliant without surfacing and an accessible route up to and into the playground area. Please contact us for more information.
3. Installation price does NOT include prevailing wages, Davis-Bacon wages, or TERO wages unless otherwise specified. Any changes in wage requirements at time of order are subject to updated pricing.
4. Installation price is based on normal soil conditions. Unusual or hard dig soil conditions that require the use of a jack hammer, or other such equipment, will incur additional charges by reason of such conditions and supervisory fee, and for an extension of the time of completion. Installation price does not include removal of anything which may hinder installation of equipment, unless otherwise specified on our quote.
5. If Hard Dig conditions are known, please advise so we can quote accordingly to avoid any delays or additional fees. Hard Dig conditions will be considered anything that cannot be excavated with a standard Bobcat mounted hydraulic auger. Hard Dig conditions will require a change order at a Time & Material rate. If an auger truck is required to complete digging, it will be at the expense of the General Contractor or Owner, if a spoil report is not provided at the time of quoting.
6. Finish grade is to be provided by others prior to arrival of installer.
7. Installer must have free and clear access to the install location(s). The installer is not responsible for damage done to existing surfacing/ landscaping that may occur when equipment & vehicles are being used in the normal course of construction. Reasonable access to the job site for a Bobcat is assumed as a part of this quote.
8. Line-item pricing is for informational purposes only and is based upon being awarded the total project. All items are to be installed concurrently if specific areas are not ready for installation, and an additional mobilization fee will be required via Change order unless otherwise specified on the quote.
9. If any materials need to be unloaded on site by the installer, unloading must be coordinated at the same time as the installation. If special arrangements need to be made, an additional trip charge for unloading may apply.
10. Our installation team will call 811 to conduct a line location service; however, often-times they do not mark lines on the actual property where the installation will be done. The owner is responsible for blue-staking the job site and staking out any underground utilities prior to installation. Owner is responsible should damage occur.
11. Neither ExerPlay nor Installers are responsible for vandalism, theft of equipment or subsequent repairs or replacement. Security fencing can be provided upon request and added to the quote.
12. The job site MUST be ready, and area leveled, when the installer arrives to begin the job, unless specifically noted on the quote. Any downtime or site delays caused by Owner or General Contractor will incur additional fees.
13. If equipment is to be shipped to the installer's yard, it will be held for a maximum of 6 months from delivery, with intent to install in that time frame; otherwise, storage fees may occur.

General Contractor is responsible for:

1. Adequate storage and layout area as well as security of equipment while on site.
2. Water, power, sanitary facilities, and trash container on site.
3. Free and clear vehicle access to site and all areas under the scope of work.
4. Movement of any utilities conflicting with the installation of the equipment (installer is not responsible for landscape irrigation).
5. Once the installers are on site, any delays or additional work incurred by the installation crew and caused by others (owners or other contractors) will be charged on a cost-plus basis.
6. Any additional costs, i.e. demolition, relocation, excavation, surfacing materials, and labor due to abnormal soil conditions, are not included in price.
7. Please notify ExerPlay of any changes immediately. If any changes are made which we are not aware of, and which alter the installation, then all additional costs will be passed on to the GC.

MTG DATE: 7/21/2026
ITEM: 6.F

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Contract for Purchase and Installation of City Park Basketball Court, City of Show Low Project No. 44527012B (Rick Austin)

RECOMMENDATION

I **MOVE** to award the construction contract for City Park Basketball Court to General Acrylics, Inc., dba GA Sports Construction, City of Show Low Project No. 44527012B, in an amount not to exceed \$97,214.22.

BACKGROUND

The City Park Basketball Court is over 30 years old and has deteriorated to the point that it needs to be replaced. A 60-foot by 94-foot post-tensioned concrete slab will be constructed by General Acrylics, Inc., dba GA Sports Construction. Then the slab will be surfaced with three coats of Gameco 100% Acrylic surfacing per specification.

This purchase will be made using the Mohave Educational Services Contract #25L-GAI3-0203.

The fencing portion will be bid out at a later time. The existing court will be demolished by City employees and recycled at the Police Department shooting range for backstop protection.

Staff recommends awarding the construction contract for the City Park Basketball Court to General Acrylics, Inc., dba GA Sports Construction, City of Show Low Project No. 44527012B, in an amount not to exceed \$97,214.22.

ATTACHMENTS

1. 44527012B GA Sports Construction Quote

FISCAL IMPACT

Anticipated cost: \$97,214.22

Funding source (account no.): Improvements (11-445-49-7310-0000/44527012)



PROPOSAL SUBMITTED TO:

Rick Austin
Operations Manager
raustin@showlowaz.gov

Date: July 13, 2026

MOHAVE EDUCATIONAL SERVICES UNIT PRICE PROPOSAL

Job site: Show Low City Park- Basketball Court

Per your request General Acrylics, Inc. respectfully submits the following proposal to supply all materials, equipment and labor to perform the following work per Mohave Educational Services Contract # 25L-GAI3-0203:

Construct (1) 60' x 94' PT Concrete Basketball Court

LINE ITEMS	UNITS	MES DISCOUNTED PRICES	PER UNIT	TOTAL PER LINE ITEM
CONCRETE SLAB (ZONE FOURTEEN)				
New Post-Tensioned Concrete Slab 4,001 - 7,200 sf	5640	\$ 11.62	SF	\$ 65,536.80
ABC per Ton Material Only	35	\$ 52.41	TON	\$ 1,834.35
MISCELLANEOUS SERVICES (Indicate Minimums, if they apply)				
2 Man Crew, with truck & equipment, per hour (Installing 2 Basketball Hoops)	16	\$ 230.82	HOUR	\$ 3,693.12
On Site Superintendent, per man per hour (surfacing superintendent)	72	\$ 85.67	HOUR	\$ 6,168.24
COURT SURFACING - INSTALLING & REMOVAL (Indicate Minimums, if they apply)				
Tennis court surfacing, new concrete slab 5,001 - 14,400 sf	5640	\$ 1.19	SF	\$ 6,711.60
COURT STRIPING - INSTALLATION NOTE: USE REMOVAL PRICING FROM REMOVAL PRICING ABOVE (Indicate Minimums, if they apply)				
Striping full Basketball courts with 3-point line, 1-2 courts	1	\$ 722.00	EA	\$ 722.00
TRAVEL / DRIVE RATE				
Surfacing Foreman, per man per hour (4 hours each way)	8	\$ 55.82	HOUR	\$ 446.56
Surfacing Journeyman, per man per hour (4 hours each way)	8	\$ 43.77	HOUR	\$ 350.16
On Site Superintendent, per man per hour (4 hours each way x 2 trips)	16	\$ 85.67	HOUR	\$ 1,370.72
Section Two: Lodging, M&IE, Mileage, Mobilization				
Mileage (360 miles round trip x 1 crews x 1 trip) SURFACING CREW	360	\$ 0.67	MILE	\$ 241.20
Lodging (2 Men x 5 night each) surfacing crew SURFACING CREW	10	\$ 110.00	NIGHT	\$ 1,100.00
Per Diem (2 men x 5 days) surfacing crew SURFACING CREW	10	\$ 58.00	HOUR	\$ 580.00
Mileage (360 miles round trip x 1 man x 2 trips) SUPERINTENDENT	720	\$ 0.67	MILE	\$ 482.40
Lodging (1 man x 9 night each) SUPERINTENDENT	9	\$ 110.00	NIGHT	\$ 990.00
Per Diem (1 men x 9 days) SUPERINTENDENT	9	\$ 58.00	HOUR	\$ 522.00

SUBTOTAL: \$ 90,749.15

BOND \$ 1,458.21

TAX RATE: 5.4300% \$ 5,006.86

TOTAL: \$ 97,214.22

UPON APPROVAL BY MOHAVE EDUCATIONAL SERVICES

PLEASE ISSUE PURCHASE ORDER TO GENERAL ACRYLICS, INC.

This project May require monthly progress billings

GENERAL ACRYLICS, INC. DBA GA SPORTS CONSTRUCTION

Submitted By:

Justin Judge

Account Executive

*PLEASE NOTE: Scope of work letters sent to Owners will become part of the Contract



(602) 569-9377 • Fax (623) 298-1310 • Toll Free (800) 436-2279
22222 N. 22nd Avenue • Phoenix, AZ 85027
www.gasports.com



AZ Contractors # ROC077085/ ROC034868 • NV Contractors # 0094148• NM Contractors # 30964 •

AstroTurf Corporation

THE WORLD LEADER IN SPORTS & RECREATION SURFACES

AstroTurf
FIELDS

Rekortan
TRACKS

Laykold
COURTS

SYNLAWN
LANDSCAPE

May 8, 2026

Raustin@showlowaz.gov

Project: Show Low City Park

SCOPE OF WORK – REBUILD (1) BASKETBALL COURT AT SHOW LOW CITY PARK

GA sports construction. Will provide all labor, materials and equipment necessary to reconstruct the basketballcourt using our Mohave Educational Services (MES) contract as follows:

- The City of Show Low to demo the existing slab and fencing.
- The City of Show Low to provide the pad for the slab. GA to fine grade as needed.
 - Slope to be .83% to 1% on a single plane. Side to Side preferred.
- The City of Show Low to provide any required materials testing and inspection.
 - It is recommended to provide pre-slab inspection, cores/breaks, elongation testing by a 3rd party.
- GA sports will provide temporary fencing and a Port-a-John for our crews.
- Place and grade up 1" of ABC (Assuming AB is under current court)
- Install post-tension cabling spacing per layout in both directions; cables to be ½", plastic sheathed, conforming to ALSTM A-416, with an ultimate strength of 270 k.s.i.
 - GA Sports to provide engineered PT Drawings.
- Construct (2.0) basketball courts totaling 9547 SF with 5" thick, 3000 PSI concrete and light broom finish, All concrete to be pumped so as not to drive over cabling.
- After a minnum 28 day cure period.
- Apply 3 coats of Gameco 100% Acrylic Surfacing per Gameco specification.
 - Colors to be chosen by owner from the Gameco color chart.
- Accurately locate all playing lines and stripe (2) basketball courts, using Gameco White Line Paint, hand-brushed between masking tape for accuracy and sharpness.
- Install (2) basketball goals provided by the City of Show Low.
- Clean up all debris from construction and surfacing.

NOTES:



An
AstroTurf Corporation
Company

GA sports.com 602-569-9377
TENNIS COURTS // RUNNING TRACKS // SYNTHETIC TURF
LICENSED // BONDED

AstroTurf Corporation

THE WORLD LEADER IN SPORTS & RECREATION SURFACES

AstroTurf
FIELDS

Rekortan
TRACKS

Laykold
COURTS

SYNLAWN
LANDSCAPE

- Purchase Orders to be issued to AstroTurf.
- GA Sports recommends constructing courts on a single plane, side-to-side at .83%-1%
- All courts must cure a minimum of 28 days before coating.
- All courts to be cured before surfacing crew begins.
- We have no lights or electrical in the bid.

EXCLUDES: Permits, staking, testing, hard dig of any kind, landscaping repairs/replacement, sprinkler repairs/replacement, damage to any underground utilities, fencing, windscreen, joints or saw cuts, drainage, windscreen, lighting/ electrical and any items not specifically listed in this proposal.

Excludes; preparation of the sub-base, and expressly excludes the condition or preparation of subgrade, and subgrade soils conditions (including expansive or subsident soils). Subcontractor will not be responsible or liable for any subgrade soils or soils conditions (including any moisture or compaction requirements). Any costs or expenses to evaluate the soils conditions and prepare the subgrade, including excavation, compaction, re-compaction and grading, or relating or attributable to subgrade settling or movement, shall not be the responsibility of Subcontractor.

GUARANTEE: All materials and work performed by Contractor is guaranteed for a period of two (2) years from the time construction is completed. In the construction of concrete courts, shrinkage cracks and/or spalls may appear in the slab but do not cause any structural damage or displacement. In order to minimize the possibility of shrinkage cracks and/or spalls, Contractor uses the least reactive aggregate available. However, neither Contractor nor the concrete ready-mix companies guarantee against shrinkage cracks and/or spalls that may occur in the concrete slab, and the terms of our guarantee do not extend to such shrinkage cracks and/or spalls.

Respectfully,



Justin Fudge

GA Sports Construction



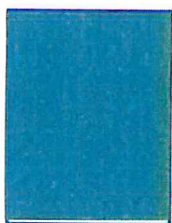
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AstroTurf Corporation
Company

GA sports.com 602-569-9377
TENNIS COURTS // RUNNING TRACKS // SYNTHETIC TURF
LICENSED // BONDED

GAMECO PRODUCTS COLOR CHART



DARK GREEN



MEDIUM GREEN



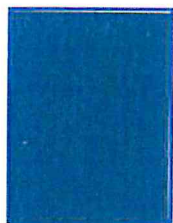
* WINTER GREEN



AQUA



DARK BLUE



LIGHT BLUE



* TOURNEY PURPLE



* SANTA FE TEAL



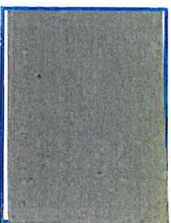
RED



MAROON



* TERRA COTTA



GRAY



DESERT SAND



BROWN

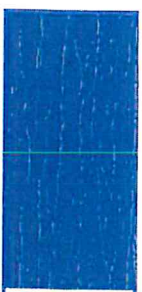
*Due to pigment requirements, these colors are higher in price

LINE PAINTS

For marking lines of tennis, pickleball and other play lines. WHITE line paint & TEXTURED WHITE are available.



YELLOW



BLUE



BLACK



RED



ORANGE



GREEN

NOTE: Actual colors may vary from sample due to light, textures & printing process.

MTG DATE: 7/21/2026
ITEM: 6.G

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Authorization to Purchase Crack Seal Machine (Rick Austin)

RECOMMENDATION

I **MOVE** to authorize the purchase of a crack seal machine from CRAFCO Preservation Products using the Sourcewell Contract SS250D in an amount not to exceed \$97,256.42.

BACKGROUND

The City's current crack seal machine is over 12 years old and requires constant maintenance. The fiscal year 2027 budget includes \$100,000 for the purchase of a new crack seal machine for the Streets Department.

This crack seal machine will be purchased from CRAFCO Preservation Products under Sourcewell Contract SS250D.

Staff recommends authorizing the purchase of the crack seal machine from CRAFCO Preservation Products in an amount not to exceed \$97,256.42.

ATTACHMENTS

1. CRAFCO Crack Seal Machine Quote 06182026

FISCAL IMPACT

Anticipated cost: \$97,256.42

Funding source (account no.): Equipment Purchase (12-500-495-7410-0000/50027107)



14415 S. 50th St. Suite 100
Phoenix, AZ 85044
(602) 276-0406
FAX: (480) 940-0313

QUOTE

BBBQ82100

Date Quoted 6/18/2026
EXPIRATION DATE 6/30/2026

*Due to extreme market volatility of raw materials, quotes are reviewed and revised after 30 days.
Products ordered for shipment after the expiration date on this quote will be adjusted to the price in
the quote valid at the time of the shipment.*

Quote To: Account Code:

CITY OF SHOW LOW

Ryan Hall

1281 E. THORNTON
SHOW LOW, AZ 85901
US

Mobile:

Phone: 928-532-4111

Fax: 928-532-4109

Email: ryhall@ci.show-low.az.us

Ship To: Account Code:

CITY OF SHOW LOW

1281 E. THORNTON
SHOW LOW, AZ 85901
US

Ryan Hall

928-532-4111

ryhall@ci.show-low.az.us

Project Title: City of Show Low - New SS250D Sourcewell Quote - 6.18.26

Bid Date: 10/31/2019

Bid Number: Ryan Hall

Project Start Date: 6/23/2026

Ship Before: 6/30/2026

Quote Effective Dates: 6/18/2026 TO 6/30/2026

Terms: NET 30

F.O.B.: COL- Customer Pickup

Ship Via: Customer p/up

Sales Group:

Quoted By: Devin Huehl

Sales Office: WR7- Garcia/Huehl

Estimated Time to Ship After Receipt of Order: Quoted at time of order

Customer: CITY OF SHOW LOW

Quote Number BBBQ82100

Project Title: City of Show Low - New SS250D Sourcewell Quote -

Date 06-18-26

**SALES TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT THE TIME OF ORDER OR SALES TAX WILL BE
ADDED TO YOUR ORDER**

Part #	Description	Unit	Qty.	Quote Price	Ext. Price
44100-SRC	SUPERSHOT 250 DIESEL	EA	1	\$73,350.0000	\$73,350.0000
20014-SRC	3" PINTLE HITCH	EA	1	\$126.4000	\$126.4000
24183-SRC	SEVEN PIN ROUND CONNECTION	EA	1	\$64.0000	\$64.0000
20150-SRC	39" HITCH EXTENSION	EA	1	\$640.0000	\$640.0000
24518S-SRC	WORKLIGHTS, ARROWBAR AND BEACON	EA	1	\$3,868.0000	\$3,868.0000
24190K-SRC	OVERNIGHT HEATER 110V W/ US PLUG	EA	2	\$352.0000	\$704.0000
26058-SRC	10# FIRE EXTINGUISHER (MUST ORDER 26059 TO MOUNT)	EA	1	\$236.0000	\$236.0000
26059-SRC	FIRE EXTINGUISHER BRACKET	EA	1	\$84.0000	\$84.0000
26119-SRC	3/8" SAFETY HOOK W/ LATCH (2 REQUIRED)	EA	2	\$58.0000	\$116.0000
43416-SRC	GRAVITY FEED KIT	EA	1	\$284.0000	\$284.0000
43549-SRC	SPARE TIRE KIT (SINGLE AXLE)	EA	1	\$548.0000	\$548.0000
45535-SRC	ENGINE COVER	EA	1	\$1,276.0000	\$1,276.0000
51399-SRC	AUTOLOADER (MUST ORDER A HITCH EXT)	EA	1	\$8,316.0000	\$8,316.0000

Customer: CITY OF SHOW LOW
Project Title: City of Show Low - New SS250D Sourcewell Quote -
Quote Number: BBBQ82100
Date: 06-18-26
SALES TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT THE TIME OF ORDER OR SALES TAX WILL BE ADDED TO YOUR ORDER

Part #	Description	Unit	Qty.	Quote Price	Ext. Price
38750K-SRC	WIRELESS CAMERA SYSTEM (INSTALLED NOT COMPATIBLE W/ 24506S OR 24507S)	EA	1	\$1,100.0000	\$1,100.0000
38700N-SRC	DRIVER ALERT SYSTEM, COMPLETE KIT	EA	1	\$780.0000	\$780.0000

Sales Tax	\$5,764.02
Sub Total	\$91,492.40
Shipping Charges	\$0.00
Total	\$97,256.4200

Due to extreme market volatility, all prices and availability are subject to change without notice, all quotes to be confirmed at time of order and subject to inventory status.

BABA (Buy American Build American) Compliance Certificates must be requested prior to shipment.

COMMENTS:

Attn: Ryan Hall
 928-242-2225
 ryhall@showlowaz.gov

Here is your quote on a new SS250D melter. Pricing based off current Sourcewell Contract.

Any questions please contact:
 Devin Huehl
 480-996-2505
 devin.huehl@crafco.com

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Approval of Increase to Annual Purchase Orders for Citywide Maintenance Contracts for Fiscal Year 2027 (Rick Austin)

RECOMMENDATION

I **MOVE** to approve the list of increased annual purchase orders for citywide maintenance contracts for fiscal year 2027.

BACKGROUND

Each year, the City of Show Low issues purchase orders for citywide maintenance contracts covering services such as window and carpet/floor cleaning, and landscaping and irrigation. For fiscal year 2027, City Council approval is required to increase the annual purchase orders for the following services.

Aadland Enterprises, Inc dba Frog Window Cleaning – Increase of \$2,180 to add the newly remodeled City Campus Recreation building and new Public Works building to the existing window cleaning contract FM-7825 for twice-per-year window cleaning.

MBAA Enterprises, LLC dba Navapache ChemDry – Increase of \$3,795.50 to add the newly remodeled City Campus Recreation building and new Public Works building to the existing carpet/floor cleaning contract 4452687 for twice-per-year carpet/floor cleaning.

Tim's Landscape Creations, LLC – Increase of \$23,860 to add landscape maintenance services for the remodeled City Campus Recreation building, new Public Works building, new North 11th Street parking lot, and Aquatic Center highway frontage contract FM-1825.

Staff recommends approving the list of increased annual purchase orders for citywide maintenance contracts for fiscal year 2027.

ATTACHMENTS

1. Aadland Quote: PW and City Campus Buildings 06232026
2. Navapache ChemDry Quote PW Building 06242026
3. Navapache ChemDry Quote City Campus Building 06252026
4. Tim's Landscape Creations Quote PW and City Campus Buildings 07072026
5. Citywide Maintenance Aerial Map

FISCAL IMPACT

Anticipated cost: \$29,835.50

Funding source (account no.): Other Contractual Services (11-445-430-3300-0000), Repairs & Maintenance (11-445-460-4300-0000)



SERVING THE WHITE MOUNTAINS AND THE VALLEY
white mountains valley
928-369-FRÖG **602-617-FRÖG**
frogwindowcleaners@frontiernet.net frogwindowcleaners@gmail.com

post office box 3764 ■ show low, arizona 85902

quote

date: 6.23.26

prepared for: City of Show Low
1480 E. Lumbermans Loop
Show Low, AZ 85901
928.532.4000
928.532.4059 [f]
bhines@showlowaz.gov

description		amount
WINDOW CLEANING		
Location: Recreation Building, 760C E. McNeil, Show Low, AZ Semi-Annual Cleaning, In/Out		515.00
Location: Public Works, 1480 E. Lumbermans Loop, Show Low, AZ Semi-Annual Cleaning, In/Out		575.00

LICENSED ■ BONDED ■ INSURED



Navapache Chem-Dry

1480 E Lumbermens Loop
Show Low, AZ 85901

(928) 386-8984
bhines@showlowaz.gov

ESTIMATE	#41195
SERVICE DATE	Jun 24, 2026
TOTAL	\$959.59

CONTACT US

PO Box 1195
Pinedale, AZ 85934

(928) 537-8163
navacd@mbaaentepries.com

Service completed by: Connie Brewer, Donovan Bowers,
Shellie Mauck

ESTIMATE

Option #1

Service completed by: Connie Brewer, Donovan Bowers, Shellie Mauck

Services	qty	unit price	amount
Commercial - Commercial Carpet Maintenance Cleaning (Encapsulation) An interim carpet maintenance service engineered to extend the life of commercial-grade carpets. Our specialized encapsulation chemistry surrounds dirt and oily residues, removing them from the carpet fibers and allowing them to be easily removed with vacuuming. Additionally this product actively resists re-soiling and keeps your facility looking professional for longer intervals between deep cleanings.	473.0	\$0.12	\$56.76
Hard Surface Floors - LVT or LVP Cleaning A multi-step deep-cleaning process designed for modern luxury vinyl and resilient flooring. Includes a pH-balanced pre-treatment to break down oils and soil, followed by mechanical agitation and low-moisture extraction.	4059.0	\$0.17	\$690.03
Tile & Grout Cleaning - Tile & Grout Cleaning (Ceramic/Porcelain) Bring your tile back to life. Mopping only moves dirt around—it doesn't remove it from porous grout. Our specialized high-pressure extraction process blasts away embedded grime and bacteria that regular cleaning misses. Minimum charges apply.	532.0	\$0.40	\$212.80

Services subtotal: \$959.59

Subtotal \$959.59

Total \$959.59

We provide a deeper clean for a healthier home! We sincerely appreciate your choice of Navapache Chem-Dry for your home or business. Thank you for your continued support!



Navapache Chem-Dry

1480 E Lumbermens Loop
Show Low, AZ 85901

(928) 386-8984
bhines@showlowaz.gov

ESTIMATE	#41194
SERVICE DATE	Jun 25, 2026
TOTAL	\$938.16

SERVICE ADDRESS

760C E McNeil
Show Low, AZ 85901

CONTACT US

PO Box 1195
Pinedale, AZ 85934

(928) 537-8163
navacd@mbaaentepries.com

Service completed by: Matthew Barclay, Donovan Bowers

ESTIMATE

Option #1

Service completed by: Matthew Barclay, Donovan Bowers

Services	qty	unit price	amount
Commercial - Commercial Carpet Cleaning (Hot Carbonating Extraction) Our Hot Carbonating Extraction uses 80% less water, ensuring carpets dry rapidly in hours, not days. This guarantees minimal business disruption and immediate access, while improving indoor air quality for staff and visitors. Minimums apply.	1171.0	\$0.12	\$140.52
Hard Surface Floors - LVT or LVP Cleaning A multi-step deep-cleaning process designed for modern luxury vinyl and resilient flooring. Includes a pH-balanced pre-treatment to break down oils and soil, followed by mechanical agitation and low-moisture extraction.	3482.0	\$0.17	\$591.94
Hard Surface Floors - LVT or LVP Cleaning (Gym Flooring) A multi-step deep-cleaning process designed for modern luxury vinyl and resilient flooring. Includes a pH-balanced pre-treatment to break down oils and soil, followed by mechanical agitation and low-moisture extraction.	1210.0	\$0.17	\$205.70

Services subtotal: \$938.16

Subtotal \$938.16

Total \$938.16

We provide a deeper clean for a healthier home! We sincerely appreciate your choice of Navapache Chem-Dry for your home or business. Thank you for your continued support!

Tim's Landscape Creations
 1480 E Deuce of Clubs
 Show Low, AZ 85901-4917
 +19285379065
 johanna@timslandscapecreations.com
 timslandscapecreations.com



ADDRESS

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

SHIP TO

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

Estimate 2011

DATE 07/07/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	MAINTENANCE.:Maintenance	REC BUILDING 760C E McNeil - Weekly Maintenance July1st 2026 thru June 31st 2027 , 30 weeks. Includes mowing, trimming and weeding new landscaped area	30	235.00	7,050.00
	MAINTENANCE.:Maintenance	NORTH 11th STREET PARKING LOT - Weekly Maintenance July1st 2026 thru June 31st 2027 , 30 weeks. Includes Mowing, trimming and weeding of landscaped areas.	30	80.00	2,400.00
	MAINTENANCE.:Maintenance	AQUATIC CENTER NEW LANDSCAPE - Maintenance July1st 2026 thru June 31st 2027 , 30 weeks. Includes mowing, trimming and weeding new landscaped area	30	175.00	5,250.00
	MAINTENANCE.:Maintenance	PUBLIC WORKS 1480 E Lumbermans Loop - Maintenance July1st 2026 thru June 31st 2027 , 30 weeks. Includes weeding new landscaped area and blowing off parking lot and sidewalks.	30	80.00	2,400.00
	Weed Control	Yearly Weed control at all City landscaped areas we maintain. \$3380.00 per spray \$6760.00 total for the year.	1	6,760.00	6,760.00

Give us a call @ 928-537-9065 if you have any questions.
 Thank You Have A Great Day!

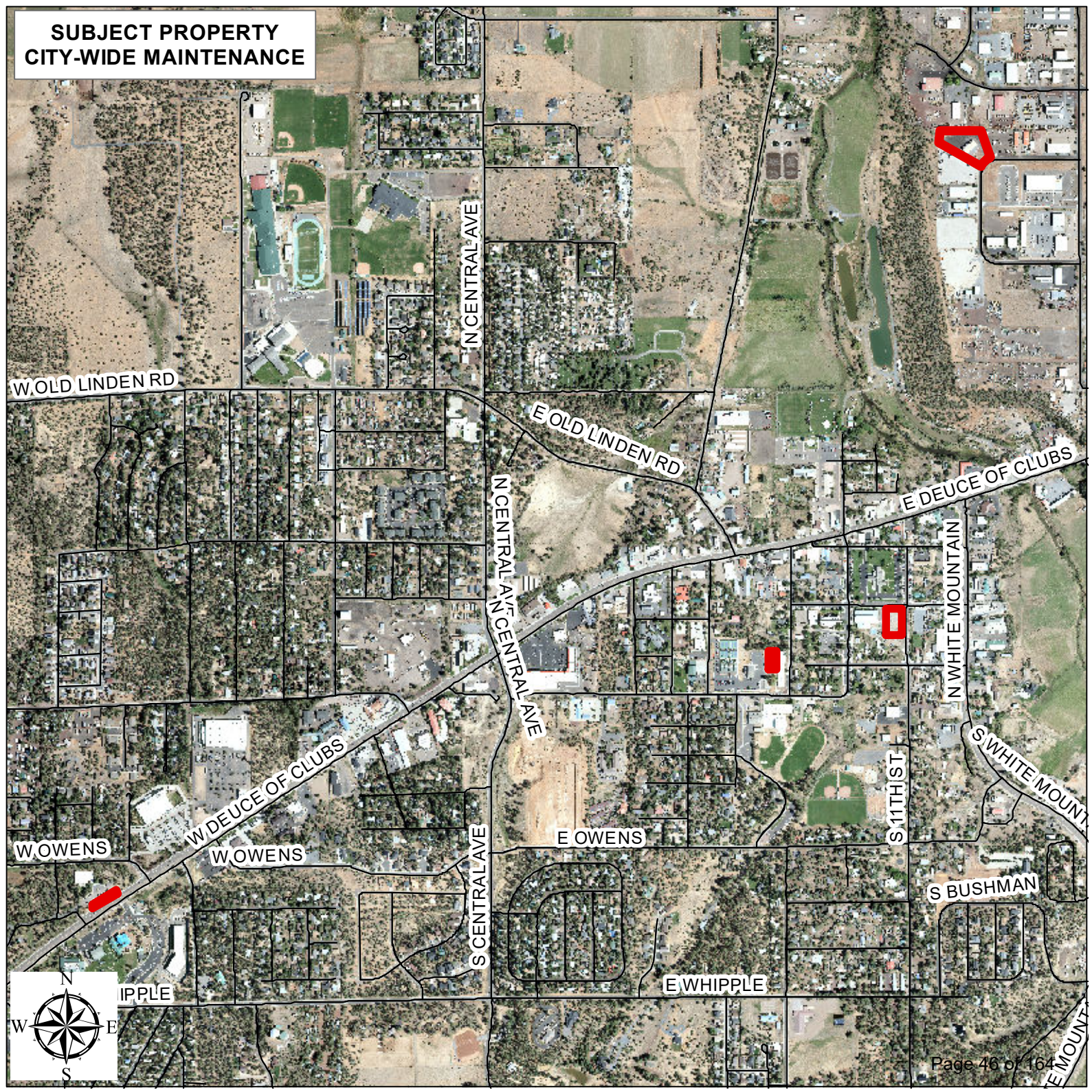
SUBTOTAL 23,860.00
 TAX 0.00

TOTAL \$23,860.00

Accepted By

Accepted Date

**SUBJECT PROPERTY
CITY-WIDE MAINTENANCE**



MTG DATE: 7/21/2026
ITEM: 6.I

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Well 10 Repairs, City of Show Low Project No. W-1821 JO15 (Rick Austin)

RECOMMENDATION

I **MOVE** to accept Well 10 Repairs, City of Show Low Project No. W-1821 JO15 and initiate the two-year warranty period.

BACKGROUND

On January 19, 2021, the City Council approved a Job Order Contract (JOC) with three well service companies to provide labor and furnish and install materials to repair and maintain water wells and to repair existing water facilities at various locations. The three companies are Willis Drilling and Pump, Beeman Drilling, and Weber Water Resources. JOCs streamline the procurement of all repair and replacement services, saving several weeks in the procurement process for each project. As repairs arise, the work is competitively bid among the three JOC Contractors on the City's JOC roster.

In June 2026, Well 10 was treated with three stages of biocides by Willis Drilling. Each stage of biocide treatment lasts 72 hours, and then the well is flushed until all biocides are removed. Once the final stage of biocides was completed, Willis Drilling swedged in a patch to repair a hole found in the casing and then chlorinated the well by putting a chlorine solution injected with air in every 20-foot section underwater and scrubbing with a brush attachment. The well was then flushed until all chlorine was out. The well was then BacT tested and passed on June 22, 2026, and was put back online.

The work is now complete. The total project cost was \$180,286.41.

Staff recommends accepting Well 10 Repairs, City of Show Low Project No. W-1821 JO15 and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$178,867.70

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

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of City Campus Landscaping Phase II, City of Show Low Project No. 4452677 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to accept the construction of the City Campus Landscaping Phase II Project, City of Show Low Project No. 4452677, completed by Tim's Landscape Creations, LLC for a total project cost of \$58,501.86, release the final payment, and initiate the two-year warranty period.

BACKGROUND

At the April 21, 2026 City Council meeting, a construction contract for the landscaping of the City Campus Landscaping Phase II project was awarded to Tim's Landscape Creations, LLC for an amount not to exceed \$58,501.86. The scope of work included the installation of paver walkways, trees, bushes, grass sod, and an irrigation system to sustain the improvements. The area that received the landscape improvement was a portion along East McNeil and the area between the Fitness Center and the newly remodeled Recreation Building.

The improvements have been completed at a total cost of \$58,501.86.

Staff recommends accepting the construction of the City Campus Landscaping Phase II Project, City of Show Low Project No. 4452677, completed by Tim's Landscape Creations, LLC, for a total project cost of \$58,501.86, releasing the final payment, and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$58,501.86 (this is the correct final cost - Trampas)
Funding source (account no.): Repairs & Maintenance (11-445-460-4300-0000) Improvements (11-445-495-7310-0000)

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Installation of Supervisory Control and Data Acquisition System Improvements for Fawnbrook Water Booster Station (Shane Hemesath)

RECOMMENDATION

I **MOVE** to accept the installation of the Supervisory Control and Data Acquisition Control System improvements for the Fawnbrook Booster Station completed by PACE Advanced Water Engineering for a total project cost of \$66,983, release the final payment, and initiate the two-year warranty period.

BACKGROUND

The Fawnbrook Booster Station is a water booster station that enables the City to move water from the center of the City to the southern portions of the City's water system.

This booster station was not included in the City's Supervisory Control and Data Acquisition (SCADA) Control System. This system allows staff to monitor and fully control the facility from a computer, rather than through manual operation.

PACE Advanced Water Engineering (PACE) is the design firm that has recently completed SCADA upgrades within the current system. Staff contacted PACE for a proposal to make the necessary modifications to the SCADA system to include the Fawnbrook Booster Station.

At the April 21, 2026 City Council meeting, a Professional Services Contract was awarded to PACE for the installation of the Supervisory Control and Data Acquisition Control System improvements for the Fawnbrook Booster Station in an amount not to exceed \$74,983.

The scope included installing the necessary hardware and software modifications to integrate the booster station into the City's SCADA system. The project has been completed for a final cost of \$66,983.

Staff recommends accepting the installation of the Supervisory Control and Data Acquisition Control System improvements for the Fawnbrook Booster Station, completed by PACE Advanced Water Engineering, for a total project cost of \$66,983, releasing the final payment, and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$66,983.00

Funding source (account no.): Improvements (43-760-495-7310-0000/1802)

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration for Approval of Contract Renewal with Goserco for Eventide NexLog DX Communications Recording System (Greg Westover)

RECOMMENDATION

I **MOVE** to award a six-year renewal contract to Goserco, Inc. for the Eventide NexLog DX communications recording system and support plan for the Regional Dispatch Center, in an amount not to exceed \$76,175.70.

BACKGROUND

The Show Low Regional Dispatch Center currently has a recording system that has reached end-of-life status and is no longer supported by the manufacturer. The recording system captures 911 telephone lines, non-emergency calls, and all radio traffic. This new system will provide 32-channel recording capacity for the dispatch center's communications environment, including integration with existing telephony and dispatch systems used for public safety operations.

The cost breakdown is as follows: hardware, software, and implementation — \$47,069.54; five-year support plan — \$29,106.16. The first year of support is included as part of implementation. Total cost is \$76,175.10.

Staff recommends approval of the six-year renewal contract with Goserco, Inc. for the Eventide NexLog DX communications recording system and support plan for the Regional Dispatch Center, in an amount not to exceed \$76,175.70.

ATTACHMENTS

1. Goserco, Inc. Quote SA013800.v1.10
2. Memo re: Eventide NexLog DX v2
3. Goserco, Inc. Authorization Letter 3.25.26

FISCAL IMPACT

Anticipated cost: \$76,175.70

Funding source (account no.) Capital Equipment Replacement (11-460-495-7300-0000)

We have prepared a quote for you

Nexlog DX hybrid recorder with EWP-REVISED quote

Quote #SA013800 v1

Prepared for
CITY OF SHOW LOW

Prepared by
Shaun Andrews

Friday, June 12, 2026

CITY OF SHOW LOW
John Leech Jr
411 E. Deuce of Clubs
Show Low, AZ 85901
izhelev@showlowaz.gov

Dear John ,

Here is our updated quote. Please let us know if you have any questions.



Shaun Andrews
Sales Account Manager
Goserco HQ

Phone:

Email: sandrews@goserco.com

Web: www.goserco.com

Eventide NexLog Hardware/recording software		Price	Qty	Ext. Price
CE-NexLog740DX	NexLog 740 DX-Series base system: 3U rack-mountable, Core i5 CPU, 16GB DDR4 RAM, 2 x2TB fixed-Mount HDDs (RAID 1)	\$7,920.00	1	\$7,920.00
CE-DX755	Quad Port 100/1000 PCIe (PCI Express) Network Card (for NexLog 740 DX-Series recorder only)	\$1,080.00	1	\$1,080.00
	Display Options-Blank front panel			
	Internal Storage Options			
CE-DX709-1	Upgrade NexLog 740 DX-Series (at time of order) to 2x4TB HotSwap RAID1 +HotSpare 4TB=4TB storage	\$5,025.00	1	\$5,025.00
	Rack Slide Options			
CE-324430	Rack Mount Slides - 24" 4 Post, 3U (for NexLog 740DX) Rack Mount Slides - 24" 4 Post, 3U (for NexLog 740DX)	\$270.00	1	\$270.00
CA-NAS-RMNAS8TB	Rackmount RS422+ NAS, 8TB Usable Storage, 1U w/ 4x4TB SATA HDD (RAID5 + Hot Spare), and Rail Kit	\$3,100.00	1	\$3,100.00
Subtotal:				\$17,395.00

NexLog Software licensing for additional features		Price	Qty	Ext. Price
	VoIP-Avtec and Solacom			
	IP recording metadata -24 Avtec/8 Solacom			
CE-271052	Eight (8) Internal IP Recorder VoIP Channels	\$2,325.00	4	\$9,300.00
CE-DX913	Comtech (Solacom Guardian) NG911 Call Recording Bundle (Voice, Metadata and SMS)	\$6,525.00	1	\$6,525.00
CE-209157	Metadata Integration license (for Telex Vega, Zetron MAX Dispatch, Zetron ACOM, Avtec Scout, C4i, CSS Mindshare, Catalyst, Motorola Wave 5000, Raven M4X, RadioPro Dispatch, Omnitronics, SmartPTT)	\$3,375.00	1	\$3,375.00
CE-271083	8 pack MediaWorks DX (web) concurrent license	\$892.50	1	\$892.50
CE-271111	Eventide MP3 option for MediaWorks DX	\$157.50	1	\$157.50
CE-271146	Enhanced Active Directory Integration - No Support Enhanced Active Directory Integration - No Support	\$0.00	1	\$0.00

Phone:

Email: sandrews@goserco.com

Web: www.goserco.com

NexLog Software licensing for additional features		Price	Qty	Ext. Price
CE-271109	Eventide SSL Enabler option Eventide SSL Enabler option	\$0.00	1	\$0.00
Subtotal:				\$20,250.00

Professional Services		Price	Qty	Ext. Price
	Training will be REMOTE			
CG-SVC-Implementation Pkg	Comprehensive installation package: includes all project management, installation, configuration, and testing, all travel time and expenses, and 1st year support (M-F 8am-5pm) Comprehensive installation package: includes all project management, installation, configuration, and testing, all travel time and expenses, and 1st year support (M-F 8am-5pm)	\$6,300.00	1	\$6,300.00
Subtotal:				\$6,300.00

EWP & ASSURE		Price	Qty	Ext. Price
CG-EWP-Silver 24x7	Annual Extended Warranty Plan - SILVER 24x7: Remote & depot only; 24x7x365. Parts & labor included. Full terms and conditions are available in the Goserco EWP Service Level Agreement.	\$6,158.76	4	\$24,635.04
CG-EWP-Discout: Multi-Year	EWP discount for pre-payment of a 3 to 5-year plan. Failure to pre-pay for all contracted years, or early cancellation of plan will negate the discount and the discounted amount will be due immediately.	(\$1,231.75)	1	(\$1,231.75)
CG-EWP-Discout: Other	EWP Discount: Customer Loyalty Discount	(\$2,340.33)	1	(\$2,340.33)
CG-EWP-EVENTIDE Sbscrptn-ASSURE	Annual Software Subscription (ASSURE 4.4) for Eventide DX-Series Solutions. Continuous ASSURE subscription is required for support and access to versions and updates. (Price is per 12-month period and is not discountable).	\$2,010.80	4	\$8,043.20
Subtotal:				\$29,106.16

Phone:

Email: sandrews@goserco.com

Web: www.goserco.com

Nexlog DX hybrid recorder with EWP-REVISED quote

Quote Information:

Quote #: SA013800

Version: 1

Delivery Date: 06/12/2026

Expiration Date: 06/30/2026

Prepared for:

CITY OF SHOW LOW

411 E. Deuce of Clubs

Show Low, AZ 85901

John Leech Jr

izhelev@showlowaz.gov

928-537-5091

Prepared by:

Goserco HQ

Shaun Andrews

480-964-8911 x 5117

Fax 480-964-8912

sandrews@goserco.com


Quote Summary		Amount
Eventide NexLog Hardware/recording software		\$17,395.00
NexLog Software licensing for additional features		\$20,250.00
Professional Services		\$6,300.00
EWP & ASSURE		\$29,106.16
Subtotal		\$73,051.16
Estimated Tax		\$3,124.54
Total		\$76,175.70

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Project Scope Detail

Comprehensive installation package: includes all project management, installation, configuration, and testing, all travel time and expenses, and 1st year support (M-F 8am-5pm)

Project Scope Detail

- Pre-installation build, configuration, and ground shipping to site
- Remote project management, planning, and documentation
- On-site system installation, configuration, and recording testing during business hours
- Deployment of search/playback/export client environment
- Configuration of network archival to customer-furnished network-attached storage
- Configuration of access security per customer-furnished information
- Configuration of NTP time synchronization, and system e-mail notifications
- End-user system administrator and supervisor client training
- All travel time and expenses included
- 1st year on-site warranty repair service, with unlimited remote support to M-F 8am-5pm

Statement of Work-New

CITY OF SHOW LOW

Communications Recording Solution Upgrade or Implementation

Prepared for: CITY OF SHOW LOW ("the customer")

Prepared by: Goserco, Inc. ("Goserco")

Project: Communications Recording Solution (Upgrade or Implementation)

Statement of Work (SOW) and Statement of Purpose

Goserco, Inc. is pleased to submit this statement of work for services to deliver the applicable installation, configuration, testing, training, and relevant project management for a new or upgraded communications recording solution. This document outlines Goserco, Inc.'s services and those expected to be provided by the customer or its relevant vendors when planning and implementing this project. It may also describe specific services to be customized to your environment. Specifically, this SOW is only for the applicable installation, configuration, testing, training, and relevant project management for a communications recording solution.

In the event of overlap, any specific terms and conditions agreed to by Goserco by another device (contract, RFP response, or other written agreement) shall take precedence over this statement of work. With authorized signatures by both parties and in the absence of such an outside agreement, the terms and conditions specified in this statement of work shall apply and constitute agreement to such terms and conditions by both parties.

Changes to this Statement of Work will be processed following the procedures described in "Appendix B. Project Change Control Procedure." Both parties must approve and accept a Change Authorization to initiate scope changes under this agreement. The investigation and the implementation of changes may result in modifications to any aspect of the project schedule, pricing/invoiced charges, and/or other terms of this agreement. Without signatures of acceptance, specific pricing (if any) in this Statement of Work expires 60 days following the date of its preparation.

Project Scope

The scope—the customized and detailed list of specific items that define what will be considered "in-scope" for this project—is written in a separate section titled "Project Scope Detail." The Project Scope Detail is considered part of this statement of work.

Assumptions

General

- The customer will provide a single point of contact that will act as the project owner and who will be the primary individual to sign off on the project phases at completion
- All work under this statement of work will occur Monday-Friday between the hours of 8:00 am and 5:00 pm; no installations, configuration, moves, site visits, or other related work will be scheduled over weekends, evenings, or Goserco, Inc.-declared holidays, without mutual agreement in advance from the Goserco, Inc. project manager and the customer project manager
- Goserco, Inc. and the customer will jointly create any project documentation where customer involvement is required. The customer must approve the final installation schedule and final versions of project documentation to ensure it coincides with all expectations
- Goserco, Inc. and the customer will jointly create any special requirements for defining “project acceptance” in writing, and with mutual agreement to such requirements, those requirements will become part of a written cutover plan (or installation checklist)
- “Project acceptance” (via a signed installation service ticket or other written acknowledgment) should follow (within 24 hours) completion of the written project plan, a successful support turnover call, and Goserco’s delivery to the customer of “as-built” system configuration documentation

Premises Work

- The customer will be responsible for all carpentry or mechanical work not explicitly detailed in this proposal
- The customer location does not require the use of union labor
- The customer assumes all responsibility for compliance with local and federal laws and regulations relating to recording telephone, radio, and other electronic or audio conversations, as well as other electronic communications (including visual) such as desktop screen recording, application usage tracking, etc.
- Cabling or termination of telecom, Ethernet, or electrical supply wiring is not included in this SOW. Additional information follows in the section titled “Specific Technical and Other Provisions.”
- Hours spent troubleshooting problems outside this SOW's project scope will be billed at \$150 per hour (via remote access) or \$225 per hour (on-site). The project managers will be contacted and will approve any additional charges before the execution of any work that could result in extra charges

Shipping Management and or Special Requirements

- In general, all shipments for this project will be via local delivery or “UPS Ground.”
- Any expedited shipping charges that result from customer request or customer delay will be passed on to the customer at the actual cost

Deposits, Invoicing, and Scheduling

- Order Deposit—Unless other contractual arrangements or quoted payment terms exist (within this proposal package), whether governmental or private sector, a deposit equal to 50% of all hardware and software is due when the order is placed and required to begin implementation project management. The remaining 50% of the balance of all hardware and software and 100% of services are invoiced at project completion.
- Motorola API licensing—If Motorola licensing is part of the system configuration, the licenses must be paid upfront. The part description in the quote will be listed as “*must be prepaid*” or “*due up front*” to determine which part/s this applies to.
- Invoicing – Invoices for equipment and software (or for the remaining balance on any equipment and software) to be installed as part of this implementation will be generated when the equipment and software are delivered to the customer site(s). Invoices for services will be generated after those services (based on either a specific project milestone invoicing schedule or at

general “project acceptance”)

- Payment - All invoices are due within 30 days of the invoice date (NET 30), and the customer may take a 2% discount (of invoice total) for any invoice paid within ten (10) days of the invoice date (NET 10)
- Postponement/Project Schedule Delay—If the customer postpones or delays the project schedule after ordering any equipment, the customer agrees to pay any balance due (less services not performed) within 30 days of the originally scheduled (mutually agreed-upon) installation date.
- Last-Minute Project Delay—If the project is canceled or postponed by the customer for reasons beyond Goserco, Inc.'s control within 14 days of the scheduled installation, the customer must pay 50% of hardware, software, and any AIS licensing fees within 30 days of the initially scheduled installation if they haven't already done so. Additionally, the customer may be charged an additional fee of up to 10% of the total invoice.
- On-site Cancellation/Postponement Charges - If the installation is canceled or postponed for reasons beyond the control of Goserco, Inc., once a technician is on-site, the cost of taking the technician out of service at \$150 per hour (for actual time out of service), and related travel expenses (at cost) will be passed on to the customer
- On-site Project Delay - If the project is unreasonably delayed while a technician is on-site for reasons such as, but not limited to, access to appropriate buildings or specific areas within buildings, lack of access to, or unavailability of assigned or appropriate customer personnel, delay due to a third party, waiting, etc. the cost of the technician being out of service at \$150 per hour (for actual time out of service), will be passed on to the customer

Goserco, Inc. Team Responsibilities

Pilot System

- If a pilot system is required (for multi-site installations only), it will be coordinated through the project planning process

Project Management

- The Goserco, Inc. project manager (or designated backup) will work with the customer for the project's life. He or she will manage each phase of the project, including shipping, installation, training, and all other contacts regarding this project
- The Goserco, Inc. project manager will handle the escalation of problem-solving within Goserco, Inc. internal teams as well as contacts within the Customer organization
- The Goserco, Inc. project manager should be the first point of contact for any project issue
- The Goserco, Inc. project manager will handle communication issues regarding equipment procurement and/or transportation within Goserco, Inc
- The Goserco, Inc. project manager will review all documentation
- The Goserco, Inc. project manager will maintain a project schedule and task list

Installation Services

- All services under this statement of work will occur between 8:00 a.m. and 5:00 p.m. local time, Monday through Friday, or on otherwise suitable days and times as mutually agreed to by the customer project manager and the Goserco, Inc. project manager
- All installation teams will consist of 1-2 Goserco, Inc. technicians
- Installation and training are for Eventide NexLog recording equipment and client software as quoted/described
- Each technician will bring appropriate tools to complete their assigned tasks
- Any issues that may delay or prevent the completion of the installation will be escalated to the Goserco, Inc. project manager for resolution. Every effort will be made to overcome any issues while the technician is on-site
- All work areas will be neat and free of recording system installation materials and packaging before leaving the site
- Goserco, Inc. is not responsible for pre-existing network conditions that prevent regular operation or delay installation (i.e.,

network configuration, network viruses, domain restrictions, IP address assignments/changes, PBX configuration/changes, etc.

Training Services

- All services under this statement of work will occur between 8:00 a.m. and 5:00 p.m. local time, Monday through Friday, or on otherwise suitable days and times as mutually agreed to by the customer project manager and the Goserco, Inc. project manager
- The stated project scope dictates training content
- Training scheduling will be mutually agreed upon by the customer and Goserco, Inc. project manager. Although the customer is responsible for coordinating classroom facilities (where applicable), scheduling and attendance of appropriate participants, and production of any printed materials (from electronic documentation provided by Goserco, Inc.), the Goserco, Inc. project manager will assist in the organization and planning with the customer project manager.

Goserco, Inc. Contacts

- Project Manager: TBA
- Backup Project Manager: TBA
- Lead Technician: TBA
- Account Rep: TBA
- Other technicians and personnel, as assigned: Office 480-964-8911 Option 1

Customer Responsibilities

General

The responsibilities listed in this section are in addition to those responsibilities specified in any Goserco, Inc. quoted sales terms, and all services by the customer are to be provided at no charge to Goserco, Inc. Goserco, Inc.'s performance is predicated upon the following responsibilities being fulfilled by the customer

Project Management

Before beginning any work in the project calendar or plan, the customer will designate a Project Manager to whom all Goserco, Inc. communications will be addressed and who has the authority to act for the customer within the terms of this agreement. The Customer's project manager will be the focal point for the following activities:

- Serve as the communications interface between Goserco, Inc. and all Customer departments participating in this project.
- Coordinate and ensure the provision of all required customer information (as needed for proper implementation) and delivery of requirements (hardware, technical support, and services) to perform this Statement of Work. Answers and information should be provided within three working days of Goserco, Inc.'s request unless the Customer and Goserco, Inc. mutually agree to an extended response time
- Assign personnel to the project who can be on-site during equipment delivery and installation for verification and acceptance. Goserco, Inc. will coordinate the schedule with the Customer Project Manager
- Help resolve and escalate project issues and problems within the customer staff, as needed.
- Administer Project Change Control in conjunction with the Goserco, Inc. Project Manager
- Receive, review, and maintain Goserco, Inc.-prepared documentation
- Accept responsibility for the security of all equipment shipped to the Customer's location(s)
- Arrange for any security clearances required for all Goserco, Inc. personnel

Phone:

Email: sandrews@goserco.com

Web: www.goserco.com

- Arrange for payment of deposits and invoices

Customer Contacts

- Project manager: TBA
- Customer telephony contact: TBA
- Customer 911 telephony contact: N/A
- Customer radio contact: TBA
- Customer I.T.servers/network contact: TBA
- Customer I.T.desktop contact: TBA
- Customer operations (site) Contact: TBA

Specific Technical Services and Other Provisions

Equipment-Environment

- Customer will ensure adequate UPS power and power distribution for all servers to be installed
- Customer will ensure adequate rack mounting space and proper environmental control where equipment is to be installed - standard 19" 4-post rack rail hardware is typically supplied with new systems purchased from Goserco, Inc. However, in cases where the standard supplied rack rail hardware will not accommodate a proper installation, the customer will provide and install suitable rack shelving or other mounting hardware as may be required by local building/equipment installation codes
- Each server must be located within Ethernet standard distances of the switch it connects to and has a minimum of two available ports for network access - one dedicated for network traffic (CTI connection, client connections, and CAS server upload) and one for IP recording capture (or spare).

Windows-Based Operating System and Anti Virus Software

- Microsoft Windows operating system critical updates are the responsibility of the customer unless specifically identified and contracted otherwise. (Manufacturer-tested update levels will be provided by Goserco, Inc. as needed when updates are Quality Assured and released by the manufacturer).
- Microsoft Windows anti-virus software (OS internal or third party) for the server(s) are the responsibility of the customer unless specifically identified and contracted otherwise. (There may be mandatory file extension type/folder exclusions required for the system to function properly, including on virtualized systems. Notification of these exclusions will be provided to the customer by Goserco as needed).
- Specific anti-virus software /applications should be approved by the system manufacturer and Goserco prior to application to the server(s).

Third-Party Applications and Software

- Unless specifically identified and approved by Goserco, no third-party applications or software should be installed on any server(s) that are part of the recording system or provided/supported by Goserco, regardless of the operating system in use.

Equipment Access and Remote Access

- Customer will ensure access to any locked facilities (i.e., equipment rooms) to prevent a technician from experiencing any delays on-site while attempting to access an installation location
- The customer will provide uninterrupted remote access to all Goserco, Inc.-installed servers (and potentially relevant clients) during any period in which Goserco, Inc. delivers installation or configuration services, technical support, or maintenance/extended warranty services

Networking, Clients, and Desktop Installations

- All server systems will require network connectivity with static IP addresses, valid subnet, gateway, and DNS addresses, as well as an NTP
- Network administrative configuration of the recording servers is the responsibility of the customer – Note: there may be specific network environment requirements for the system(s), and it is advised that the customer checks with Goserco, Inc. before implementation of configuration or changes – e.g., Audiolog servers are typically required to be joined to the domain in a separate OU with no policies pushed (including any servers that are virtualized), and a domain Audiolog administrative user account with local administrator privilege on the Audiolog is required for application services. While Eventide servers are Linux-based, there may be a specific configuration of network needed
- Any new client user PC's must meet the minimum requirements listed in the system documentation CD
- An appropriate customer network technician will be on-hand and available (on installation and testing days) to assist with installation and client software installation as needed, as well as produce client software load procedure documentation in conjunction with a Goserco, Inc. technician at the installation
- All network configuration required to produce a successful implementation is the customer's responsibility and will be provided to Goserco, Inc. free of charge. Successful implementation includes both server connectivity and configuration of the client PC network. Additionally, it is the responsibility of the customer to provide and ensure LAN/WAN connectivity and configuration that will allow for proper client access from within or off-site, if applicable (including firewall configuration where necessary)
- Customer will provide a list of client PCs, AD usernames, actual usernames, and a seating chart (to include desired channel-level security restrictions) if Goserco, Inc. is to perform any installation of client software and restrict access to the system on a per-user basis

Telephone/PBX, Radio System, and or IP Dispatch Console Integration and Requested Configuration Information

- For an integrated recording of any telephone/PBX, digital radio, or IP dispatch console communications system, the customer will provide or otherwise arrange for the purchase, installation, and configuration of all telephone/PBX, digital radio, and or IP dispatch console hardware and software (including any required licensing that may be necessary to support recording in the customer environment). The customer will provide or otherwise arrange for the purchase, installation, and configuration of any related/required network infrastructure (such as switches, firewalls, communications circuits, etc.). The customer will provide or otherwise arrange for the purchase of all telephone/PBX, digital radio, and or IP dispatch console configuration, testing, and troubleshooting services, as well as any required network configuration (including SPAN ports if needed), testing, and troubleshooting necessary to establish or support proper recording connectivity and communications to the telephone/PBX, digital radio, and or IP dispatch consoles, and the customer network
- The customer will provide a complete list of requested telephone/PBX, digital radio, and/or IP dispatch console information, including, but not limited to, hardware and software versions, IP addresses, protocols, etc., as well as details that may be needed to ensure a successful integration and proper recording, such as agents, extensions, device identifying information, channels, talk groups, and frequency IDs and/or names.

Wiring

Traditional Device Monitoring and Other Wiring Notes

- In general, Goserco, Inc. will provide a demarcation point (typically one or more 66 blocks) and cable connection from this demarcation point to the recorder(s). The customer is responsible for providing feed wiring for all audio sources to be recorded and cross-connect to the provided demarcation point
- For direct digital station tapping, the customer is responsible for providing feed wiring for recording any extension. This is typically accomplished (for supported handset models) by passing the cross-connect wiring from the designated PBX output pair through the provided recording demarcation point (punch without cut/termination) and onto the designated premise wiring/jack pair for the phone to be recorded. Goserco will re-cross connect existing phones so that they pass through the

recording demark in cases where the customer can identify all phones to be recorded (e.g., produce a list of devices required to be recorded) and identify and mark existing extension punch-down locations for at least one side of the existing cross connects of phones to be recorded (PBX port pair, or premise wiring pair)

- For analog recording (full-time or record-on-demand) of digital or VoIP phones via logger patch, analog feed wiring in the form of a CAT5 cable home run from within 5' of the telephone (terminated as an RJ11) to recorder demarcation block (non-terminated) is to be provided to Goserco, Inc. at no charge for each phone to be recorded. Goserco, Inc. will typically offer and install the required analog logger patches – note: a standard 110V AC power outlet within 5' of the phone is also required
- Intrado/Positron: For the analog recording of LIFELINE100 and VIPER systems, CCB/SONIC analog feed wiring for position audio and E911 CAMA trunks (if applicable) will be provided to Goserco, Inc., at no charge. If ANI/ALI integration is included, a standard DB9M serial connector (providing standard CDR from the Viper system) is required and will be provided to Goserco, Inc., at no charge.
- Airbus/Cassidian: For the analog recording of VESTA and systems, ACU/SAM analog feed wiring for position audio and E911 CAMA trunks (if applicable) will be provided to Goserco, Inc. at no charge. If ANI/ALI integration is included, a standard DB9M serial connector (providing the ANI/ALI CAD spill) is required and will be provided to Goserco, Inc. at no charge.
- For analog recording of radio, the customer is responsible for providing feed wiring that provides combined transmit/receive audio for any channel, frequency, or console to be recorded to Goserco, Inc. at no charge
- Signal strength (when audio is present) for analog VOX recording is typically optimal for recording in a range of -10dBm to 0dBm

Pricing

Pricing Per Quotation

Pricing for the services listed in this statement of work is "a fixed amount, complete package."

APPENDIX A - Deliverable Guidelines

Status Reports

Purpose: The Goserco, Inc. project manager will typically provide weekly project plans or status reports via e-mail, advising the customer project team of the progress and status of Goserco, Inc.-related activities. The report will outline and describe the status of tasks worked on during that period and document significant accomplishments, milestones, and problems identified.

Content: The report may consist of the following, as appropriate for the project:

- A regularly updated project schedule, noting key events, planned travel, and training schedules
- Activities performed during the week/month
- Activities planned for the next week/month
- Issues or concerns about activities which occurred in the previous week/month
- Recommendations relating to problems or issues
- Any other items that Goserco, Inc. reasonably anticipates may affect the schedule or otherwise materially impact the project
- Billing information if needed
- Project change control summary (See "Appendix B. Project Change Control Procedures" in Appendix B for details.)

Installation Checklist/Cutover Plan (if applicable)

Purpose: An installation checklist/cutover plan document will provide a detailed plan for cutover and contingency planning and or back-out procedures for the installation services. The installation checklist/cutover plan document will also give a brief outline/timeline of

expected activities for on-site time and will require customer approval before installation. The combination of a completed customer-approved installation checklist and a completed service ticket by the installing technician will be presented to the customer for signature, and the customer's signature will constitute project acceptance. Minor exceptions, deviations, and other changes noted in the installation checklist shall not delay project acceptance if follow-up support or resolution has been initiated and communicated in writing. Such deviations do not materially impact the primary use and functions of the deployed system(s).

Copies of All System Software and Documentation

A copy of all system software and documentation will be provided for each site. Documentation is usually offered on CD or DVD in PDF format. Customers are responsible for the safekeeping of software and documentation.

Other Project Documentation

Other project documentation will be delivered as deemed beneficial to the project. This may include technical documentation, project planning documentation, and documentation of specific site-specific configuration details.

Administrator and End-User Training

System administrator and end-user training sessions will be scheduled and provided as the project's scope dictates. Before the training, a training plan that details the training content, formats, and relevant audience(s) may be provided.

APPENDIX B - Project Change Control

Procedures

The following provides a detailed process to follow if a change to the scope or directly from the Customer to this Statement of Work is required:

A Project Change Request (PCR) will be the vehicle for communicating change (to be completed by Goserco, Inc. at the customer or Goserco, Inc. request)

- The Project Change Request must describe the rationale for the change and the effect the change will have on the project
- The Customer and Goserco, Inc. Project Managers will review the proposed change and approve it or revise it as required. Goserco, Inc. will specify any charges for such a change. If the Customer Project Manager authorizes the change in writing, this constitutes approval for the change charge(s). Goserco, Inc. will invoice the Customer for any such charges. The Customer will be responsible for the effect that the change will have on price, schedule, and other terms and conditions of the Agreement
- The Customer and Goserco, Inc. must sign a written Project Change Request to authorize the implementation of the changes

APPENDIX C – Legal Agreements

Invoices and Payment

Unless otherwise specified in a Sales or Services Agreement or other contract, you agree to pay Goserco, Inc. the Purchase Price for Products and/or Services and the license fee(s) for Licensed Software, less any deposit paid previously, within thirty (30) days of the delivery of any Products or Licensed Software and/or the provision of any Service. You also agree to pay Goserco, Inc. amounts equal to any applicable sales, use, property, value-added, or any other taxes, except income tax, resulting from any transaction under this Agreement or any Sales or Services Agreements. Any applicable tax will be based on those taxes imposed by the taxing authorities in the jurisdiction to which you request the Products or Licensed Software delivered or in which Services are performed. Unless otherwise agreed and indicated on documentation provided by Goserco, Inc. to you, such as an invoice or otherwise provided herein, you will pay

all shipping costs for Equipment, Products, or Licensed Software you purchase from Goserco, Inc. If you dispute any amount on an invoice, you must provide written notification of the dispute to Goserco, Inc. within ten (10) days after receiving the disputed invoice. Goserco, Inc. agrees to provide supporting documentation concerning any disputed amount or invoice within ten (10) days after written notification of the dispute to Goserco, Inc. Both parties agree to use their best efforts to resolve such dispute within thirty (30) days after you provide written notification of the dispute. You shall have no obligation during the thirty (30) day period specified above to pay any amount you reasonably dispute. Still, you agree to pay the undisputed portion of the invoice.

Shipping; Risk of Loss

All risk of loss or damage to the Products shall be the responsibility of the party upon whose premises the Products are located at the time of such loss or damage. If the loss or damage occurs during shipping or delivery, the party in charge of arranging for such shipping or delivery shall bear the responsibility for the loss or damage. You agree, upon delivery of Equipment or Products, and before the transfer of title and/or license rights to you, to insure such Equipment or Products with a conventional commercial insurance policy sufficient to protect Goserco, Inc.'s interest in such Equipment or Products and to provide Goserco, Inc. evidence of such insurance upon its reasonable request.

Non-Solicitation

Each party recognizes that the other party's employees are critical to the business operations of the other party. For the term of this Agreement and six (6) months after its termination, each party agrees that it and any parent company, subsidiary, partner, limited partner, joint venture, or any entity related in any manner to it by common ownership ("Related Entities"), will not employ, hire, or compensate in any manner or capacity, including as an employee or independent contractor ("Employ") any employee of the other party that it was introduced to by, and who was directly connected with, such party's performance under this agreement. Each party further agrees not to employ any former employee of the other party unless the employer-employee relationship has been terminated for not less than one hundred eighty (180) days. In the event of a breach of this provision by a party or any Related Entities, such party shall be liable to the other party for the principal sum of Twenty-Five Thousand and No/100 Dollars (\$25,000.00) as liquidated damages, and not as a penalty for said breach.

Force Majeure

Neither party shall be deemed to be in default or to have breached any provision of this Agreement as a result of any delay, failure in performance, or interruption of service resulting directly or indirectly from acts due to events of nature, acts of civil or military authorities, civil disturbances, wars, strikes or other labor disputes, fires, transportation contingencies, laws, regulations, acts or orders of any government or agency or officials thereof, other catastrophes or any other similar occurrences beyond such party's reasonable control. In every case, the delay or failure in performance or service interruption must be without fault or negligence of the party claiming excusable delay. The party claiming excusable delay must promptly notify the other party. Performance time under this Agreement shall be considered extended for some time equivalent to the time lost because of any delay, which is excusable under this paragraph, provided, however, that if any such delay continues for more than sixty (60) days, the party not claiming excusable delay shall have the option of terminating the order or service upon written notice to the party claiming excusable delay.

APPENDIX D - Signatures**CITY OF SHOW LOW**

Communications Recording Solution Upgrade or Implementation

Document prepared for signature on June 12, 2026

We, the undersigned representatives of CITY OF SHOW LOW and Goserco, Inc. have read and understand this statement of work and the details contained herein. We agree to this Statement of Work as attached, the services to be provided as detailed in project scope detail, as well as the terms, conditions, specific responsibilities, provisions, and appendices:

CITY OF SHOW LOW**Goserco, Inc.**

Signature of authorized customer representative

Signature of authorized Goserco, Inc. representative

Printed Name

Printed Name

Title

Title

Date: (MM/DD/YYYY)

Date: (MM/DD/YYYY)

Memo

To: Mike Butora, Commander, Operational Support

CC: Catherine Salazar, Communications Manager

From: Ivan Zhelev, Public Safety IT Administrator

Date: July 10, 2026

Subject: Recommendation for Eventide NexLog DX Communications Recording System and Support Plan

Purpose

The purpose of this memorandum is to provide a recommendation regarding the purchase and extended support plan for the Eventide NexLog DX communications recording system that will be implemented for the Show Low Regional Dispatch Center. The cost for the system will be \$76,175.70 for a total of 6 years and is budgeted in line item 11-460-495-7300-0000

This system will provide 32-channel recording capacity for the dispatch center's communications environment, including integration with existing telephony and dispatch systems used for public safety operations. This system will replace the existing Eventide recorder currently in service, which has reached end-of-life status and is no longer supported by the manufacturer.

System Overview

The proposed solution includes:

- Eventide NexLog 740 DX communications recorder
- Integrated network storage system
- Recording integrations for dispatch and telephony platforms
- Implementation, configuration, and system testing
- Administrator and user training
- First-year manufacturer warranty

The new recorder will be integrated with the existing 911 telephone lines and the dispatch radio system, ensuring continued recording of all critical communications handled by the Show Low Regional Dispatch Center.

The system will support the recording of public safety communications, ensuring operational reliability, evidentiary recording capability, and compliance with operational requirements.

The first year of support is included as part of the system implementation.

Recommended Option

The support plan provides full coverage for both parts and labor, reducing the risk of unexpected repair costs and minimizing potential downtime. Because the system records public safety communications for the Show Low Regional Dispatch Center, maintaining continuous system availability is critical for operational accountability and evidentiary record retention.

Cost Breakdown (6-Year Ownership)

Hardware, software, and implementation	\$47,069.54
5-Year Support Plan	\$29,106.16
Total 6-Year System Cost	\$76,175.70

Single Source Procurement

The proposed Eventide NexLog DX communications recording system is being requested to be purchased from Goserco as only recognized certified Premier Eventide channel partner in state of Arizona. This also allows the Communication Center to maintain the same voicelog brand, which has been a great product.

A letter from Eventide manufacturer is attached to this memorandum to document the procurement justification.

Conclusion

The Eventide NexLog DX recording system will provide a reliable and scalable platform for recording dispatch communications and other operational audio for the Show Low Regional Dispatch Center.

The system will replace the current end-of-life recorder and ensure continued recording capability for 911 telephone lines and dispatch radio communications.

The Extended Warranty Plan ensures predictable support costs, full parts coverage, and continued manufacturer support throughout the system's operational lifecycle.

Recommendation

Approve the purchase of the Eventide NexLog DX system hardware and the Extended Warranty Plan to ensure full operational support and reliability for the Show Low Regional Dispatch Center.

March 25th, 2026

Mr. Ivan Zhelev
Public Safety IT Administrator
City of Show Low Police Department
411 E. Deuce of Clubs
Post Office Box 1497
Show Low, AZ 85902

Subject: Eventide Communications LLC Authorized Reseller & Solution Provider

Re: Goserco, Inc.

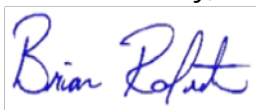
Dear Mr. Zhelev,

Goserco, headquartered in Mesa, AZ, is an authorized reseller of Eventide Communications LLC ("Eventide") in good standing. Goserco is authorized to sell and service Eventide's mission-critical recording and intelligence solutions and is the designated and authorized Eventide partner supporting the City of Show Low Police Department's system and related services. Goserco is also recognized as the only certified Premier Eventide channel partner in the state of Arizona.

As an authorized Eventide reseller, Goserco has factory-level training for the installation, service, and repair of Eventide equipment. In addition, they have full access to Eventide manufacturing resources as well as service and support systems.

If you have questions or concerns regarding Eventide authorized resellers, please do not hesitate to contact me.

Yours sincerely,



Brian Roberts
Vice President of Sales
Eventide Communications

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Approval of Lochner Task Order 3 for Engineering Services for Replacement Aviation Weather Observation System at Show Low Regional Airport (Jacob Allen)

RECOMMENDATION

I **MOVE** to approve Lochner Task Order 3 for Engineering Services for Replacement Aviation Weather Observation System at Show Low Regional Airport and authorize the city manager to sign associated documents.

BACKGROUND

On August 20, 2024, the City entered into a Contract for Professional Services with Lochner as Show Low Regional Airport's on-call engineering consultant. As such, Lochner will be performing the engineering, bidding, and construction administration for the replacement aviation weather observation system (AWOS) project. Lochner's fee for these services is \$168,720.

The project costs are reimbursable to the City at 90% by the Arizona Department of Transportation. The City will provide a 10% local share of \$16,872.

Staff recommends approving Task Order 3 for the design, bidding, and construction administration of the replacement AWOS and authorizing the city manager to sign associated documents.

ATTACHMENTS

1. Show Low Task Order 3 - Replace AWOS

FISCAL IMPACT

Anticipated cost: \$168,720.00

Funding source (account no.): Improvements (11-750-495-7310-0000/75027019)

TASK ORDER 3
ATTACHMENT TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN SPONSOR AND ENGINEER,
DATED _____, 2026

FURTHER DESCRIPTION OF SERVICES OF ENGINEER

1. This Attachment is made a part of and incorporated by reference into the Professional Services Agreement made on August 20, 2024, between **CITY OF SHOW LOW, ARIZONA (Sponsor)** and **LOCHNER (Engineer)** providing for professional engineering services. The Services of Engineer as described in Section 1 of the Agreement are amended or supplemented as indicated below and the time periods for the performance of certain services are stipulated as indicated below.

2. **LOCATION** – Show Low Regional Airport, Show Low, AZ

3. **WORK PROGRAM** – Attached

Project – *Replace AWOS III PT*

4. **FEES** - The fees will be as noted below. (All lump sums)

Project Development & Administration	\$42,950.00
Design	
Preliminary Design	\$40,200.00
Final Design	\$37,350.00
Bidding Services	\$13,370.00
Construction Period Services	
Construction Administration Services	\$17,330.00
Construction Observation Services	\$8,820.00
Project Closeout	\$8,700.00
Engineering Total	\$168,720.00

SPONSOR:
CITY OF SHOW LOW, ARIZONA

ENGINEER:
LOCHNER

Jake Allen, Airport Manager

Erik Vliek, Business Manager

**SCOPE OF WORK
SHOW LOW REGIONAL AIRPORT
ADOT GRANT**

REPLACE AWOS III PT

1. This project consists of the engineering services associated with the replacement of an automated weather observation system (AWOS) at the Show Low Regional Airport.
 - 1.1. The existing AWOS III PT system is no longer supported by the manufacturer and therefore it's become difficult to source parts and they are quite expensive if they can be found.
 - 1.2. This project will include removal of the existing system and installation of the new AWOS III PT system. The existing AWOS is an old All-weather system so it's likely that new foundations will need to be installed for the new AWOS.
 - 1.3. The communication system will include a National Airspace Data Interchange Network (NADIN) ready system, and utilize the existing VHF frequencies, and dedicated phone line. Communication between the AWOS and the local monitoring location (computer) will be via the existing UHF frequency.
 - 1.4. Discuss any lighting and/or other equipment installed with the project.

Estimated Construction Cost (Element 1) is: \$230,000

Estimated Construction Period (Element 1) is: 10 days

I. PROJECT DEVELOPMENT AND ADMINISTRATION

The project development and administration phase is intended to complete the necessary preliminary actions required to initiate and manage the project in accordance with established Federal, State and Local policies and procedures.

Activities include:

1. Conduct a pre-design meeting/scoping conference with the Sponsor and ADOT to establish parameters for the project definition and work areas, budget, schedule, and needs for topographic survey and geotechnical investigations.
2. Develop preliminary cost estimates and conceptual layout exhibits required for preliminary project actions such as scoping, grant applications, and other preliminary documents.
3. Develop and submit a detailed Scope of Work for review and approval. Upon submittal, the Engineer will solicit feedback from the Sponsor and ADOT and refine the detailed Scope of Work based on feedback received. This task assumes one round of edits based on Sponsor input and a separate round of edits based on ADOT input.

4. Following approval of the detailed Scope of Work, the Engineer will prepare a detailed fee estimate showing an hourly breakdown of staff resources required for each task, including incidental expenses related to travel, printing, and/or shipping.
5. Prepare appropriate documents and assist the Sponsor with obtaining an Independent Fee Review based on the approved detailed Scope of Work.
6. Conduct fee negotiations with the Sponsor and assist in preparing a Record of Negotiations to document the independent fee review, if required, and any subsequent fee negotiations.
7. Incorporate final detailed Scope of Work and negotiated fees into a final Agreement for Professional Services and coordinate final approval and signature with the Sponsor.
8. Prepare monthly invoicing and ADOT grant drawdown packets. In addition to the Engineer's invoices, the Engineer will incorporate other eligible projects expense invoices provided by the Sponsor in the packet. The Sponsor will be required to complete the payment reimbursement through the ADOT process.
9. Project Management and Administration. Project management and administration includes coordination between Engineer staff, Sponsor, and ADOT that isn't related to a specific task but is essential to the project process. This work includes:
 - a. Bi-weekly internal progress meetings with the design team.
 - b. Conduct regular coordination meetings with Sponsor and ADOT. It is anticipated that these meetings will be held monthly, last approximately 1 hour, and be conducted via videoconference.
 - c. Drafting project correspondence for Sponsor's use in coordination with ADOT.
 - d. Perform the business aspects of the project.
 - e. Perform the grant administration for the project.

II. PRELIMINARY DESIGN

The preliminary design phase is intended to identify and evaluate cost effective and practical solutions for the work items identified. The designer will complete its evaluation of alternatives through contacts with local authorities, field investigations, and a practical design approach. The design will take advantage of local knowledge and experience and utilize expertise from recent construction projects to design a cost-effective project. Cost efficiencies will be realized in a lower initial cost and in lower long-term maintenance costs.

Activities include:

1. Prepare an overall Construction Safety and Phasing Plan (CSPP) in order to maximize project constructability and operational safety.
2. Assist in the preparation of ADOT Aeronautics grant application.
3. Evaluate local conditions:
 - a. Inventory local material suppliers, sources and capabilities.
 - b. Evaluate surface and subsurface drainage conditions/requirements.

- c. Review existing Pavement Strength Survey data and/or pavement section data obtained through geotechnical investigation.
 - d. Review existing electrical system condition and determine elements require replacement.
 - e. Conduct one (1) design site visit by the Project Engineer for familiarity with the site.
4. Prepare preliminary construction plans. Construction plans will be prepared depicting all of the work involved. The following list of drawings will be used as a guideline, but drawings may be added or deleted as needed.

DESCRIPTION		SHEET COUNT
a	Cover Sheet	1
b	General Notes, Legend and Survey Control	1
c	AWOS Site Plan	1
d	AWOS Details	1
e	Construction Safety and Phasing Plan	2
TOTAL SHEET COUNT		6

5. Prepare preliminary contract documents. The Engineer will prepare the contract documents including invitation for bids, instructions to bidders, proposal, equal employment opportunity clauses and applicable wage rates, construction contract agreement, performance bond, payment bond, general and special provisions. Preparation will include establishing the location for the bid opening and description of the work schedule. Contract documents will be prepared early during the design phase and submitted to ADOT and Sponsor for review. Sponsor is ultimately responsible for reviewing and ensuring construction contract terms comply with local law and requirements.
6. Prepare preliminary technical specifications. The Engineer will assemble the technical specifications necessary for the intended work. Standard FAA specifications will be utilized where possible. Additional specifications will be prepared to address work items or material that is not covered by the FAA specifications.

The standard specifications to be utilized may include the following items:

- Item C-105 Mobilization
- Item P-152 Excavation and Embankment
- Item L-108 Underground Power Cable for Airports
- Item L-110 Underground Electrical Duct Banks and Conduits

Additional special technical specifications, that cover items not included in the standard FAA specifications, may include but not be limited to the following items:

- Item S-2 Removals
- Item S-6 Watering
- Item S-126 Automated Weather Observation System

7. Prepare preliminary special provisions to address conditions that require additional clarification and/or definition beyond what is described in the standard general provisions or technical specifications. Items may include:
- a. Project Location Information

- b. Insurance Requirements
 - c. Contract Period and Work Schedule and Phasing
 - d. Pre-Construction Conference
 - e. Utilities
 - f. Permits, Taxes and Compliance with Laws
 - g. Field Office Requirements
 - h. Haul Roads
 - i. Testing and Staking
 - j. Airport Security, Closure of Air Operations Areas
 - k. Accident Prevention
 - l. Warranty
8. Prepare and submit FAA design Modifications to Standards, if necessary.
9. Conduct preliminary review of the construction plans, technical specifications, contract documents and special provisions by submitting copies of the preliminary documents to ADOT and the Sponsor and solicit preliminary design review comments.

III. FINAL DESIGN

In the final design phase, the designer will provide well-defined construction requirements, with selected bid alternatives as appropriate to solicit competitive construction bids. Construction schedules will be coordinated around good weather conditions and as little as practical interference with Airport operations.

Activities include:

Final Design

1. Incorporate preliminary design comments and respond as necessary to requests for additional information.
2. Calculate Estimated Quantities. The Engineer will calculate all necessary quantities for the various work items in each Element.
3. Prepare Estimate of Probable Construction Cost for each Element. Using the final quantities calculated following the completion of the plans and specifications, the Engineer will prepare the construction cost estimate. The estimate will be based on information obtained from previous projects, contractors, material suppliers and other databases available.
4. Prepare Engineer's Design Report. During the preparation of the construction plans and specifications, an engineer design report will be prepared. The report will include the summary of the project, pavement, drainage design, schedule and cost estimate for the completion of the project. The design report will follow the current FAA Airports guidance where applicable. The design report will be submitted for Sponsor and ADOT review. Review comments will be incorporated in the final revised report.
5. Develop work schedules for construction. This task involves dividing the construction work into schedules to allow for maximum contract award flexibility in cases of limited available funds, and

allow the project to be executed in a manner that minimizes the disruption of the Airport aircraft operations.

6. Prepare 95% design construction plans, technical specifications, contract documents and special provisions.
7. Submit 95% design review package to ADOT and the Sponsor and solicit design review comments.
8. Incorporate 95% design review comments and respond as necessary to requests for additional information.
9. Conduct final internal review of all design documents and incorporate any necessary changes. Final review will include one (1) site visit by the Senior Project Manager and Project Engineer to field verify project plans and specifications.
10. Prepare and submit final plans and specifications. Copies will be submitted to ADOT and the Sponsor. A final set of plans, specifications and contract documents will be prepared which incorporates revisions, modifications and corrections determined during ADOT and the Sponsor's review. After final plan acceptance, plan sets will be provided to ADOT and the Sponsor.

IV. BIDDING SERVICES

During the bidding phase of the project, the Engineer will assist the Sponsor in advertising and letting the project for bid. Engineer will assist in dialogue with potential bidders to quantify bidder questions assist Sponsor in attaining economic bids. Activities outlined below and the fees listed on pages 1-2 cover one iteration of the bidding process. Preparing multiple bid processes, packages, or re-bidding may incur additional or repeated services.

Activities include:

1. Assist the Sponsor with advertising and interpretation of the project requirements. Plans and specifications will be available via the web site of Lochner. The Sponsor and State will be given a digital copy of the final plans, specifications and contract documents.
2. Provide technical assistance and recommendations to the Sponsor during construction bidding.
3. Attend and assist with pre-bid conference. Answer Contractor questions and issue necessary clarifications and addenda. The pre-bid conference will be held virtually by the Project Manager.
4. Provide an on-line bidding platform and read the bids aloud via online video conference at the date, and time agreed by the Sponsor.
5. Prepare an abstract of bids, perform necessary review of the bids to determine responsiveness, and prepare award recommendation letter.
6. Update preliminary Federal Grant Application prepared during Project Development phase based on bids. The Engineer will submit the application to the Sponsor for approval and signatures.

7. Assist in award notification to successful bidder and assist in notification to unsuccessful bidders. The DBE goal and all bidding requirements will be reviewed for responsiveness. Any issues or concerns that arise from the bidding documents will be brought to the attention of the Sponsor for clarification.

V. CONSTRUCTION PERIOD SERVICES

During the construction phase of the project, the Engineer will assist the Sponsor with monitoring, documenting progress for quality and cost control and overall grant administration during construction.

Activities include:

A. Construction Administration Services

1. Coordinate construction contract documents for successful bidder, including contract agreement, bond forms, certificates of inclusion, and Notice to Proceed. Review Contractor's bonds, insurance certificates, construction schedules. Review Contractor's sub-contracts.
2. Provide Sponsor and ADOT with a digital copy of the Contract Documents, Specifications, and Construction Plans. Provide Contractor with a digital copy of the Contract Documents, Specifications, and Construction Plans; complete with all addenda.
3. Upload work area to the OE/AAA website for approval.
4. Conduct pre-construction conference. The pre-construction conference will be held online and will be attended by the Project Manager and Engineer.
5. Identify local survey control points used for project design and layout. Engineering staff will assist, as necessary, the Contractor's surveyor during construction by compiling and sending supplemental information regarding issues arising related to construction surveying. Work may include developing alternative survey control based on site conditions discovered during construction and/or findings of the Contractor's surveyor.
6. Provide technical assistance and recommendations to the Sponsor during construction. This item also includes daily construction coordination from the office that does not fit in another item such as phone calls to and from the Contractor and Owner for project updates, questions, and instruction.
7. Construction Site Visits. This item includes one (1) additional trip to the job site for on-site clarification by the Project Manager or Engineer.
8. Prepare change orders and supplemental agreements, if required; including appropriate cost/price analyses. All coordination of change orders will be provided by the Engineer.
9. Review and certify monthly Contractor payment requests. Pay requests will be reviewed for accuracy with the Contractor.

B. Construction Observation Services

1. Provide review of all submittals for materials to be used on the project. Review all shop drawings items as required during construction.

2. Prepare and submit weekly inspection reports. Reports will be submitted to ADOT and the Sponsor.
3. Conduct final project inspection with the Sponsor, ADOT, and the Contractor. Any punch list items will be noted and coordinated with the Contractor for necessary action. The final inspection will be held on-site and will be attended by the Project Manager and Engineer.

VI. PROJECT CLOSEOUT

During the project closeout phase of the project, the Engineer will assist the Sponsor with compiling all of the reports, documents, and other items necessary to successfully close out the associated grant and provide an accurate historical record for the project.

Activities include:

1. Assist the Sponsor with completing all necessary grant closeout certifications and forms, including final SF425, SF271, draft grant closeout request letter.
2. Prepare record drawings, indicating changes made to the design during construction. The State and Sponsor will each receive drawings in pdf format. AutoCAD files can be provided upon request.
3. Prepare Final Engineers Report. The final report will follow the current ADOT Final Report guidance.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Approval of Lochner Task Order 4 for Engineering Services for Windcone Relocation Project at Show Low Regional Airport (Jacob Allen)

RECOMMENDATION

I **MOVE** to approve Lochner Task Order 4 for Engineering Services for the windcone relocation project at Show Low Regional Airport and authorize the city manager to sign associated documents.

BACKGROUND

On August 20, 2024, the City entered into a Contract for Professional Services with Lochner, as Show Low Regional Airport's on-call engineering consultant. As such, Lochner will be performing the engineering, design, and construction administration for the windcone relocation project. Lochner's fee for these services is \$133,400.

The scope was developed in coordination with the Federal Aviation Administration (FAA) and City staff. The proposed fees were subject to an independent fee review, as required for all FAA grant-funded projects exceeding \$100,000. The fees proposed by Lochner were found to be fair and reasonable by a third-party fee reviewer and therefore accepted by the FAA.

The project costs are reimbursable to the City at 95% by FAA grant funding. The Arizona Department of Transportation will match 2.5% of the total project cost for FAA grant-funded projects, leaving the City with a 2.5% local share of approximately \$3,335.

Staff recommends approving Task Order 4 for the design, bidding, and construction administration of the windcone relocation project and authorizing the city manager to sign associated documents.

ATTACHMENTS

1. Show Low - Relocate Windcone Task Order 4

FISCAL IMPACT

Anticipated cost: \$133,400.00

Funding source (account no.): Improvements (11-750-495-7310-0000/75027018)

TASK ORDER 4
ATTACHMENT TO
PROFESSIONAL SERVICES AGREEMENT
BETWEEN SPONSOR AND ENGINEER,
DATED _____, 2025

FURTHER DESCRIPTION OF SERVICES OF ENGINEER

1. This Attachment is made a part of and incorporated by reference into the Professional Services Agreement made on August 20, 2024, between **CITY OF SHOW LOW, ARIZONA (Sponsor)** and **LOCHNER (Engineer)** providing for professional engineering services. The Services of Engineer as described in Section 1 of the Agreement are amended or supplemented as indicated below and the time periods for the performance of certain services are stipulated as indicated below.

2. **LOCATION** – Show Low Regional Airport, Show Low, AZ

3. **WORK PROGRAM**

Relocate Windcone with Segmented Circle

4. **FEES** - The fees will be as noted below. (All lump sums)

Project Development & Administration	\$34,560.00
Design	
Preliminary Design	\$25,130.00
Final Design	\$26,170.00
Bidding Services	\$13,060.00
Construction Period Services	
Construction Administration Services	\$23,450.00
Project Closeout	\$5,560.00
Special Services	
Categorical Exclusion Form	\$5,470.00
Engineering Total	\$133,400.00

SPONSOR:
CITY OF SHOW LOW

ENGINEER:
LOCHNER

Jake Allen, Airport Manager

Erik Vliek, Business Manager

**SCOPE OF WORK
SHOW LOW REGIONAL AIRPORT
AIP NO. 3-04-0035-035-2025**

RELOCATE WINDCONE WITH SEGMENTED CIRCLE

1. The existing windcone is located in the way of future development. It will be relocated to the ultimate development location shown on the ALP.

Estimated Construction Cost is: \$160,000.00

Estimated Construction Period is: 30 days¹

Note: ¹ Should the Contractor exceed the specified construction period, additional construction period fees will be assessed at a rate of \$800/day. The Sponsor may offset these fees by charging the Contractor liquidated damages in accordance with the Contract Agreement and Special Provisions developed as part of the bid documents for the project.

I. PROJECT DEVELOPMENT AND ADMINISTRATION

The project development and administration phase is intended to complete the necessary preliminary actions required to initiate and manage the project in accordance with established Federal, State and Local policies and procedures.

Activities include:

1. Discuss the scope with the Sponsor to establish parameters for the project definition and work areas, budget, schedule, and needs for topographic survey.
2. Develop preliminary cost estimates and conceptual layout exhibits required for preliminary project actions such as scoping, grant applications, and other preliminary documents.
3. Develop and submit a detailed Scope of Work for review and approval. Upon submittal, the Engineer will solicit feedback from the Sponsor, ADOT, and FAA and refine the detailed Scope of Work based on feedback received. This task assumes one round of edits based on Sponsor input and a separate round of edits based on FAA and ADOT input.
4. Following approval of the detailed Scope of Work, the Engineer will prepare a detailed fee estimate showing an hourly breakdown of staff resources required for each task, including incidental expenses related to travel, printing, and/or shipping.
5. Coordinate fee proposals from any required subconsultants needed to perform services defined in the detailed Scope of Work. Work includes developing a request for proposal packet for each subconsultant service that clearly defines the activities required. For this project, it is assumed no subconsultants will be employed.
6. Incorporate final detailed Scope of Work into a final Agreement for Professional Services and coordinate final approval and signature with the Sponsor.

7. Prepare Preliminary FAA Grant Application and submit to Sponsor for signature and submittal. Application packet will include the following:
 - a. Form 424, Application for Federal Assistance
 - b. Form 5100-100
 - c. Program Narrative
 - d. Project Cost Estimate
 - e. Airport Sponsor Assurances
 - f. Project Sketch clearly identifying major work items
 - g. Exhibit "A" Property Map
 - h. Standard DOT Title VI Assurance
 - i. Sponsor Certification for Project Plans and Specifications
 - j. Sponsor Certification for Selection of Consultants
 - k. Sponsor Certification for Disclosure of Potential Conflicts of Interest
 - l. Sponsor Certification for Equipment and Construction Contracts
 - m. Current listing of FAA Advisory Circulars for AIP/PFC Projects
 - n. Sponsor Certification for Drug-Free Workplace
 - o. Title VI Pre-award Sponsor Checklist
8. Prepare monthly invoicing and FAA grant drawdown packets. In addition to the Engineer's invoices, the Engineer will incorporate other eligible projects expense invoices provided by the Sponsor in the packet. The Sponsor will be required to complete the payment reimbursement through the FAA e-invoicing system and the ADOT process. It is anticipated that this project will be active for 10 months.
9. Project Management and Administration. Project management and administration includes coordination between Engineer staff, Sponsor, ADOT, and FAA that isn't related to a specific task but is essential to the project process. This work includes:
 - a. Conduct coordination meetings with Sponsor, ADOT, and FAA. It is anticipated that these meetings will occur monthly, last approximately 1 hour, and be conducted via videoconference.
 - b. Drafting project correspondence for Sponsor's use in coordination with ADOT and FAA.
 - c. Perform the grant administration for the project.
10. Prepare and Coordinate Subconsultant Agreements. Work includes coordinating on-site subconsultant tasks with the appropriate Sponsor representative.
11. Participate in Airport User Group meetings for the Show Low Regional Airport. It is expected that two (2) meetings will be held during the duration of this project, held virtually and last one hour.

II. PRELIMINARY DESIGN

The preliminary design phase is intended to identify and evaluate cost effective and practical solutions for the work items identified. The designer will complete its evaluation of alternatives through contacts with local authorities, field investigations, and a practical design approach. The design will take advantage of local knowledge and experience and utilize expertise from recent construction projects to design a cost-effective project. Cost efficiencies will be realized in a lower initial cost and in lower long-term maintenance costs.

Activities include:

1. Assist in the preparation of schedules for the State Aeronautics grant.

2. Evaluate local conditions:
 - a. Review existing electrical system layouts and determine system requirements.
 - b. Conduct one (1) design site visit by the Project Engineer for familiarity with the site.
3. Prepare preliminary construction plans. Construction plans will be prepared depicting all of the work involved for the project. The following list of drawings will be used as a guideline.

DESCRIPTION		ELEMENTS 1 & 2
a	Cover Sheet	1 Sheet
b	General Notes, Legend and Survey Control	1 Sheet
c	Removals and Electrical Layout	2 Sheet
d	Electrical Details	1 Sheet
e	Construction Safety and Phasing Sheet	1 Sheet
	TOTAL SHEET COUNT	6 Sheets

Drawings may be added or deleted during the design phase if required.

4. Prepare preliminary contract documents. The Engineer will prepare the contract documents including invitation for bids, instructions to bidders, proposal, equal employment opportunity clauses and applicable wage rates, construction contract agreement, performance bond, payment bond, general and special provisions. Preparation will include establishing the location for the bid opening and description of the work schedule. Contract documents will be prepared early during the design phase and submitted to ADOT and Sponsor for review. Sponsor is ultimately responsible for reviewing and ensuring construction contract terms comply with local law and requirements.
5. Prepare preliminary technical specifications. The Engineer will assemble the technical specifications necessary for the intended work. Standard FAA specifications will be utilized where possible. Additional specifications will be prepared to address work items or material that is not covered by the FAA specifications.

The standard specifications to be utilized for the project may include the following items:

Item C-105	Mobilization
Item L-107	Airport Wind Cones
Item L-108	Underground Power Cable for Airports
Item L-110	Underground Electrical Duct Banks and Conduits
Item L-115	Electrical Manholes and Junction Structures

The added technical specifications for the project may include but not be limited to the following items:

Item S-2	Removals
Item S-6	Watering

6. Prepare preliminary special provisions to address conditions that require additional clarification and/or definition beyond what is described in the standard general provisions or technical specifications. Items may include:

- a. Project Location Information
 - b. Insurance Requirements
 - c. Contract Period and Work Schedule and Phasing
 - d. Pre-Construction Conference
 - e. Utilities
 - f. Permits, Taxes and Compliance with Laws
 - g. Field Office Requirements
 - h. Haul Roads
 - i. Testing and Staking
 - j. Airport Security, Closure of Air Operations Areas
 - k. Accident Prevention
 - l. Warranty
7. Conduct preliminary review of the construction plans, technical specifications, contract documents and special provisions by submitting copies of the preliminary documents to the State and Sponsor and solicit preliminary design review comments.

FINAL DESIGN

In the final design phase, the designer will provide well-defined construction requirements, with selected bid alternatives as appropriate to solicit competitive construction bids. Construction schedules will be coordinated around good weather conditions and as little as practical interference with airport operations.

Activities include:

Final Design

1. Incorporate preliminary design comments and respond as necessary to requests for additional information.
2. Calculate Estimated Quantities. The Engineer will calculate all necessary quantities for the various work items in each Element.
3. Prepare Estimate of Probable Construction Cost for each Element. Using the final quantities calculated following the completion of the plans and specifications, the Engineer will prepare the construction cost estimate. The estimate will be based on information obtained from previous projects, contractors, material suppliers and other databases available.
4. Prepare Engineer's Design Report. During the preparation of the construction plans and specifications, an engineer design report will be prepared. The report will include the summary of the project, pavement, drainage design, schedule and cost estimate for the completion of the project. The design report will follow the current FAA Airports guidance where applicable. The design report will be submitted for Sponsor and State review. Review comments will be incorporated in the final revised report.
5. Develop work schedules for construction completion. This task involves dividing the construction work into schedules to allow for maximum contract award flexibility in cases of limited available

funds and allow the project to be executed in a manner that minimizes the disruption of the airport aircraft operations.

6. Prepare 95% design construction plans.
7. Prepare technical specifications, contract documents and special provisions.
8. Prepare and submit 100% design review package to the State and Sponsor and solicit design review comments.
9. Incorporate 100% design review comments and respond as necessary to requests for additional information.
10. Prepare and submit final plans and specifications. Copies will be submitted to the State and Sponsor. A final set of plans, specifications and contract documents will be prepared which incorporates revisions, modifications and corrections determined during the State and Sponsor's review. After final plan acceptance, plan sets will be provided to the State and Sponsor.

III. BIDDING SERVICES

During the bidding phase of the project, the Engineer will assist the Airport in advertising and letting the project for bid. Engineer will assist in dialogue with potential bidders to quantify bidder questions assist Sponsor in attaining economic bids. Activities outlined below and the fees listed on pages 1-2 cover one iteration of the bidding process. Preparing multiple bid processes, packages, or re-bidding may incur additional or repeated services.

Activities include:

1. Assist the Sponsor with advertising and interpretation of the project requirements. Plans and specifications will be available via the web site of Armstrong Consultants. The Sponsor and State will be given a hard copy set of the final plans, specifications and contract documents.
2. Provide technical assistance and recommendations to the Airport during construction bidding.
3. Attend and assist with pre-bid conference. Answer Contractor questions and issue necessary clarifications and addenda. The pre-bid conference will be held in person and run by the Project Manager.
4. Provide an on-line bidding platform and read the bids aloud via online video conference at the date, and time agreed by the Sponsor.
5. Prepare an abstract of bids, perform necessary review of the bids to determine responsiveness, and prepare award recommendation letter.
6. Assist in award notification to successful bidder and notify and return bid bonds to the unsuccessful bidders.

IV. CONSTRUCTION PERIOD SERVICES

During the construction phase of the project, the Engineer will assist the Airport with monitoring, documenting progress for quality and cost control and overall grant administration during construction.

Activities include:

A. Construction Administration Services

1. Coordinate construction contract documents for successful bidder, including contract agreement, bond forms, certificates of inclusion, and Notice to Proceed. Review contractor's bonds, insurance certificates, construction schedules. Review contractor's sub-contracts.
2. Provide Sponsor and State with hard copies of the Contract Documents, Specifications, and Construction Plans (digital copies upon request). Provide Contractor with hard and digital copies (one each) of the Contract Documents, Specifications, and Construction Plans; complete with all addenda.

3. Conduct pre-construction conference. It is expected this meeting will be held virtually and last two (2) hours and include necessary representatives from the Sponsor, ADOT, FAA, and the Engineer and Project Manager.
4. Review and accept contractors construction safety documents. This review will provide thorough communication to ensure all standard or specialized safety concerns are addressed.
5. Provide technical assistance and recommendations to the airport during construction. This item also includes daily construction coordination from the office that does not fit in another item such as phone calls to and from the Contractor, inspector and Owner for project updates, questions, and instruction.
6. Prepare change orders and supplemental agreements, if required; including appropriate cost/price analyses. All coordination of change orders will be provided by the Engineer.
7. Prepare and confirm monthly payment requests. Payment requests will be reviewed for accuracy with contractor and resident inspector. Engineer will prepare State payment documents for the Sponsor. The Sponsor will be required to forward the payment reimbursement package to the State.
8. Provide review of all submittals for materials to be used on the project. Review all shop drawings items as required during construction.
9. Provide a part time representative to monitor and document construction progress for the project including two (2) trips to the job site, confirm conformance with schedules, plans and specifications, measure and document construction pay quantities, document significant conversations or situations, document input or visits by local authorities, etc.
10. Prepare and submit weekly inspection reports. Reports will be submitted to the State and Sponsor no later than the following week that the report refers to. The reports will be completed on the FAA weekly inspection report form.
11. Conduct final project inspection with the Sponsor, State, and the contractor. Any punch list items will be noted and coordinated with the contractor for necessary action.

V. PROJECT CLOSEOUT

During the project closeout phase of the project, the Engineer will assist the Sponsor with compiling all of the reports, documents, and other items necessary to successfully close out the associated grant and provide an accurate historical record for the project.

Activities include:

1. Assist the Sponsor with completing the grant closeout process.

2. Prepare record drawings, indicating changes made to the design during construction. The State and Sponsor will each receive one copy of the record drawings in half size (11"x17") format, as well as one in electronic format.
3. Prepare Final Engineers Report. The final report will follow the current FAA AIP Final Report guidance.

VI. SPECIAL SERVICES

Special Services are those services that aren't considered "basic" services such as those listed above. When a Special Service is needed that we do not provide in-house, we will contract with other firms that provide those services. The following are activities that are included in this project that fall under Special Service tasks. Note that this project does not require subconsultant special services.

Activities include:

1. Prepare and submit a Categorical Exclusion (CatEx) package. Work includes soliciting proposals for cultural and architectural surveys and incorporating the findings into the CatEx package. The cost for these surveys will be billed directly to the Sponsor; however, the Engineer will assist the Sponsor in getting reimbursed for this cost as part of the grant by preparing a request for reimbursement.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Noncommercial Ground Lease with Aceland, LLC and Termination of Lease with Duane S. Black Inc. for the Hangar Located at 3280A Corporate Way at Show Low Regional Airport (Jacob Allen)

RECOMMENDATION

I **MOVE** to approve a noncommercial ground lease with Aceland LLC, terminate the noncommercial ground lease with Duane S. Black Inc. for the hangar located at 3280A Corporate Way at Show Low Regional Airport, and authorize the Mayor to sign the documents on behalf of the City.

BACKGROUND

On November 4, 2014, the City Council approved the assignment of a noncommercial ground lease to Duane S. Black Inc. for the hangar located at 3280A Corporate Way.

Aceland, LLC will be purchasing the building at 3280A Corporate Way from Duane S. Black Inc. and has requested a new noncommercial ground lease per the airport ground lease policy. As a result of this purchase, the current noncommercial ground lease with Duane Black will need to be terminated to allow the new owners to enter into a new noncommercial ground lease.

The terms and conditions of the agreement include the new annual lease rate of 0.402 cents per square foot per year, which is \$2,178.33 annually plus tax. The agreement includes an annual Consumer Price Index (CPI) increase. Aceland, LLC is responsible for paying all utility costs. The length of the agreement is 25 years, beginning August 1, 2026, with the option to extend the agreement for five additional five-year periods at an increased rate for a total lease period of 49 years.

Staff recommends approving the noncommercial ground lease with Aceland LLC, terminating the noncommercial ground lease for 3280A Corporate Way with Duane S. Black Inc., and authorizing the Mayor to sign the documents on behalf of the City. The agreement will be drafted using a standard City contract.

ATTACHMENTS

None

FISCAL IMPACT

Anticipated revenue: \$150.00 one-time reassignment fee plus a total of \$2,178.33 per year ground lease (plus taxes), subject to increases stipulated in the lease.

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JUNE 16, 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 Judd, Councilman Whipple.

COUNCIL MEMBERS ABSENT: Councilman Hatch.

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; Chris Reid, City Engineer; Jacob Allen, Airport Manager; Steve North, Economic Development Director; Grace Payne, Communications Manager; Chris Tewalt, Information Technology Manager; and Rachael Hall, City Clerk.

GUESTS: Cathy Huling, Sunshine Brewer, Doug Roberts and others.

3. Invocation.

Councilman Whipple gave the invocation.

4. Pledge of Allegiance.

Mayor Leech led the Council and audience in the pledge of allegiance.

5. **CALL TO THE PUBLIC:**

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

Doug Roberts, 36th Drive, thanked the Council and City staff for the support during the Cruzin' the Rim Car Show.

6. **CONSENT CALENDAR:**

- A. Consideration of Approval of Renewal Agreement with White Mountain Meals on Wheels for Managing Turn of the Card Community Center for Fiscal Year 2026-27 (Grace Payne)
- B. Consideration of Approval of Renewal Agreement with Show Low Historical Society for Fiscal Year 2026-27 (Grace Payne)
- C. Consideration of Approval of Renewal Agreement with Show Low Main Street for Fiscal Year 2026-27 (Grace Payne)
- D. Consideration of Approval of Renewal Agreement with Show Low Chamber of Commerce for Fiscal Year 2026-27 (Steve North)
- E. Consideration of Approval of Annual Purchase Orders for Fiscal Year 2027 (Justin Johnson)
- F. Consideration of Resolution No. R2026-16 Adopting an Annual Policy and Prescribing Procedures for Purchasing from Mayor and Any Member of Council (Morgan Brown)
- G. Consideration of Adoption of Resolution No. R2026-15 Designating Chief Fiscal Officer for City of Show Low and Authorization to Submit Current Fiscal Year's Annual Expenditure Limitation Report (Justin Johnson)
- H. Consideration of Approval of Bilateral Lease Amendment No. DFC26 to Lease No. LAZ02201 with General Services Administration for Bureau of Indian Affairs at 3401 Airport Loop Road at Show Low Regional Airport (Jacob Allen)
- I. Consideration of Approval of Bilateral Lease Amendment No. DFC26 to Lease No. LAZ02265 with General Services Administration for Transportation Security Administration at Show Low Regional Airport Terminal (Jacob Allen)
- J. Consideration of Approval of Emergency Facilities and Land Use Agreement with United States Department of Agriculture Forest Service at Show Low Regional Airport (Jacob Allen)
- K. Consideration of Approval of Agreement with EarthScope Consortium GPS Station P015 for Permit Renewal Request at Show Low Regional Airport (Jacob Allen)
- L. Consideration of Acceptance of Aquatic Center Parking Lot Expansion, City of Show Low Project No. 4452684 (Chris Reid)
- M. Consideration of Acceptance of Show Low Public Works Building Design Build, City of Show Low Project No. FM-0125 (Shane Hemesath)
- N. Consideration of Acceptance of Timothy McKay Memorial Park Building Remodel, City of Show Low Project No. 45526117A (Shane Hemesath)

- O. Consideration of Acceptance of City Hall Security Improvements - Phase 1, City of Show Low Project No. 4452092 (Shane Hemesath)
- P. Consideration of Approval of Pet Allies Shelter Service Agreement (Greg Westover)
- Q. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of June 2, 2026

COUNCILMAN ADAMS MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

7. **NEW BUSINESS:**

- A. Consideration of Acceptance of Access Control System Replacement by AMK Solutions, LLC, Approval of Scope Revision, and Authorization of Associated Budget Transfers (Chris Tewalt)

Mr. Tewalt said that at the December 9, 2025 City Council meeting, a contract was awarded to AMK Solutions, LLC for an amount not to exceed \$156,428.75, for the replacement of access control systems through the City of Show Low. The City had an outdated access control system that required replacement. The new system significantly enhanced the City's security infrastructure by restricting access to sensitive areas and maintaining a detailed log of the date, time, and employee identity for each access event.

Mr. Tewalt said the City requested a scope revision from the contractor to accommodate the Show Low Police Department evidence building gate addition at an additional cost of \$3,454.96.

Mr. Tewalt said staff recommended accepting the access control system replacement completed by AMK Solutions, LLC, approving the scope revision resulting in a final total cost of \$159,883.75, authorizing the associated budget transfers, releasing the retainage, and initiating the two-year warranty period.

COUNCILMAN JUDD MOVED TO ACCEPT THE ACCESS CONTROL REPLACEMENT COMPLETED BY AMK SOLUTIONS, LLC, APPROVE THE SCOPE REVISION RESULTING IN A FINAL COST OF \$159,883.75, AUTHORIZE THE ASSOCIATED BUDGET TRANSFER, RELEASE THE RETAINAGE, AND INITIATE THE TWO-YEAR WARRANTY PERIOD; SECONDED BY COUNCILMAN WHIPPLE; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- B. Consideration of Acceptance of Ellsworth and Sylvester Waterline, City of Show Low Project No. 76026113, Approval of Scope Revision, and Authorization of Associated Budget Transfers (Chris Reid)

Mr. Reid said that the 2025 City Budget had remaining funds available from the NPC Waterline and Fools Hollow Phase 2 Waterline Replacement projects. This project scope included installation of new eight-inch and six-inch waterlines, fire hydrants, water services, and related appurtenances along 3301 South White Mountain Road (SR260) near Ellsworth Road and in the Fools Hollow Subdivision along West Sylvester Circle.

Mr. Reid said that at the February 17, 2026 City Council meeting, a construction contract was awarded to Apache Underground, LLC for an amount not to exceed \$157,941, after public solicitation of bids from qualified contractors. Completion of the project also required a scope revision at an additional cost of \$38,419.80 to realign the new eight-inch main along SR260 to avoid an unmarked fiber-optic line discovered during construction. Realignment of the new water main included concrete slurry backfill and the removal and replacement of the shoulder pavement section along SR260 to satisfy the Arizona Department of Transportation requirements.

Mr. Reid said that staff recommended accepting the Ellsworth and Sylvester Waterline Replacements, City of Show Low Project No. 76026113, approving the scope revision resulting in a final total cost of \$196,360.80, authorizing the associated budget transfers, releasing the retainage, and initiating the two-year warranty period.

COUNCILMAN ADAMS MOVED TO ACCEPT THE ELLSWORTH AND SYLVESTER WATERLINE REPLACEMENT, CITY OF SHOW LOW PROJECT NO. 76026113, APPROVE THE SCOPE REVISION RESULTING IN A FINAL COST OF \$196,360.80, AUTHORIZE THE ASSOCIATED BUDGET TRANSFERS, RELEASE THE RETAINAGE, AND INITIATE THE TWO-YEAR WARRANTY PERIOD; SECONDED BY MAYOR LEECH; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- C. Consideration of Award of Contract for Purchase of Tasers from Axon Enterprise, Inc. (Greg Westover)

Chief Westover said that the Show Low Police Department used Tasers from Axon Enterprise, Inc. as a less-than-lethal option in the performance of their duties. The current Taser 7s were approaching the end of their life cycle and would no longer be supported by the vendor. The latest version, Taser 10, was introduced in 2023 and had proven to be a reliable option for police worldwide.

Chief Westover said that the Show Low Police Department negotiated a five-year contract with Axon Enterprises for the Taser 10 at a total cost of

\$203,784.84. The cost per year was:

July 2026	\$27,385
July 2027	\$44,107
July 2028	\$44,107
July 2029	\$44,107
July 2030	\$44,107

Chief Westover said that this was a sole-source purchase as no other company made a comparable product to the Taser.

Chief Westover said staff recommended approval of the contract to purchase Tasers from Axon Enterprises, Inc., in an amount not to exceed \$203,784.84.

VICE MAYOR KAKAVAS MOVED TO AWARD A FIVE-YEAR CONTRACT WITH AXON ENTERPRISE, INC. FOR THE PURCHASE OF NEW TASERS AND REQUISITE SUPPLIES IN AN AMOUNT NOT TO EXCEED \$203,784.84; SECONDED BY COUNCILMAN WHIPPLE; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- D. Consideration of Ordinance No. 2026-05, Authorizing Exchange of Parcels of Real Property of Substantially Equal Value with ANNSH LLC (Anna Atencio)

Ms. Atencio said that the City of Show Low owned real property within the City, generally described as Assessor Parcel Numbers 210-19-062, 210-19-050, and 210-18-015B. ANNSH, LLC owned real property in the City of Show Low, generally described as Assessor Parcel Number 210-19-007B. The Parties desired to exchange portions of the parcels for the benefit of the Timothy McKay Memorial Park. ANNSH LLC would exchange approximately 4,262 square feet to the City. And the City would exchange 6,716 square feet to ANNSH, LLC.

Ms. Atencio said that Arizona Revised Statutes §9-407 allowed for the exchange of real property owned by the City. The statute required that the exchange of property be done by ordinance after the exchange had been published in the local newspaper. A notice of intent had been published in the local newspaper. The exchange of property must be for substantially equal value. She said that, due to the topography and usability of the portions of the properties being exchanged, they were of substantially equal value.

Ms. Atencio said that Ordinance No. 2026-05 found that the portions of the parcels are of substantially equal value and authorized the Mayor to execute the necessary documents to trade the City-owned property for privately owned property as shown on the attached maps.

Ms. Atencio said staff recommended that Council adopt Ordinance No. 2026-05 and approve the Agreement for the Exchange of Real Property with

ANNSH, LLC.

BY UNANIMOUS CONSENT, MS. HALL READ ORDINANCE NO. 2026-05 BY TITLE ONLY, SINCE ALL COUNCIL MEMBERS HAVE A COPY.

COUNCILMAN ADAMS MOVED TO ADOPT ORDINANCE NO. 2026-05 AND APPROVING THE AGREEMENT FOR THE EXCHANGE OF REAL PROPERTY WITH ANNSH, LLC; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- E. **PUBLIC HEARING** Regarding Final Budget for Fiscal Year Ending June 30, 2027, and Proposed Secondary Property Tax Levy and Consideration of Resolution No. R2026-17 Adopting Final Budget for Fiscal Year Ending June 30, 2027 (Justin Johnson)

Mr. Johnson said that on June 2, 2026, the City Council adopted Resolution No. R2026-14 approving the tentative budget for fiscal year 2027 in the amount of \$149,615,506. As required by state statute, the tentative budget was published twice in the local newspaper, and a public hearing would be held tonight.

Mr. Johnson said that the state budget forms (Exhibit A to Resolution No. R2026-17) were identical to the adopted tentative budget and represented all the information presented to the City Council to date. Following a public hearing on this budget and the proposed secondary tax levy, the City Council would be asked to approve this budget as the final budget for the City of Show Low for the fiscal year ending June 30, 2027. Approval of the secondary tax levy would be considered at the July 21, 2026 meeting.

Mr. Johnson reviewed the budget. The presentation would be attached to the minutes.

Mayor Leech opened the matter for a public hearing. There being no input, Mayor Leech closed the public hearing.

COUNCILMAN WHIPPLE MOVED TO ADOPT RESOLUTION NO. R2026-17 ADOPTING THE FINAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2027, IN THE AMOUNT OF \$149,615,506; SECONDED BY MAYOR LEECH; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

8. **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:**

The Show Low City Council recessed into a Special Meeting of the Show Low Bluff Community Facilities District Board at 7:22 p.m.

The Show Low City Council reconvened at 7:25 p.m.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Councilman Clark reported that he had recently attended the youth flag football program at Frontier Fields, where he observed strong community participation and children enjoying the program. He commended Community Services Director Mikey Mariscal and his team for their efforts in developing the program and appreciated the collaboration with local partners providing opportunities for children to learn skills, play with friends, and participate in organized recreation.

B. Mayor

Mayor Leech reminded residents that the next City Council meeting would be held July 21, and encouraged everyone to exercise caution during the upcoming holiday period, noting the anticipated increase in visitors to the community and the additional demands that would be placed on City staff, including public safety and public works personnel.

Mayor Leech also expressed concern regarding the appearance and maintenance of several commercial properties along the Deuce of Clubs. He noted that the City had invested significant effort into beautification projects, including parks, roadways, and landscaping, and encouraged business owners to take pride in maintaining the frontage of their properties. Mayor Leech emphasized the importance of presenting a positive image of the community to visitors and encouraged property owners to contribute to the overall appearance and cleanliness of the corridor.

C. City Manager

Mr. Brown said that this Saturday, the City was hosting a free Family Fishing Day at Fools Hollow Lake. The first 100 kids would get a free fishing license. A limited number of loaner fishing poles and tackle would be available.

Mr. Brown said that Show Low Main Street's weekly Saturday Farmers' Market and Art Walk continued from 9:00 a.m. to 1:00 p.m.

Mr. Brown said that the City's Fourth of July festivities on Saturday, July 4, would begin with the annual parade at 9:00 a.m. along the Deuce of Clubs. The splash zone would take place immediately following the parade at Frontier Fields. At 3:00 p.m., the gates would open at the Show Low High School football stadium complex for the FreedomFest, with music, food vendors, and kids' activities. The spectacular fireworks display would begin

at 9:00 p.m., weather permitting.

Mr. Brown said applications for the 4th of July parade were still being accepted and were available at the aquatic center, on the City's website, or by calling 532-4130.

10. **SCHEDULE OF MEETINGS:**

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

Mr. Brown said since the Council did not meet on the first Tuesday in July, the next Council meeting would not be until Tuesday, July 21.

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 JUNE 16, 2026, AT 7:30 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 June 16, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Rachael Hall, City Clerk

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution No. R2026-20 Abandoning Certain Ingress/Egress Easements on A.P.N. 210-03-041 and Accepting New Roadway Dedications on A.P.N.s 210-03-041, 210-03-034N and 210-03-035B (Justen Tregaskes)

RECOMMENDATION

I **MOVE** to approve Resolution No. R2026-20 abandoning certain ingress/egress easements on A.P.N. 210-03-041 and accepting new roadway dedications on A.P.N. 210-03-041, 210-03-034N, and 210-03-035B.

BACKGROUND

Staff has been in discussions with the current owners of a portion of the Central Park Estates Planned Unit Development regarding the existing alignment of the proposed Thornton Road extension west of Central Avenue. The property owner of A.P.N. 210-03-041 has proposed abandoning the portion of the Thornton alignment that runs through his property and dedicating a new roadway alignment. The remaining portion of the Ingress/Egress Easement south of the proposed alignment revision would remain unchanged at this time. Also included in this proposal is the conversion of a "Temporary Turnaround Easement" shown on the final plat for Central Park Estates, Unit IV, located on A.P.N. 210-03-035B, to a permanent roadway.

Realignment of this roadway is being proposed to better facilitate development of the remaining portions of Central Park Estates. Construction of this road will be the responsibility of the developer at the time of development. Staff has attached the related exhibits and legal descriptions as part of the proposed Resolution.

Staff recommends adopting Resolution No. R2026-20, abandoning certain ingress/egress easements on A.P.N. 210-03-041 and accepting new roadway dedications on A.P.N. 210-03-041, 210-03-034N, and 210-03-035B.

ATTACHMENTS

1. Resolution Number R2026-20
2. Thornton letter
3. Roadway Exhibit 7-15-26
4. Central Park Estates Unit IV Final Plat

FISCAL IMPACT

CITY OF SHOW LOW RESOLUTION NO. R2026-20

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ABANDONING A PORTION OF AN INGRESS AND EGRESS EASEMENT ON ASSESSOR PARCEL NO. 210-03-041, SHOW LOW, NAVAJO COUNTY, ARIZONA AND ACCEPTING A DEDICATION OF TWO RIGHTS-OF-WAY ON ASSESSOR PARCEL NOS. 210-03-034N, 210-03-041, 210-03-035B

RECITALS:

WHEREAS, an ingress/egress easement presently exists on Assessor Parcel No. 210-03-041 in the northeast quarter of Section 18, Township 10 North, Range 22 East, Show Low, Navajo County, Arizona, as depicted and legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the property owner has requested to relocate this easement to better facilitate development of the subject property; and

WHEREAS, the property owners will provide a dedicated, and legally described, 80' right-of-way as illustrated on Exhibit B attached hereto and made a part hereof, with recorded documentation to be provided subsequent to adoption of this Resolution; and

WHEREAS, the property owners will provide a dedicated, and legally described, 60' right-of-way as illustrated on Exhibit C attached hereto and made a part hereof, with recorded documentation to be provided subsequent to adoption of this Resolution; and

WHEREAS, the property owner will also dedicate a permanent right-of-way in place of a Temporary Turnaround Easement as described on the Final Plat for Park Place Unit IV, as depicted and legally described in Exhibit D; and

WHEREAS, said abandonment of ingress/egress easement and dedication of Rights-of-Way will best serve future growth, development and access to the property.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Show Low, Navajo County, State of Arizona, abandoning a portion of the roadway easement on Assessor Parcel No. 210-03-041 as legally described and depicted in Exhibit A.

BE IT FURTHER RESOLVED accepting two rights-of-way as legally described and depicted in Exhibits B, C and D.

BE IT FURTHER RESOLVED authorizing the Mayor to sign necessary documentation for said abandonment by the City and dedication by the property owner, which documentation shall be recorded in the Office of the Navajo County Recorder.

PASSED AND ADOPTED this 21st day of July, 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

Existing Easement — Instrument No. 2010-03834 (to be abandoned)

2010-03834 03-10-2010 Page 9 of 10

C

EXHIBIT "C"

AN EASEMENT FOR INGRESS AND EGRESS, BEING 60.00 FEET IN WIDTH, BEING 25.00 FEET TO THE RIGHT AND 35.00 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE, OVER, UNDER AND ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, NAVAJO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 18, A BRASS CAPPED MONUMENT, THENCE N00 09'53"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 1311.59 FEET; THENCE S89 50'07"W A DISTANCE OF 512.60 FEET, TO A FOUND " " REBAR WITH ALUMINUM CAP, NO IDENTIFICATION; THENCE S04 42'10"E A DISTANCE OF 306.77 FEET, TO THE SOUTHWEST CORNER OF LOT 73, SHOW LOW VISTA COMMUNITY - 1A, AS RECORDED IN BOOK 19, PAGES 1&2, RECORDS OF NAVAJO COUNTY, ARIZONA; THENCE S58 24'58"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT;

THENCE N31 35'02"A DISTANCE OF 273.02 FEET, TO A POINT OF CURVATURE, THE CENTER OF WHICH BEARS N58 24'58"E A DISTANCE OF 300.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 32 38'33", A DISTANCE OF 170.92 FEET, TO A POINT OF REVERSE CURVATURE, THE CENTER OF WHICH BEARS N88 56'29"W A DISTANCE OF 300.00 FEET;

THENCE NORTH AND WEST ALONG THE ARC OF SAID CURVE, TO THE LEFT, CONCAVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 91 23'49", A DISTANCE OF 478.55 FEET;

THENCE S89 39'42"W A DISTANCE OF 458.62 FEET, TO THE TERMINUS OF THIS EASEMENT.

ANY PORTION OF THIS EASEMENT WILL TERMINATE AT SUCH TIME THE CITY OF SHOW LOW, ARIZONA APPROVES AND RECORDS ANY ROADWAY DEDICATIONS OVERLYING THIS EASEMENT.

UNOFFICIAL DOCUMENT

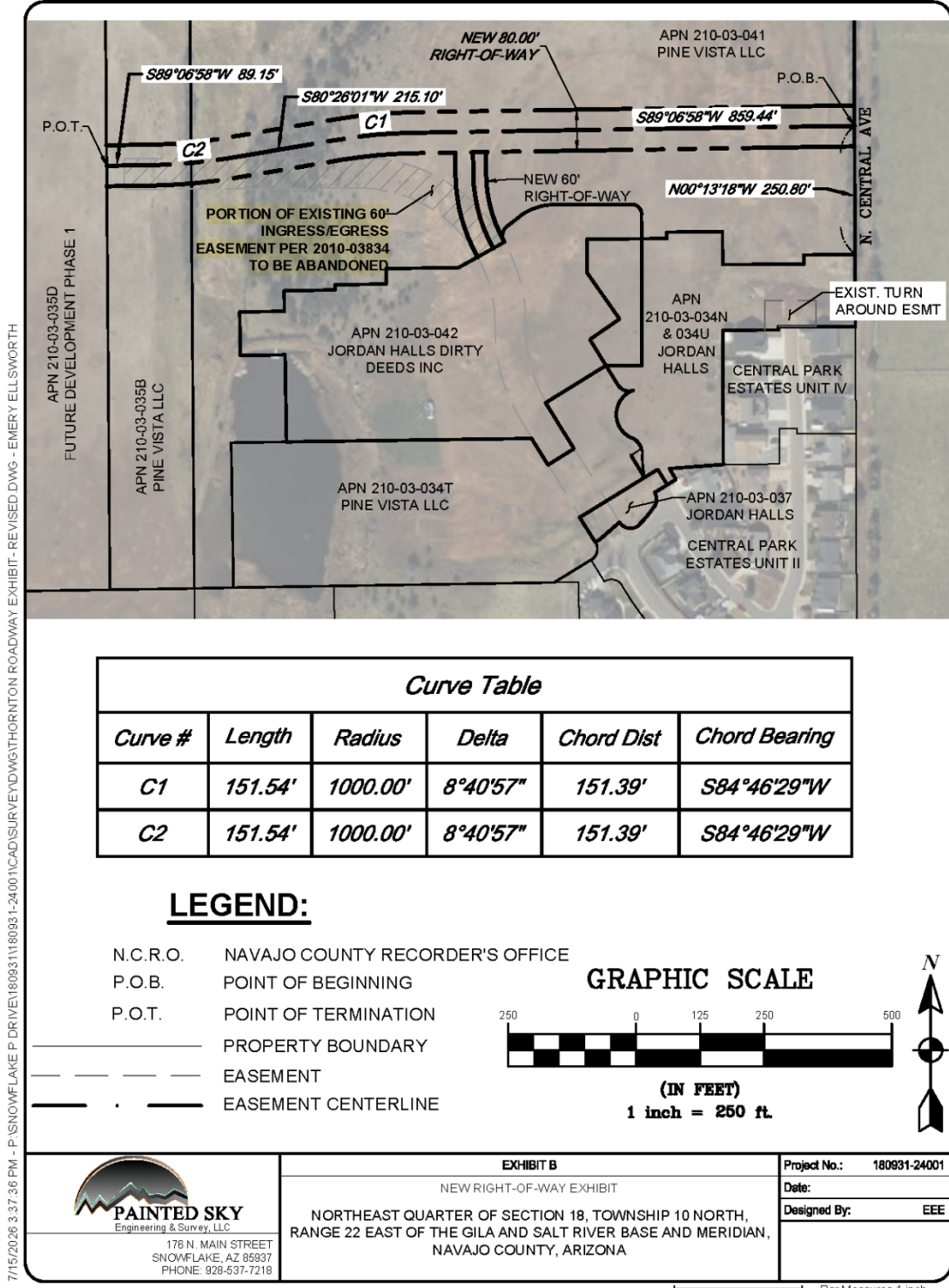


Exhibit B

80.00' RIGHT-OF-WAY DEDICATED TO THE CITY OF SHOW LOW ACROSS APN 210-03-041 & 210-03-035B

An 80.00-foot right-of-way, to be dedicated to the City of Show Low across a portion of the Northeast Quarter of Section 18, Township 10 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, said easement lying 40.00 feet on either side of the following described centerline.

COMMENCING at the Northeast corner of Lot 31 as shown on the record of survey recorded in Book 61 of Surveys, Page 24, records of Navajo County, Arizona, said point also lying on the West right-of-way of Central Avenue;

Thence North $00^{\circ}13'18''$ West, along said right-of-way, a distance of 250.80 feet to **THE POINT OF BEGINNING**.

Thence South $89^{\circ}06'58''$ West, a distance of 859.44 feet to the beginning of a curve to the left having a radius of 1000.00 feet;

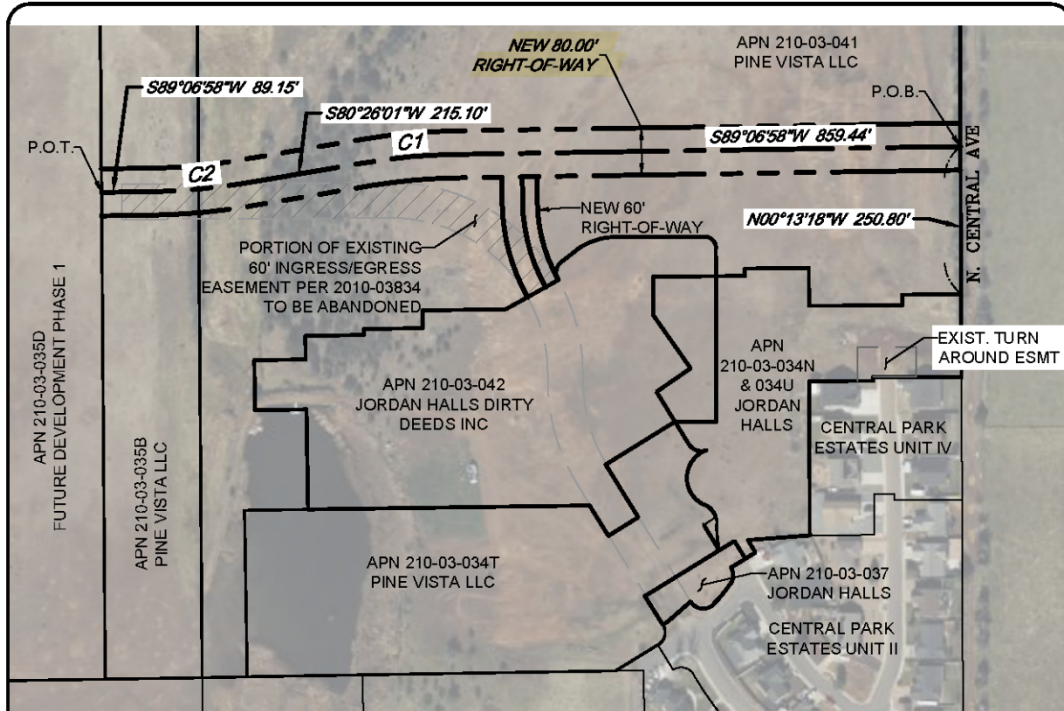
Thence 151.54 feet along said curve to the left, through a central angle of $08^{\circ}40'57''$ having a chord bearing South $84^{\circ}46'29''$ West a distance of 151.39 feet;

Thence South $80^{\circ}26'01''$ West, a distance of 215.10 feet to the beginning of a curve to the right having a radius of 1000.00 feet;

Thence 151.54 feet along said curve to the right, through a central angle of $08^{\circ}40'57''$ having a chord bearing South $84^{\circ}46'29''$ West a distance of 151.39 feet;

Thence South $89^{\circ}06'58''$ West, a distance of 89.15 feet to **THE POINT OF TERMINATION**.

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Curve Table					
Curve #	Length	Radius	Delta	Chord Dist	Chord Bearing
C1	151.54'	1000.00'	8°40'57"	151.39'	S84°46'29"W
C2	151.54'	1000.00'	8°40'57"	151.39'	S84°46'29"W

LEGEND:

N.C.R.O. NAVAJO COUNTY RECORDER'S OFFICE
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINATION

— PROPERTY BOUNDARY
--- EASEMENT
- - - EASEMENT CENTERLINE

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



176 N. MAIN STREET
SNOWFLAKE, AZ 85937
PHONE: 928-537-7218

EXHIBIT B

NEW RIGHT-OF-WAY EXHIBIT

NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH,
RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
NAVAJO COUNTY, ARIZONA

Project No.: 180931-24001

Date:

Designed By: EEE

Bar Measures 1 inch

Exhibit C

LEGAL DESCRIPTION

60.00' RIGHT-OF-WAY DEDICATED TO THE CITY OF SHOW LOW

A 60.00-foot right-of-way, dedicated to the City of Show Low, located in the Northeast Quarter of Section 18, Township 10 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, lying 25.00 feet to the right and 35.00 feet to the left of the following described line:

COMMENCING at the East quarter corner of said Section 18;

Thence North $00^{\circ}09'53''$ West, along the East line of the Northeast quarter of said Section 18 a distance of 1311.59 feet;

Thence South $89^{\circ}50'07''$ West, a distance of 512.60 feet;

Thence South $04^{\circ}42'10''$ East, a distance of 306.77 feet to the Southwest corner of Lot 73, SHOW LOW VISTA COMMUNITY, UNIT 1A, as recorded in Book 19 of Plats, Pages 1 and 2, records of Navajo County, Arizona;

Thence South $58^{\circ}24'58''$ West, a distance of 25.00 feet;

Thence North $31^{\circ}35'02''$ West, a distance of 273.02 feet, to the beginning of a curve to the right, having a radius of 300.00 feet;

Thence 170.92 feet, along said curve to the right, through a central angle of $32^{\circ}38'36''$, having a chord bearing North $15^{\circ}15'44''$ West a distance of 168.62 feet to the beginning of a reverse curve, having a radius of 300.00 feet;

Thence 159.71 feet, along said reverse curve, through a central angle of $30^{\circ}30'10''$, having a chord bearing North $14^{\circ}11'31''$ West a distance of 157.83 feet to the beginning of a reverse curve, having a radius of 300.00 feet, **THE POINT OF BEGINNING**;

Thence 150.00 feet, along said reverse curve, through a central angle of $28^{\circ}38'52''$, having a chord bearing North $15^{\circ}12'28''$ West a distance of 148.44 feet;

Thence North $00^{\circ}53'02''$ West, a distance of 44.21 feet, to **THE POINT OF TERMINATION**.

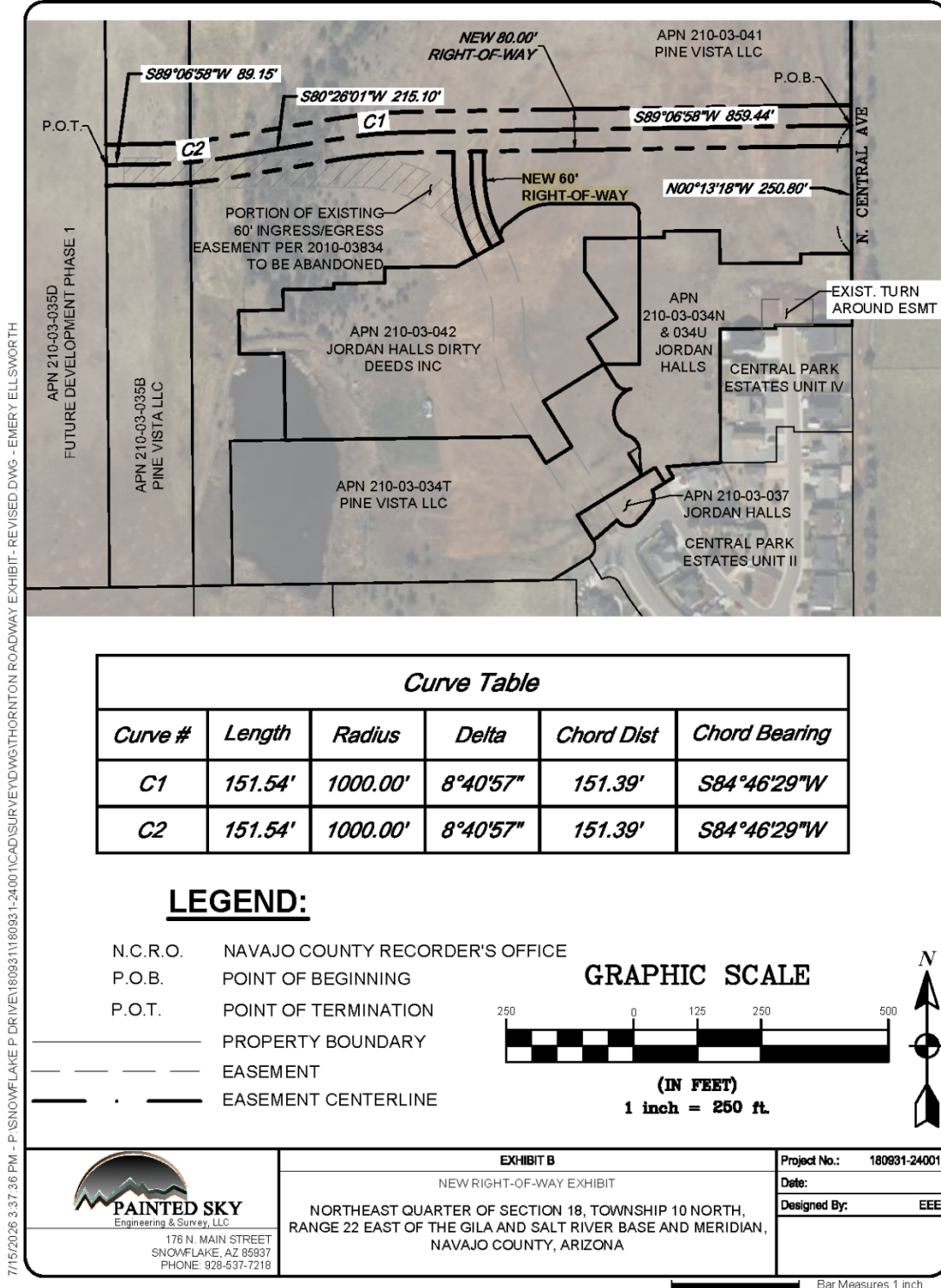


Exhibit D

TURNAROUND EASEMENT

A public turnaround easement across a portion of Parcel 1, Book 54 of Surveys, Page 74, located in the Northeast Quarter of Section 18, Township 10 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of Lot 45 as shown on the Final Plat of CENTRAL PARK ESTATES UNIT IV, recorded in Book 27 of Plats, Page 6, records of Navajo County, Arizona;

Thence North 89°46'31" West, along the North line of said Lot 45, a distance of 114.93 feet to **THE POINT OF BEGINNING**.

Thence North 00°38'26" West, a distance of 50.15 feet; Thence North 89°55'10" West, a distance of 120.00 feet;

Thence South 00°38'26" East, a distance of 56.91 feet to a point lying on the North line of Lot 42 of said CENTRAL PARK ESTATES UNIT IV;

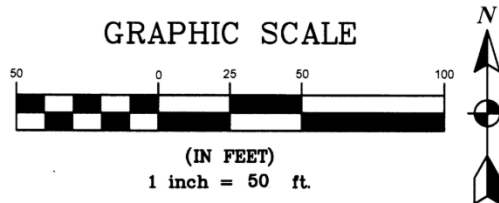
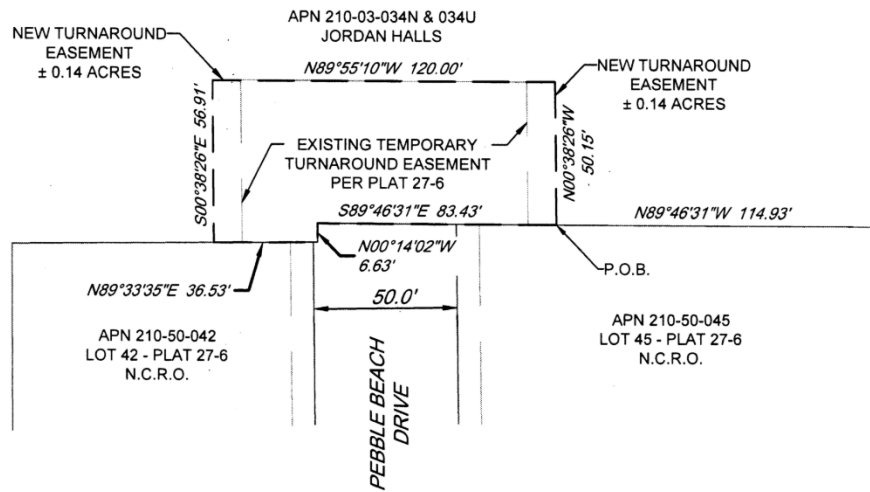
Thence North 89°33'35" East, along said North line, a distance of 36.53 feet to a point lying on the West right-of-way of Pebble Beach Drive;

Thence North 00°14'02" West, along said West right-of-way, a distance of 6.63 feet;

Thence South 89°46'31" East, along the North right-of-way of Pebble Beach Drive and the North line of said Lot 45, a distance of 83.43 feet to **THE POINT OF BEGINNING**.

Containing 0.14 acres, more or less.

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LEGEND:

- N.C.R.O. NAVAJO COUNTY RECORDER'S OFFICE
P.O.B. POINT OF BEGINNING
— — — — — PROPERTY BOUNDARY
- - - - - NEW EASEMENT
- - - - - EXISTING EASEMENT



PAINTED SKY
Engineering & Survey, LLC
178 N. MAIN STREET
SNOWFLAKE, AZ 85937
PHONE: 928-537-7218

TURNAROUND EASEMENT

NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH,
RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
NAVAJO COUNTY, ARIZONA

Project No.: 180931-24001

Date:

Designed By: EEE

Bar Measures 1 inch

May 5, 2026

Justen Tregaskes, AICP
Planning and Zoning Director
City of Show Low
180 N. 9th Street
Show Low, Arizona 85901

Re: Request for Approval of Roadway Realignment and Easement — Pine Vista LLC and Jordan Halls Dirty Deeds Inc. Property Owners, Northeast Quarter of Section 18, Township 10 North, Range 22 East, Navajo County, Arizona

Dear Mr. Tregaskes,

On behalf of Pine Vista LLC and Jordan Halls Dirty Deeds Inc., the undersigned property owners hereby formally request that the City of Show Low review and approve the proposed roadway realignment and associated access easement described herein. This request is made in conjunction with the exhibits previously submitted and reviewed by staff for comment and accuracy. This letter is executed by all property owners with an interest in the affected parcels. The attached exhibits were prepared by Painted Sky Engineering & Survey, LLC, Project No. 180931-24001, with Emery Ellsworth as the engineering representative.

Background and Property Description

The subject properties are located within the Northeast Quarter of Section 18, Township 10 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, and are identified by the following Assessor Parcel Numbers (APNs):

- **APN 210-03-035D** — Pine Vista LLC
- **APN 210-03-041** — Pine Vista LLC
- **APN 210-03-035B** — Pine Vista LLC
- **APN 210-03-034T** — Pine Vista LLC
- **APN 210-03-042** — Jordan Halls Dirty Deeds Inc.
- **APN 210-03-034U** — Jordan Halls Dirty Deeds Inc.
- **APN 210-03-034N** — Jordan Halls Dirty Deeds Inc.
- **APN 210-03-037** — Jordan Halls Dirty Deeds Inc.

Formal Request

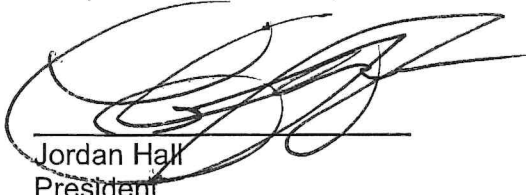
Based on the attached exhibits, the undersigned property owners respectfully request that the City of Show Low:

1. Accept and process the roadway realignment as agreed to by all property owners of the affected Pine Vista LLC and Jordan Halls Dirty Deeds Inc. parcels;

2. Acknowledge the termination of the existing Roadway Easement (Instrument No. 2010-03834) upon recordation of the new easement and any associated roadway dedication.

All property owners are prepared to cooperate fully with the City throughout this process and are available to provide any additional documentation, information, or site access required to complete the City's review. Please do not hesitate to contact us with any questions.

Respectfully submitted,



Jordan Hall
President
Jordan Halls Dirty Deeds Inc.
M. (928) 242-1666
jhddinc@gmail.com

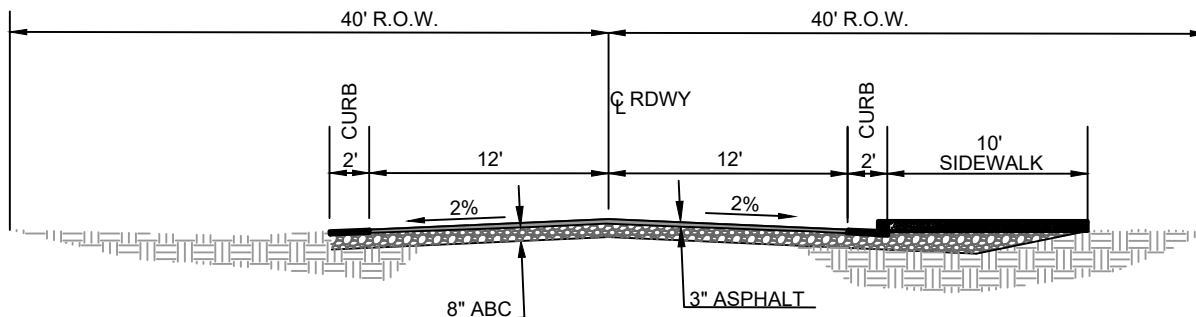
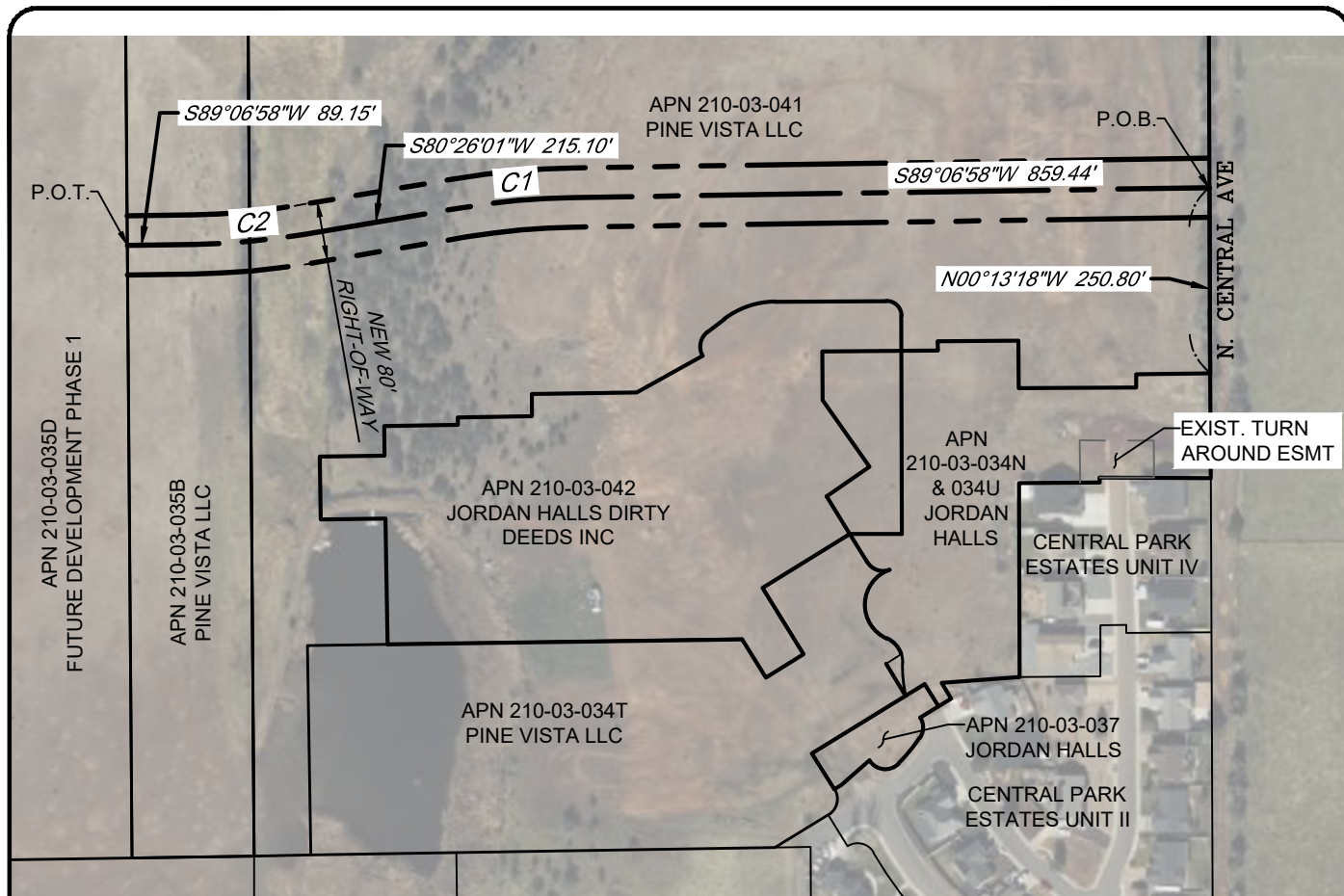


Daniel Nethercott
Special Purpose Manager
Pine Vista LLC
(916) 531-3366
danielnethercott@gmail.com

Enclosures:

- Exhibit A — Legal Description,
- Exhibit B — Easement Exhibit (Project No. 180931-24001)
- Proposed Roadway Exhibit with Typical Roadway Section (Project No. 180931-24001)
- Existing Easement — Instrument No. 2010-03834 (to be abandoned)

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TYPICAL ROADWAY SECTION

N.T.S.

LEGEND:

- N.C.R.O. NAVAJO COUNTY RECORDER'S OFFICE
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINATION
— — — — — PROPERTY BOUNDARY
- - - - - EASEMENT
- . - - - EASEMENT CENTERLINE

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



176 N. MAIN STREET
SNOWFLAKE, AZ 85937
PHONE: 928-537-7218

PROPOSED ROADWAY EXHIBIT

NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH,
RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
NAVAJO COUNTY, ARIZONA

Project No.: 180931-24001

Date:

Designed By: EEE

Bar Measures 1 inch

27/6

CENTRAL PARK ESTATES UNIT IV

A Subdivision of Part of the NE 1/4 of Section 18,
T 10 N, R 22 E, G & S.R.M., City of Show Low, Navajo County, Arizona

MAPS USED

- 1) CENTRAL PARK ESTATES -- UNIT II, BOOK 22 OF PLATS, PAGE 31.

LEGEND

- ◆ FOUND REBAR WITH PLASTIC CAP, L.S. 13005
- FOUND BRASS OR ALUMINUM CAP
- FOUND 5/8" REBAR WITH AN ALUMINUM CAP, L.S. 16165
- NOTHING FOUND OR SET
- FOUND 1/2" REBAR WITH NO IDENTIFICATION
- VMAE: Vehicular non-access easement

SITE DATA

TOTAL SITE ACREAGE 1.37 Acres
TOTAL LOTS PROPOSED 7 Lots
TOTAL LOT ACREAGE 1.13 Acres

ZONING

PLANNED UNIT DEVELOPMENT

GENERAL NOTES

- "Construction within easements, except by public agencies and utility companies, shall be limited to utilities and wood, wire or removable section-type fencing and/or plantings or turf. It is understood that the utility companies will not be required to replace any obstructions or plantings that must be removed during the course of maintenance, construction, or reconstruction within any utility easement."
- Drainage easements intended to remain on property. "Natural, unimpeded flow is preferred in all drainage ways, wherever practical. No structure of any kind may be constructed or placed, nor may any vegetation be planted nor be allowed to grow within, on or over any drainage easement which would obstruct or divert the flow of storm water. The City may construct and/or maintain drainage facilities on or under the land in any drainage easement."
- Streets dedicated on the plat will not be accepted for City maintenance until they are brought up to minimum City standards.

APPROVALS

City Council

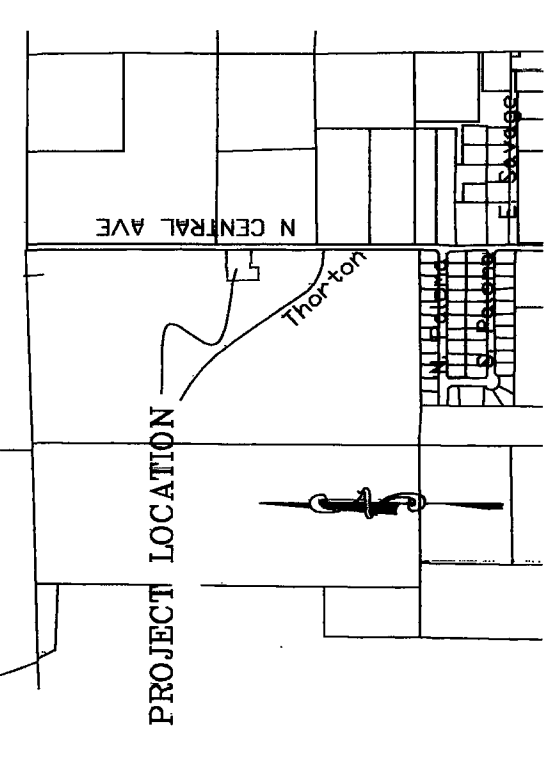
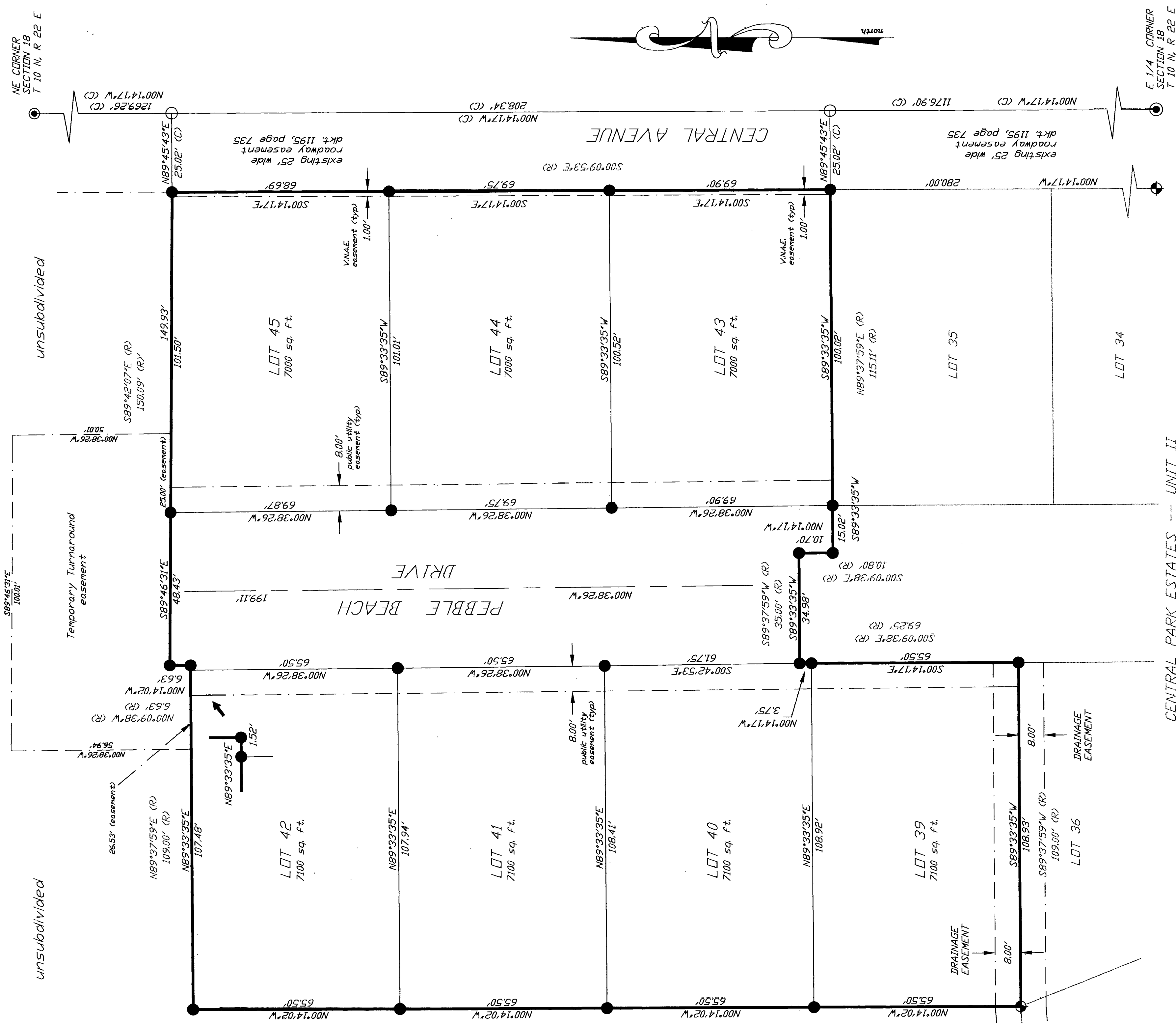
This Plat was Approved by the City Council of the City of Show Low on this 19th day of September, 2006.

By: [Signature]
Mayor
Attest: [Signature]
Clerk

Public Works Department

This Plat was Approved by the Public Works Director.

By: [Signature] 10/5/06
Director



CENTRAL PARK ESTATES -- UNIT II
BOOK 22 OF PLATS, PAGE 31

DEDICATION

STATE OF ARIZONA
COUNTY OF NAVAJO

KNOW ALL MEN BY THESE PRESENTS:

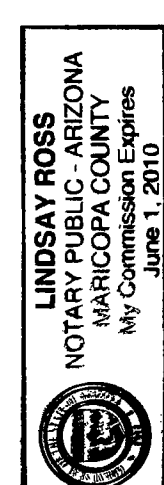
That Orion Medical Supply, Inc., an Arizona Corporation, as Owner, has subdivided under the name of CENTRAL PARK ESTATES UNIT IV, a portion of the NE 1/4 of Section 18, T 10 N, R 22 E, G & S.R.M., Navajo County, Arizona, and has caused this plat to be recorded in the Public Records of said county, and gives the dimensions of the Lots, Streets and Easements constituting the same and that each Lot and Street shall be known by the number or name given to each respectively on said Plat and that the Owner hereby dedicates to the Public, for use as such, Pebble Beach Drive as shown and described hereon. All easements as shown hereon are dedicated to the Public for the purposes as stated and shown.

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF NAVAJO

On this the 5 day of October, 2006, Before me, the undersigned officer, personally appeared, Richard Yetter, who acknowledged himself to be an officer of Orion Medical Supply, Inc., an Arizona Corporation, and that he as such Officer, being duly authorized so to do, executed the foregoing instrument for the purpose herein contained, by signing his name as an Officer of said Corporation.

Notary Public: [Signature] Date: October 5, 2006
My Commission Expires: June 1, 2010



PROPERTY OWNER

Orion Medical Supply, Inc.
2247 East Mallory Circle
Mesa, Arizona 85213
(480) 215-0404

COVENANTS, CONDITIONS AND RESTRICTIONS

Covenants, Conditions and Restrictions for Central Park Estates Unit IV, Arizona are recorded in Docket , Page

NOTES:

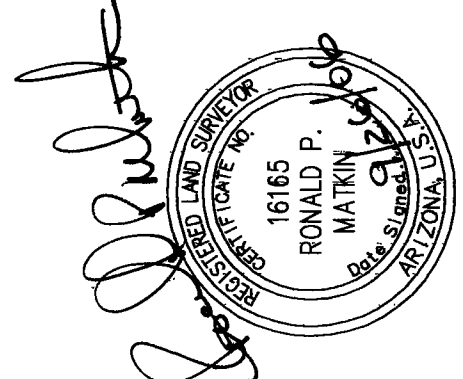
- The square footages for the lots as shown are rounded to the nearest 100 sq. ft.
- This development lies within the City of Show Low's Municipal Airport's Primary Approach and Departure Corridor.

COMMITMENT FOR TITLE INSURANCE

Transaction Title Insurance Company, File No. 01522131

SURVEYOR'S CERTIFICATION

I, RONALD P. MATKIN, HEREBY CERTIFY: THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. LOT CORNERS AND CENTERLINE MONUMENTS WILL BE SET WITHIN 6 MONTHS AFTER THE IMPROVEMENTS HAVE BEEN CONSTRUCTED, BUT PRIOR TO ACCEPTANCE OF THE SUBDIVISION.



DRAWING PREPARED
UNDER THE SUPERVISION OF:
RONALD P. MATKIN
P.E. 12896

401 E. Nikolaus - Show Low, Az. 85901 (928) 537-1175

CENTRAL PARK ESTATES UNIT IV

REV # BY REVISIONS APP'D DATE

JOB NO. 06-297

SHEET 1 of 1

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Well 11 Repairs, City of Show Low Project No. 76026106 JO2 (Rick Austin)

RECOMMENDATION

I **MOVE** to award the Well 11 Repairs, City of Show Low Project No. 76026106 JO2 to Willis Drilling & Pump in an amount not to exceed \$259,652.90.

BACKGROUND

On January 20, 2026, the City Council approved a Job Order Contract (JOC) with three well service companies to provide labor, furnish, and install materials for repairing and maintaining water wells and repairing existing water facilities at various locations. The three companies are Willis Drilling and Pump, Felix Construction, and Weber Water Resources. JOCs streamline procuring all repair and replacement services, which saves several weeks in the procurement process of each project. As repairs arise, the work is competitively bid among the three JOC Contractors on the City's JOC roster.

On April 28, 2026 the City requested Job Order Pricing for Well 11 Upgrades to include a Grundfos Model 475S1250-13 Stage 125-HP stainless steel pump end, a Sine wave filter installment and wiring for submersible motor 460 Volt 218 amp rate, 200 gallons of Well-Klean Water SOLV BC, labor to brush and swab per specifications, labor to install all pump equipment to normal operation, program and wire drive, transducer and Sine wave filter per specifications, 620-feet of column pipe, six-inch Flomatic check valve, custom discharge heard for submersible pump, Dwyer model 150PSI down well transducer, wire and programmed, 650-feet of submersible pump cable, 630-feet of stainless airline, Grundfos 150-HP stainless steel motor, and labor for 120-feet of sand removal.

Three contractors, under the Job Order Contract, were requested to submit Job Order pricing. Two contractors submitted sealed quotes:

1. Willis Drilling & Pump — \$259,652.90
2. Weber Water Resources — \$312,310.40

Staff recommends the award of Well 11 Repairs, City of Show Low Project No. 76026106 JO2, to Willis Drilling & Pump in an amount not to exceed \$259,652.90.

ATTACHMENTS

1. 76026106 JO2 Willis Drilling Quote.05202026

FISCAL IMPACT

Anticipated cost: \$259,652.90

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

JOB ORDER PRICING^{A, B,}**Well 11 Upgrades****Show Low, Arizona****Project Number: 76026106 JO 2**Company Name: Willis Drilling & Pump**City of Show Low
180 N. 9th Street
Show Low, Arizona
85901**

Item	Description	Unit	Number of Units ^B	Unit Price	Total Price
1	125 HP Stainless steel Pump End Grundfos Model 475S1250-13 Stage	Each	1	13,771.42	13,771.42
2	Sine wave filter installed and wired for submersible motor 460 Volt 218 amp rated(See attached)	Each	1	8,930.52	8,930.52
3	Gallons Well-Klean Water SOLV BC	Gallons	200	59.06	11,813.76
4	Labor to Brush and Swab Per Specifications (see attached documentation labeled Well Rehabilitation Documentation)	Each	1	23,205.60	23,205.60
5	Labor to install all pump equipment to normal operation; program and wire drive, transducer and sine wave filter per specification	Each	1	12,657.60	12,657.60
6	6" x .280 x 20' Taper column pipe 304SS pipe x 316ss couplings	Each	31	2,426.04	75,207.24
7	6" Flomatic check vale MxF thread 316SS VFD Style Model #4081S6VFDPLG	Each	3	4,746.60	14239.80
8	Custom 20" x 6" fabricated discharge head for submersible pump to replace existing turbine head. Install conduit from well head to junction box. Hook up to all existing piping and electrical	Each	1	6,328.80	6,328.8

JOB ORDER PRICING^{A, B,}**Well 11 Upgrades****Show Low, Arizona****Project Number: 76026106 JO 2****City of Show Low
180 N. 9th Street
Show Low, Arizona
85901**

Company Name: _____

Item	Description	Unit	Number of Units ^B	Unit Price	Total Price
9	Feet or 1 ¼" PVC Sch 40 Sounding line for down well transducer	Feet	620	.68	421.60
10	Down well transducer Dwyer model 150PSI 4-20ma with 700' cable. Wired and programed into existing Danfoss drive to communicate and give real time read out for water level and pump draw down protection. (see attached)	Each	1	3,126.58	3,126.58
11	4/0 Submersible pump cable	Feet	650	41.82	27,177.97
12	Feet of ¼" stainless airline	Feet	630	2.90	1,827.44
13	150 HP All Stainless Steel Grundofos motor model MMS800N-150 150 HP 460 Volt 3 phase 60Hz 8"	Each	1	39,848.59	39,848.59
14	Labor for 120' of sand removal; not to exceed 40 hours of labor	Each	1	21096.00	21,096

Base Price Total | \$ 259,652.90**Base Price Total in Written Words** Two hundred fifty-nine thousand six hundred fifty-two and ninety cents. _____



REQUEST FOR JOB ORDER PRICING

Well 11 upgrade CITY OF SHOW LOW PROJECT NO.76026106 – JO2

The City of Show Low is extending a request for Job Order Pricing for **Well 11 Upgrade**. This request is extended to the Job Order Contractors selected and contracted under **JOB ORDER CONTRACT (JOC) FOR WATER PRODUCTION WELLS AND FACILITIES CITY OF SHOW LOW PROJECT 76026106**

This pricing shall include all costs for labor, equipment, and materials as necessary to provide a complete and functioning water well facility. The Contractor shall use the attached Job Order Pricing Form and shall provide unit and extended prices for ALL items listed. The City of Show Low will select the necessary items from the Pricing Form. The City of Show Low may select all or any combination of pricing items that are deemed necessary for the completion of the project. A single Job Order Contractor will be selected to perform all of the necessary work based on the total cost of the Base Price or the Base Price plus Alternate #1 as deemed necessary by the City.

Mandatory Pre-Bid Conference will be Wednesday, May 6th, 2026 at 10:00 a.m. at the Show Low Public Works Yard, 1281 E Thornton Road, Show Low, Arizona. Please submit any questions by Tuesday, May 12th, 2026 by 10:00 a.m. to bhines@showlowaz.gov An addendum will be issued, if necessary, will be issued by 3:30 p.m. on May 13th, 2026.

Sealed Price quotes will be received by the Public Works Administrative Assistant, City of Show Low, **1281 E Thornton, Show Low, AZ 85901** until **2:00 p.m. on Tuesday, May 19th, 2026**. The City of Show Low reserves the right to reject any and all quotes not deemed in the best interest of the City. Quotes shall be submitted in a sealed envelope. The outside lower right-hand corner of the envelope shall be marked:

“Sealed JOC Pricing of Willis Drilling& Pump, Supplier

**For: Well 11 Upgrade
City of Show Low Project No. 76026106 – JO2
Dated: April 28th, 2026**

City of Show Low Public Works
1281 E Thornton, Show Low, AZ 85901
928-532-4100

^A The Contractor's Total Price is based upon unit prices and allowances. If there is an error in the Total Price or other computed totals by the bidder it shall be changed and the unit price amounts shall govern. The written word amounts shall take precedence over the figure amounts. Price amounts shall include all costs for the required labor, equipment, and materials, and bid amounts will also include all applicable Federal, State, County, and local taxes. ^B Quantities are not guaranteed. Final payment will be based on actual quantities. If the required quantities of the items listed above are increased or decreased by Change Order, the adjustment unit prices set forth above shall apply to such increased or decreased quantities unless the change is greater than 25 percent at which point the unit prices may be renegotiated.

***NOTE: All unit prices and extended prices shall include ALL applicable taxes.**

ADDENDUM NUMBER 1

WELL 11 UPGRADES City of Show Low Project 76026106 – JO2 May 13, 2026

This Addendum shall be affixed to the Bidder's Sealed Bid, and the Bidder shall acknowledge receipt of same in the space provided on the Addendum.

Comments made at the Pre-Bid Conference on May 6, 2026:

Jeremiah Johnson stated there was additional information not included in the provided packet pertaining to sand removal. In the past at this well, the sand removal has required air jetting; although the Contractor is free to use whichever process they deem best. The sand is believed to be a mixture of silica and Coconino sand.

Questions and Answers:

Q: Regarding the sand removal, is that a lump sum?

A: It includes up to a maximum of 40 hours for sand removal but if the Contractor thinks they can accomplish that in a shorter amount of time, it can be used to lower their job pricing.

Q: What if it can't be done in 40 hours?

A: The sand needs to be removed within the 40-hour allotment; the method to do so is up to the Contractor. If it cannot be done in the allotted time, the City has the right to readdress the situation.

Q: What is the address of the well?

A: 900 South Central Avenue.

Q: What size is the casing?

A: The casing on the top portion, which is 382' is 30" and the lower portion, which is 456' is 12".

Q: What is the static level and depth of the pump?

A: The static level of the water 461' and the pump set depth is 650'.

Q: Is it stainless steel.

A: Yes.

Q: Why is the City using a male x female check valve?

A: That is what the City has used in the past, and the well is being converted from a vertical turbine well to a submersible pump.

Q: Will the representative from HCT be onsite during the application?

A: He will not. The City will have contact with him if needed and at that point the Water Department will have experience in the application process to assist. It will be the responsibility of the Contractor (and not the City) to coordinate with HCT for the application and delivery of the product.

Q: Is there enough room at the site for equipment?

A: Yes, there is plenty of room and there was recently equipment on site to remove the well pump and motor, and if necessary, another building can be removed to provide additional room.

Q: Please confirm whether the HCT chemical is being placed in the well by tremie pipe, three separate times/dosages and plunged into the perforations each time with a 72-hour soak for each dosage of chemical. Please also confirm that the well is to be pumped or air surged to remove chemicals and debris after every 72-hour soak time before the next dosage of chemical is placed.

A: Yes, that is correct as we have reached out to the vendor and that is their recommended method.

Bidder Name: Wllis Drilling & Pump

Address: 1351 South Main Street

Snowflake Az 85937

Phone: 928-243-0403 & 928-536-4414

Signature: 

Dated: 5/18/2026

Addendum Number 1 for Well 11 Upgrades
City of Show Low Project 76026106 – JO2

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Booster 13 New Control Panel Contract, City of Show Low Project No. 76026106 JO4 and Authorization of Associated Budget Transfers (Rick Austin)

RECOMMENDATION

I **MOVE** to award the Booster 13 New Control Panel, City of Show Low Project No. 76026106 JO4, to Willis Management Enterprises, Inc. dba Willis Drilling and Pump under Job Order Contract 76026106 in an amount not to exceed \$90,884.26 and authorize the associated budget transfers.

BACKGROUND

On January 20, 2026, the City Council approved a Job Order Contract (JOC) with three well service companies to provide labor, furnish, and install materials for repairing and maintaining water wells and repairing existing water facilities at various locations. The three companies are Willis Drilling and Pump, Felix Construction, and Weber Water Resources. JOCs streamline procuring all repair and replacement services, which saves several weeks in the procurement process of each project. As repairs arise, the work is competitively bid among the three JOC Contractors on the City's JOC roster.

The fiscal year 2027 budget includes \$80,000 to purchase a new control panel for Booster 13. On June 12, 2026, the City requested Job Order pricing from three contractors under the Job Order Contract for Booster 13, New Control Panel, to include a Mitchell Controls custom five-plex panel VFD Booster Panel for Booster. Unfortunately, there has been an 8% increase in electrical panel costs and an increase in freight fees.

Only one of the three contractors submitted a sealed quote.

1. Willis Drilling & Pump — \$90,884.26

Staff recommends awarding the Job Order Pricing Contract for the purchase and installation of the Booster 13 New Control Panel to Willis Drilling & Pump, City of Show Low Project No. 76026106 JO4, in an amount not to exceed \$90,884.26 and authorizing the associated budget transfers.

ATTACHMENTS

1. 76026106 JO4 Quote.07102026

FISCAL IMPACT

Anticipated cost: \$90,884.26

Funding source (account no.): Water Maintenance (43-760-490-4120-0000/76026106)



REQUEST FOR JOB ORDER PRICING

**BOOSTER 13 NEW CONTROL PANEL
CITY OF SHOW LOW PROJECT NO. JOC 76026106 JO4**

The City of Show Low is extending a request for Job Order Pricing for **Booster 13 New Control Panel**. This request is extended to the Job Order Contractors selected and contracted under **JOB ORDER CONTRACT (JOC) FOR WATER PRODUCTION WELLS AND FACILITIES CITY OF SHOW LOW PROJECT 76026106**.

This pricing shall include all costs for labor, equipment, and materials as necessary to provide a complete and functioning water well facility. The Contractor shall use the attached Job Order Pricing Form and shall provide unit and extended prices for ALL items listed. The City of Show Low will select the necessary items from the Pricing Form. The City of Show Low may select all or any combination of pricing items that are deemed necessary for the completion of the project. A single Job Order Contractor will be selected to perform all of the necessary work based on the total cost of the Base Price or the Base Price plus Alternate #1 as deemed necessary by the City.

Please submit any questions by Monday, July 6, 2026, by 10:00 a.m. to bhines@showlowaz.gov. An addendum will be issued, if necessary, by 3:30 p.m. on Wednesday, July 8, 2026.

Sealed Price quotes will be received by the Public Works Administrative Assistant, City of Show Low, **1480 E Lumbermans Loop, Show Low, AZ 85901** until **2:00 p.m. on Monday, July 13, 2026**. The City of Show Low reserves the right to reject any and all quotes not deemed in the best interest of the City. Quotes shall be submitted in a sealed envelope. The outside lower right-hand corner of the envelope shall be marked:

"Sealed JOC Pricing of Willis drilling & Pump, Supplier

**For: Booster 13 New Control Panel
City of Show Low Project No. JOC 76026106 JO4
Dated: June 12, 2026**

City of Show Low Public Works
1480 E Lumbermans, Show Low, AZ 85901
928-532-4100

JOB ORDER PRICING^{A, B,} BOOSTER 13 NEW CONTROL PANEL Show Low, Arizona Project Number: 76026106 JO4 Company Name: <u>Willis Drilling & Pump</u>				City of Show Low 1480 E Lumbermans Lp Show Low, Arizona 85901	
Item	Description	Unit	Number of Units ^B	Unit Price	Total Price
1	MITCHELL CONTROLS Custom 5-plex panel VFD BOOSTER PANEL 40HP, 480VAC, 3 Phase, NEMA Type 3R, VFD 5-PLEX Motor Control Panel Panel SCCR: 65kA Panel FLA: 260 FLA Field Entrance: 350A This motor control panel will come pre-assembled, designed for, tested, and include the following items: Saginaw 84" x 117" x 24", 3-> (1) Door, Floor mounted enclosure > (1) Danfoss MCO101 extended cascade control card > (5) Door mounted VFD keypad > (5) Danfoss FC202 (40HP) Variable Frequency Drive Door mount lockable operator for Main Circuit Breaker; NEMA type 4X; metallic > (5) Eaton fused disconnect > (1) Eaton Power Defense 350A, 65kA circuit breaker > (2) BUSSMAN 600V 10A FUSE (CLASS CC) Macromatic 190-500VAC Monitor for Phase Loss, Reversal, and Unbalance; Overvoltage and Undervoltage; P#: PMDU (CONTINUED ON NEXT PAGE)	Each	1		

JOB ORDER PRICING^{A, B,} BOOSTER 13 NEW CONTROL PANEL Show Low, Arizona Project Number: 76026106 JO4 Company Name: <u>Willis Drilling & Pump</u>				City of Show Low 1480 E Lumbermans Lp Show Low, Arizona 85901	
Item	Description	Unit	Number of Units ^B	Unit Price	Total Price
1	(CONTINUED FROM LAST PAGE) > (5) TCI 5% 40HP 480V INPUT FILTER-OPEN > (5) TCI 40HP 480V OUTPUT FILTER-OPEN > (1) Raycap Strikesorb transient voltage surge suppressor > (8) Filtered fan enclosure cooling rated to 110F ambient > (1) Pfannenbergl Cooling Thermostat; 32-140Deg F > (1) 2000VA, 120VAC, fused control transformer > (1) Phoenix Contact feedback signal conditioner/replicator > (1) Phoenix Contact 30W 24VDC power supply; P#: 2902991 > (5) Door mounted 22mm 10kOhm Potentiometer > (3) Finder 2-pole Relay; 120VAC coil; DPDT 8A contacts; spring terminals > (1) Door mounted red light(s) > (5) Door mounted green light(s) > (3) Finder 4-pole Relay; 120VAC coil; 4PDT 7A contacts; spring terminals > (5) Siemens 3 position switch(s); 22mm > (1) LITTELFUSE 420A 1 POLE SPLCR. BLK 1 x 600MCM-#2 > (1) Littelfuse 175Amps 3-Phase Distribution Block			\$84,662.55	\$84,662.55

JOB ORDER PRICING^{A, B,} BOOSTER 13 NEW CONTROL PANEL Show Low, Arizona Project Number: 76026106 JO4				City of Show Low 1480 E Lumbermans Lp Show Low, Arizona 85901	
Company Name: <u>Willis Drilling & Pump</u>					
Item	Description	Unit	Number of Units ^B	Unit Price	Total Price
2	Labor to deliver and program drive			\$1,500.00	\$1,500.00
3	Sales Tax			\$4,721.71	\$4,721.71
Base Price Total					\$ 90,884.26
Base Price Total in Written Words <u>Ninety thousand eight hundred eighty four and twenty six cents</u>					

^AThe Contractor's Total Price is based upon unit prices and allowances. If there is an error in the Total Price or other computed totals by the bidder it shall be changed and the unit price amounts shall govern. The written word amounts shall take precedence over the figure amounts. Price amounts shall include all costs for the required labor, equipment, and materials, and bid amounts will also include all applicable Federal, State, County, and local taxes. ^BQuantities are not guaranteed. Final payment will be based on actual quantities. If the required quantities of the items listed above are increased or decreased by Change Order, the adjustment unit prices set forth above shall apply to such increased or decreased quantities unless the change is greater than 25 percent at which point the unit prices may be renegotiated.

***NOTE: All unit prices and extended prices shall include ALL applicable taxes.**

MTG DATE: 7/21/2026
ITEM: 7.D

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Contract for Purchase and Installation of We-Go-Swing for City Park, City of Show Low Project No. 44527077 and Authorization of Associated Budget Transfers (Rick Austin)

RECOMMENDATION

I **MOVE** to award the contract for the purchase and installation of the We-Go-Swing to Exerplay, Inc., City of Show Low Project No. 44527077, for the City Park, in an amount not to exceed \$82,400.32, and authorize the associated budget transfers.

BACKGROUND

As part of accommodating the physical needs of all children, staff is recommending the purchase and installation of a We-Go-Swing to encourage children with disabilities to be more active by engaging in physical play. The We-Go-Swing will be installed at the City Park as part of the Ponderosa Field playground area.

The City will utilize the Mohave Contract #24K-EXER-0222 for the purchase and installation of this swing.

Staff recommends awarding the contract for the purchase and installation of the We-Go-Swing to Exerplay, Inc., City of Show Low Project No. 44527077, for the City Park in an amount not to exceed \$82,400.32 and authorizing the associated budget transfers.

ATTACHMENTS

1. We-Go-Swing Proposal 06242026

FISCAL IMPACT

Anticipated cost: \$82,400.32

Funding source (account no.): Small Equipment/Capital (11-445-430-6115-0000) & City Parks and Trails Makeover (11-445-495-7310-2002)



Proposal

Q016964

Please Issue Purchase Order to:

Exerplay, Inc

Fax/Email PO to: 505-281-0155 or jeri@exerplay.com

Copy to be faxed/emailed to Mohave Educational Services: 928-

718-3232 or orders@mesc.org

Contract #24K-EXER-0222 and/or

Contract #20Q-EXER2-0402 (Shade)

Proposal Date	Salesperson
6/24/2026	Daniel Gardiner 505-280-0208 dan@exerplay.com

City of Show Low

Mohave Contract #24K-EXER-0222

Quantity	Item Code	Description	Unit Price	DISC.	Total Extended
		LANDSCAPE STRUCTURES, INC			
1.00	277778A	We-Go-Swing® w/1 Accessible Bay DB Only	43,020.00	5%	40,869.00
1.00	FREIGHT	Freight/shipping charges (150-26-827)	6,045.00		6,045.00
98.50	PCC-INSTALL	Install We-Go-Swing, includes PIP to cover footings and up to 120 SF of 2" PIP for ramp, priced per hour (252011 A 201405 B-1) Prevailing Wage – No No Permits No Demo, No Excavation or Site Prep, No Fencing, Spoils to remain on-site. Locating/Elevations/Surveyor provided by contractor and completed prior to crew arrival. Finish Concrete, Curbing, Surfacing & Pour-backs are not included. Concrete Pads provided by others. Additional charges may occur if multiple mobilizations are required. Access to site of installation for equipment and materials is required and provided by others, no special protection/repair included. Hard Dig, caliche or conglomerate rock is excluded. No responsibility/liability for cracked or broken concrete/asphalt is assumed. Minimum 10' wide opening to work site is required. No repair or relocation of any unmarked utilities is included.	300.00		29,550.00

THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS

Taxes subject to change

Proposal prepared by: Jeri Call

Subtotal	76,464.00
Tax Total:	5,936.32
Total	82,400.32

Accepted by:

Print Name: _____ Signature: _____ Date: _____



General Terms and Conditions:

Pricing for all listed items is good for 30 days from date of quote. ExerPlay reserves the right to revise pricing if any quote approvals are received after the 30-day timeframe, or if any portion of the quote is changed or removed. This may result in a delay in ordering materials for this project.

Pricing is for the listed items only and unless specifically shown on the quote, does not include freight, installation, engineering, offloading, storage, security, site preparation, permitting, security/temporary fencing, hard dig conditions, saw cutting, core drilling, field painting, electrical, concrete slabs, masonry work, ABC compaction, curbing, hand digging, excavation, spoil & waste removal, certification classes, background checks/badging, private line locating, or any applicable taxes or bonds. To obtain a performance/payment bond, please add 3.5% of the total to this quote.

Any necessary permits (federal, state, and/or local building) or special inspections are the responsibility of the General Contractor or End Owner.

Any applicable taxes shown on the quote are calculated based on state, city or county rates and project-specific requirements. Any Requests to remove taxes are subject to approval and MUST include an applicable tax-exempt certificate.

Please provide a signed quote, Purchase Order, or Contract to request an order. Further information such as shipping, colors, contact info, etc., may be needed before an order can be placed. Contract terms are subject to review and approval.

Notwithstanding anything to the contrary in any Contract Documents, ExerPlay shall have no duty to defend or indemnify Owner, Customer, or any other party for that portion of any claim arising out of the sole negligence of the indemnified party.

Billing and Payment Terms:

Current Customers: Unless otherwise negotiated and agreed upon, ExerPlay's payment terms are Net 30 from the date of the invoice, with approved credit; and Net 45 for contracted projects. ExerPlay's process is to bill the customer when the equipment ships. Surfacing and installation are billed upon completion. Bonds are billed when ordered. Late payments may be subject to finance fees and/or legal action.

New Customers: New customers may be required to pay a deposit on equipment at time of order. Deposit amount to be determined, based on credit. The remainder of that equipment, including freight, will be billed when it ships. Surfacing and installation are billed upon completion. Bonds are billed when ordered.

If paying by credit card, there will be a 3% fee added to the invoice.



Installation Terms:

If installation is included on the quote, the following guidelines must be followed:

1. It is recommended that any Landscape Structures Equipment be installed by a certified Landscape Structures installer, and that all other equipment be installed by a CPSI Certified installer. ExerPlay reserves the right to request proof of certification.
2. Playground equipment MUST be installed over ADA compliant wood fiber or rubber surfacing. This area is not ADA compliant without surfacing and an accessible route up to and into the playground area. Please contact us for more information.
3. Installation price does NOT include prevailing wages, Davis-Bacon wages, or TERO wages unless otherwise specified. Any changes in wage requirements at time of order are subject to updated pricing.
4. Installation price is based on normal soil conditions. Unusual or hard dig soil conditions that require the use of a jack hammer, or other such equipment, will incur additional charges by reason of such conditions and supervisory fee, and for an extension of the time of completion. Installation price does not include removal of anything which may hinder installation of equipment, unless otherwise specified on our quote.
5. If Hard Dig conditions are known, please advise so we can quote accordingly to avoid any delays or additional fees. Hard Dig conditions will be considered anything that cannot be excavated with a standard Bobcat mounted hydraulic auger. Hard Dig conditions will require a change order at a Time & Material rate. If an auger truck is required to complete digging, it will be at the expense of the General Contractor or Owner, if a spoil report is not provided at the time of quoting.
6. Finish grade is to be provided by others prior to arrival of installer.
7. Installer must have free and clear access to the install location(s). The installer is not responsible for damage done to existing surfacing/ landscaping that may occur when equipment & vehicles are being used in the normal course of construction. Reasonable access to the job site for a Bobcat is assumed as a part of this quote.
8. Line-item pricing is for informational purposes only and is based upon being awarded the total project. All items are to be installed concurrently if specific areas are not ready for installation, and an additional mobilization fee will be required via Change order unless otherwise specified on the quote.
9. If any materials need to be unloaded on site by the installer, unloading must be coordinated at the same time as the installation. If special arrangements need to be made, an additional trip charge for unloading may apply.
10. Our installation team will call 811 to conduct a line location service; however, often-times they do not mark lines on the actual property where the installation will be done. The owner is responsible for blue-staking the job site and staking out any underground utilities prior to installation. Owner is responsible should damage occur.
11. Neither ExerPlay nor Installers are responsible for vandalism, theft of equipment or subsequent repairs or replacement. Security fencing can be provided upon request and added to the quote.
12. The job site MUST be ready, and area leveled, when the installer arrives to begin the job, unless specifically noted on the quote. Any downtime or site delays caused by Owner or General Contractor will incur additional fees.
13. If equipment is to be shipped to the installer's yard, it will be held for a maximum of 6 months from delivery, with intent to install in that time frame; otherwise, storage fees may occur.

General Contractor is responsible for:

1. Adequate storage and layout area as well as security of equipment while on site.
2. Water, power, sanitary facilities, and trash container on site.
3. Free and clear vehicle access to site and all areas under the scope of work.
4. Movement of any utilities conflicting with the installation of the equipment (installer is not responsible for landscape irrigation).
5. Once the installers are on site, any delays or additional work incurred by the installation crew and caused by others (owners or other contractors) will be charged on a cost-plus basis.
6. Any additional costs, i.e. demolition, relocation, excavation, surfacing materials, and labor due to abnormal soil conditions, are not included in price.
7. Please notify ExerPlay of any changes immediately. If any changes are made which we are not aware of, and which alter the installation, then all additional costs will be passed on to the GC.

MTG DATE: 7/21/2026
ITEM: 7.E

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Authorization to Purchase Vactor 2100i Combination Sewer Cleaning Truck and Authorization of Associated Budget Transfers (Rick Austin)

RECOMMENDATION

I **MOVE** to authorize the purchase of a Vactor 2100i combination sewer cleaning truck from Norwood Equipment, utilizing Sourcewell Contract #101221-VTR, in an amount not to exceed \$657,633.90, and to authorize the associated budget transfers.

BACKGROUND

The fiscal year 2027 budget includes \$650,000 to purchase a new Vactor 2100i combination sewer cleaning truck for the Water Department. This truck will replace a 2009 truck with 6,417 hours and 35,798 miles, which is starting to need several repairs as it nears the end of its service life.

When quotes were received, they did not account for tariffs and a price hike on materials. The new quote received came in at \$7,633.90 over budget, requiring a transfer from the General Improvements account.

Staff recommends purchasing the Vactor 2100i combination sewer cleaning truck for an amount not to exceed \$657,633.90 from Norwood Equipment under Sourcewell Contract #101221-VTR and authorizing the associated budget transfers.

ATTACHMENTS

1. Vactor Truck Quote 2025-84574

FISCAL IMPACT

Anticipated cost: \$657,633.90

Funding source (account no.): Equipment Purchase (43-760-495-7410-0000/75527076), General Improvements (43-760-495-7310-0000)



Norwood Equipment

Presents a

Proposal Summary 2100i

Truck Mounted Single Engine Combination Sewer Cleaner
For
City of Show Low



BASIC

MODEL

Vacuum System	Roots 824-16 Blower	Debris Body Capacity (cu.yd.)	12.00
Model Type	Combo	Water Capacity	1500
Water Flow	70.00	Water Pressure	3000
Chassis Source	Vactor	Water Tank Material	Aluminum
Controls		Blower High Temp Shutdown	true

CHASSIS

PSFT455A-2027-CH	Vactor Supplied Chassis - Tandem Axle - 2027 Freightliner 114SD SFA 6X4 -Engine Cummins X12 / 455 HP / 1900 RPM (1550 LB- FT) 1000 RPM / 2000 Governor / Transmission Allison 4000 Auto - 66000 GVWR - EPA24
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STANDARD FEATURES

002iSTD	JetRight Technology
011iSTD	Aluminum Fenders
012iSTD	Mud Flaps
016iSTD	Color Coded Sealed Electrical System
019iASTD	Intuitouch Electronic Package
020iSTD	Double Acting Hoist Cylinder
025iASTD	Handgun Assembly
026iSTD	Ex-Ten Steel Cylindrical Debris Tank
030iSTD	Flexible Hose Guide
032iSTD	(3) Nozzles with Carbide Inserts w/Rack
045iSTD	Suction Tube Storage
046iSTD	1" Nozzle Pipe
048iSTD	10' Leader Hose
1001iSTD	Flat Rear Door w/Hydraulic Locks
1005iSTD	Dual Stainless Steel Float Shut Off System



VACTOR

1011iSTD	Microstrainer Prior to Blower
1023iSTD	Lube Manifold, with Lube Chart
1024iSTD	Debris Body Vacuum Relief System
1031iSTD	Debris Deflector Plate
1033iSTD	60" Dump Height
1041iSTD	Debris Body-Up Message and Alarm
2001iSTD	Low Water Indicator On Screen w/Alarm and Water Pump Flow Indicator
2011iSTD	3" Y -Strainer at Passenger Side Fill with 25' Fill Hose
2022iSTD	Additional Water Tank Sight Gauge
2023iSTD	Liquid Float Level Indicator
3019iSTD	Digital Water Pressure Gauge
4006iSTD	Front Joystick Boom Control
4010iSTD	Boom Hose Storage
4017iSTD	Boom Out of Position Message and Alarm
5010iSTD	Rodder System Accumulator - Jack Hammer on/off Control w/ manual valve
5011iSTD	3"Y -Strainer @ Water Pump
5015iSTD	Midship Handgun Coupling
5022iSTD	Side Mounted Water Pump
6000iCSTD	400' x 1" Piranha Sewer Hose 3000 PSI
6005iDSTD	Digital Hose Footage Counter
6007iSTD	Hose Reel Manual Hyd Extend/Retract
6009iSTD	Hose Reel Chain Cover
6017iSTD	Hydraulic Tank Shutoff Valves
6019iSTD	Rodder Pump Drain Valves



VACTOR

6020iBSTD	Hydraulic Extending 15" - Rotating Hose Reel - 1" x800' Capacity
6025iSTD	Hose Wind Guide (Dual Roller)- Manual
7001iSTD	Tachometer/Chassis Engine w/Hourmeter
7003iSTD	Water Pump Hour Meter
7004iSTD	PTO Hour Meter
7005iSTD	Hydraulic Oil Temp Alarm
7007iSTD	Tachometer & Hourmeter/Blower
8000iSTD	Circuit Breakers
8025iSTD	LED Lights- Clearance- Back-up- Stop- Tail & Turn
9002iSTD	Tow Hooks- Front and Rear
9003iSTD	Electronic Back-Up Alarm
9021iSTD	Camera System- Rear Only
i110STD	Module Paint- DuPont Imron Elite - Wet on Wet
S390BSTD	7" Vacuum Pipe Package
S560STD	Emergency Flare Kit
S590STD	Fire Extinguisher 5 Lbs.

BOOM

4011iB	Bellypack Wireless Controls with hose reel controls- 2-way communications- and LCD Display
4013i	Rotatable Boom Inlet Hose
4016i	180 deg. 10' x 15' Rapid Deployment Boom
5029iA	RDB Washout Coupling

DEBRIS BODY



VACTOR

1016iASTD	"Subframe Mounted -2 Pipe Rack -7"
1003i	Debris Body Flushout
1014i	Centrifugal Separators (Cyclones)
1015iBR	Rear Door Pipe Rack- Removed
1015iG	Folding Pipe Rack - Curbside -7" Pipe
1022i	Rear Door Splash Shield
4020i	Anti Splash Valve- Body Inlet

VACUUM OPTIONS

3015i	Front Blower Controls
3017i	Blower High Temp Safety Shutdown

REAR DOOR

1008i	6" Rear Door Knife Valve w/Camloc - 3:00 position
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HOSE REEL

5017i	Hose Reel - Manual
6004iD	Rodder Hose Pinch Roller
6008i	Hose Reel Manual Rewind Tool
6014iA	2 High Pressure Hose Reels

WATER TANKS

2018i	Additional Water- 1500 Gal Total
3020i	Digital Water Level Indicator

MISCELLANEOUS

8024i	Amber Lights for Flashing Light Package
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9023iA	Safety Cone Storage Rack - Post Style
CM-PSFT455A-2027-01	Chassis Modifications - 2027 Freightliner PSFT455A

LIGHTING

8001iJ	Rear Directional Control- LED Arrowboard
8004iE	Front Mounted- LED Beacon Light
8020iE	Lighting Package- 6 Federal Signal Strobe Lights
8027i	LED Mid-Ship Turn Signals
8028iA	Worklights (2), Self-Leveling Boom LED
8029i	Worklights (2)- LED- Rear Door
8029iA	Worklight- LED- Operators Station
8029iB	Worklight- LED- Hose Reel Manhole
8029iC	Worklight- LED- Passenger Side

PAINT

Cab Paint Color	White
Cab Paint Color Code	L0006EY
Module Paint Color	White
Module Paint Code	
i124STD	Vactor 2100i Body Decal- Standard
V-LOGO-APPL.	Vactor Logos - Applied

TOOLBOX

010i	Operator Station Curbside Toolbox - with Lighting
9071iEL	Toolbox- Behind Cab - 16w 30h x 96d - with Lighting



WATER ACCESSORIES

2006i	Air Purge
5008iB	Cold Weather Recirculator- PTO Driven- 25 GPM
5019i	Chassis Engine Cooling Package
5021iC	Hydro Excavation Kit - Includes Lances w/ Shield- Nozzles- Storage Tray- and Vacuum Tube

WATER SYSTEM

5003iA	70 GPM/3000 PSI Jet Rodder pump
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SPECIAL REQUESTS

R16721	Piranha rodder hose 3/4" x 800' 3000 PSI
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SPARE PARTS

7" x 78" Higbee Catch Basin Nozzle	512117A-30
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Notes :- Due to the current volatility of price increases and the uncertainty of fluctuating tariffs affecting materials and production cost, all quoted prices are subject to change.

Configured Price	\$615,447.90
Sourcewell Discount #101221-VTR:	\$13,400.85
Sales Taxes:	\$50,086.85
Freight:	\$5,500.00
Factory Total	\$657,633.90

Please remember Price indicated does not include unapproved Special Requests
Price valid for 30 Days from date of 07-13-2026

Product Model: 2100i
Proposal Date: 07-13-2026
Quote Number: 2025-84574
Price List Date: 07-07-2026
QTY: 1

Customer Initials: _____



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for South Central Avenue Sidewalk, City of Show Low Project No. 50027002 (Chris Reid)

RECOMMENDATION

I **MOVE** to award the construction contract for the South Central Avenue Sidewalk, City of Show Low Project No. 50027002, to Western Grade, LLC, for an amount not to exceed \$191,607.82 and authorize the associated budget transfers.

BACKGROUND

The City's 2027 fiscal year budget includes a capital improvement project labeled "Central Avenue Sidewalk" with a construction budget of \$160,000. The scope of work includes the furnishing of all labor, materials, and incidentals as may be required to construct approximately 1,100 linear feet of five-foot sidewalk, curb and gutters, scuppers, culverts, and related drainage appurtenances.

The project was designed by City engineering staff with an engineer's estimate of \$164,800. The project was advertised for bids per statutory requirements. Five bids were received, and the four bids meeting qualifications are as follows:

<u>Contractor</u>	<u>Total Bid</u>
Western Grade, LLC	\$191,607.82
Mountain Top Development, LLC	\$192,783.00
McCauley Construction and Trucking	\$194,620.00
Valwest Construction	\$337,892.15

Staff recommends awarding the construction contract for the South Central Avenue Sidewalk, City of Show Low Project No. 50027002, to Western Grade, LLC, in an amount not to exceed \$191,607.82 and authorizing the associated budget transfers.

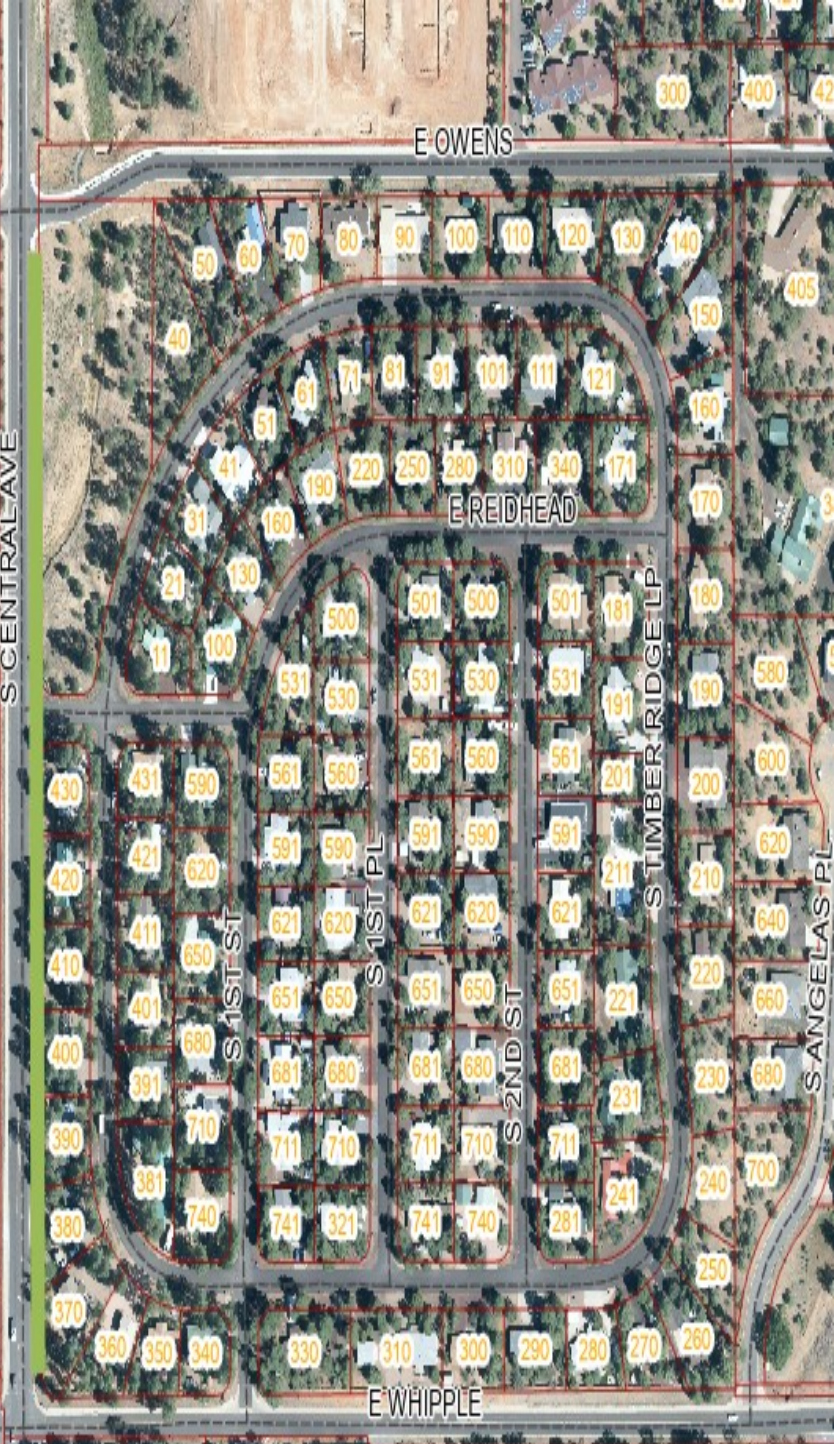
ATTACHMENTS

1. S. Central Sidewalk Limits - 2025 Aerial Map

FISCAL IMPACT

Anticipated cost: \$191,607.82

Funding sources (account nos.): Improvements (12-500-495-7310-0000/50027002), General Improvements (12-500-495-7310-0000)



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of New Nikolaus Homestead Parking, City of Show Low Project No. 4452608 and Approval of Scope Revisions (Chris Reid)

RECOMMENDATION

I **MOVE** to accept construction of the new Nikolaus Homestead Parking, City of Show Low Project No. 4452608, approve the scope revision of \$52,481, and final project cost of \$355,079.50, release the retainage, and initiate the two-year warranty period.

BACKGROUND

The 2026 fiscal year budget included a capital improvement project labeled "Nikolaus Park Parking - City Water Building" with a construction budget of \$400,000. The scope of work included furnishing all labor, materials, and incidental work required to construct approximately 70 new parking spaces, curbs and gutters, parking lot lighting, and related drainage improvements at Nikolaus Park.

At the March 24, 2026, City Council meeting, a construction contract was awarded to McCauley Construction & Trucking, LLC for an amount not to exceed \$297,018.50, after public solicitation of bids from qualified contractors. Completion of the project also required a scope revision at an additional cost of \$52,481 for the replacement of 360 linear feet of unknown, degraded 15-inch-diameter irrigation mains discovered during construction. SLPW Irrigation Company will be contributing \$11,072.58 for the irrigation pipe replacement costs.

Staff recommends accepting construction of the new Nikolaus Homestead Parking, City of Show Low Project No. 4452608, approving the scope revision of \$52,481 resulting in a final project cost of \$355,079.50, releasing the retainage, and initiating the two-year warranty period.

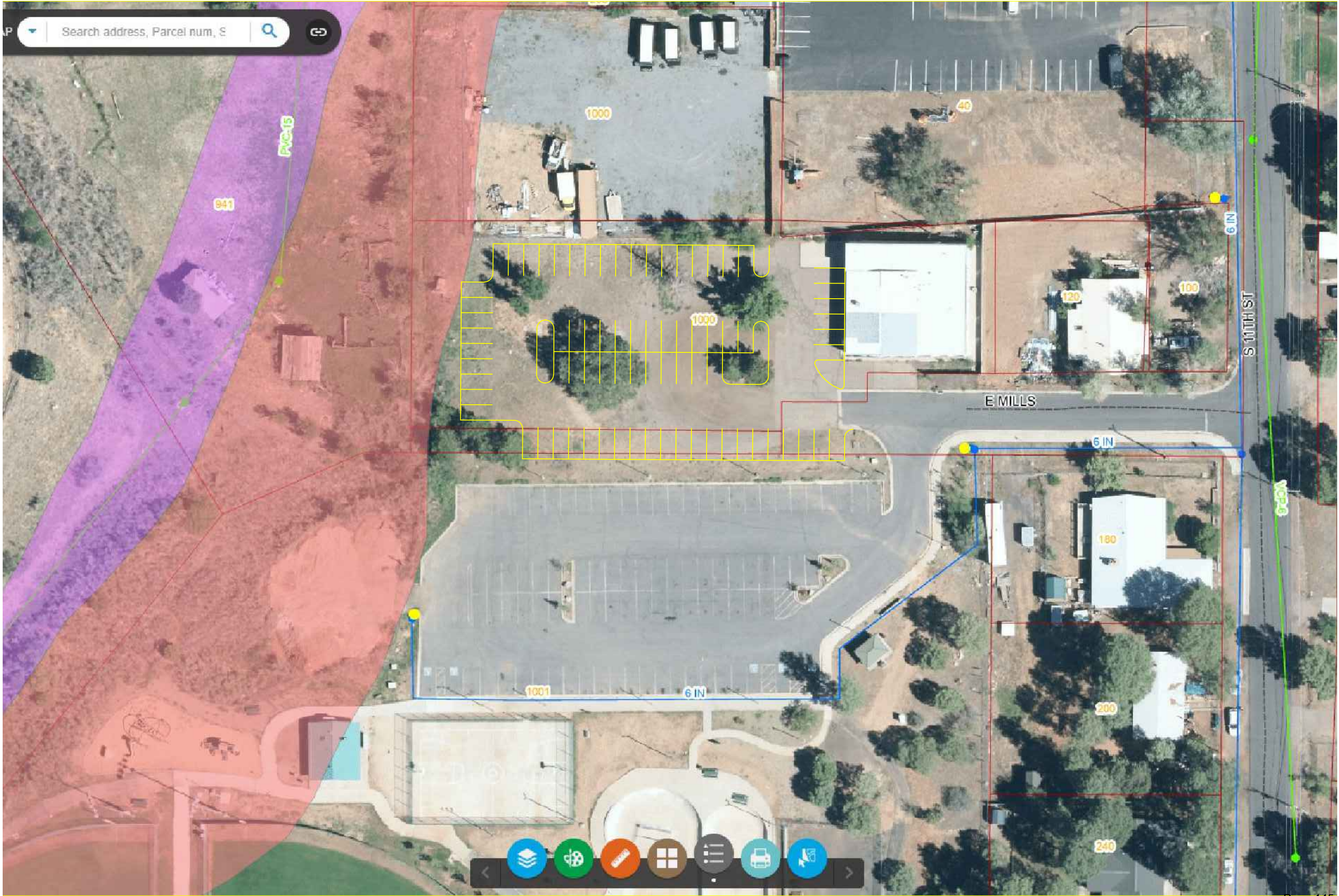
ATTACHMENTS

1. Nikolaus Parking Concept-Model

FISCAL IMPACT

Final cost: \$355,079.50

Funding source (account no.): Parks Maintenance Facilities Improvements (11-445-495-7310-0000/4452608)



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for Timothy McKay Memorial Park Landscaping, City of Show Low Project No. 45526117C (Shane Hemesath)

RECOMMENDATION

I **MOVE** to award the Timothy McKay Memorial Park Landscaping, City of Show Low Project No. 45526117C, to Tim's Landscape Creations in an amount not to exceed \$306,269.27.

BACKGROUND

In 2022, the City Council adopted Resolution No. R2022-23, naming the City-owned property, A.P.N. 210-18-015B, as Timothy McKay Memorial Park. The park's design was completed with direction from the City Council and input from the Parks and Recreation Advisory Committee. In March 2024, the City submitted a pre-application to Arizona State Parks for a Land and Water Conservation Fund (LWCF) grant to develop Timothy McKay Memorial Park. The City Council adopted Resolution No. R2024-16 approving the grant application on May 21, 2024, and the Notice of Award for the LWCF grant for a 50 percent match was issued on September 3, 2025. The total estimated cost of the project is \$1,735,515.

For ease of bidding and construction, this project has been broken down into phases. The first phase, involved the remodel of the existing structure on-site to provide ADA accessible public restrooms. Work for the second phase is ongoing and includes construction of a new asphalt parking lot and ADA-compliant walking paths.

This third phase involves installation of approximately 2.5 acres of grass with irrigation, 13 shade trees, 13 decorative trees, and decorative rock. This portion of the project was designed by City engineering staff, with an engineer's construction cost estimate of \$325,000. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Tim's Landscaping Creations LLC	\$306,269.27
Titan Contracting LLC	\$354,961.00
It's Magic Inc.	\$382,389.00
Valwest Construction	\$842,293.41

Staff recommends awarding the Timothy McKay Memorial Park Landscaping, City of Show Low Project No. 45526117C, to Tim's Landscape Creations in an amount not to exceed \$306,269.27.

ATTACHMENTS

1. 45526117C Bid Tabulation

2. Landscape Aerial Map

FISCAL IMPACT

Anticipated cost: \$306,269.27

Funding source (account no.): Improvements (11-445-495-7310-0000/4452443)

Project: Timothy McKay Memorial Park Landscaping City of Show Low Project No. 45526117C

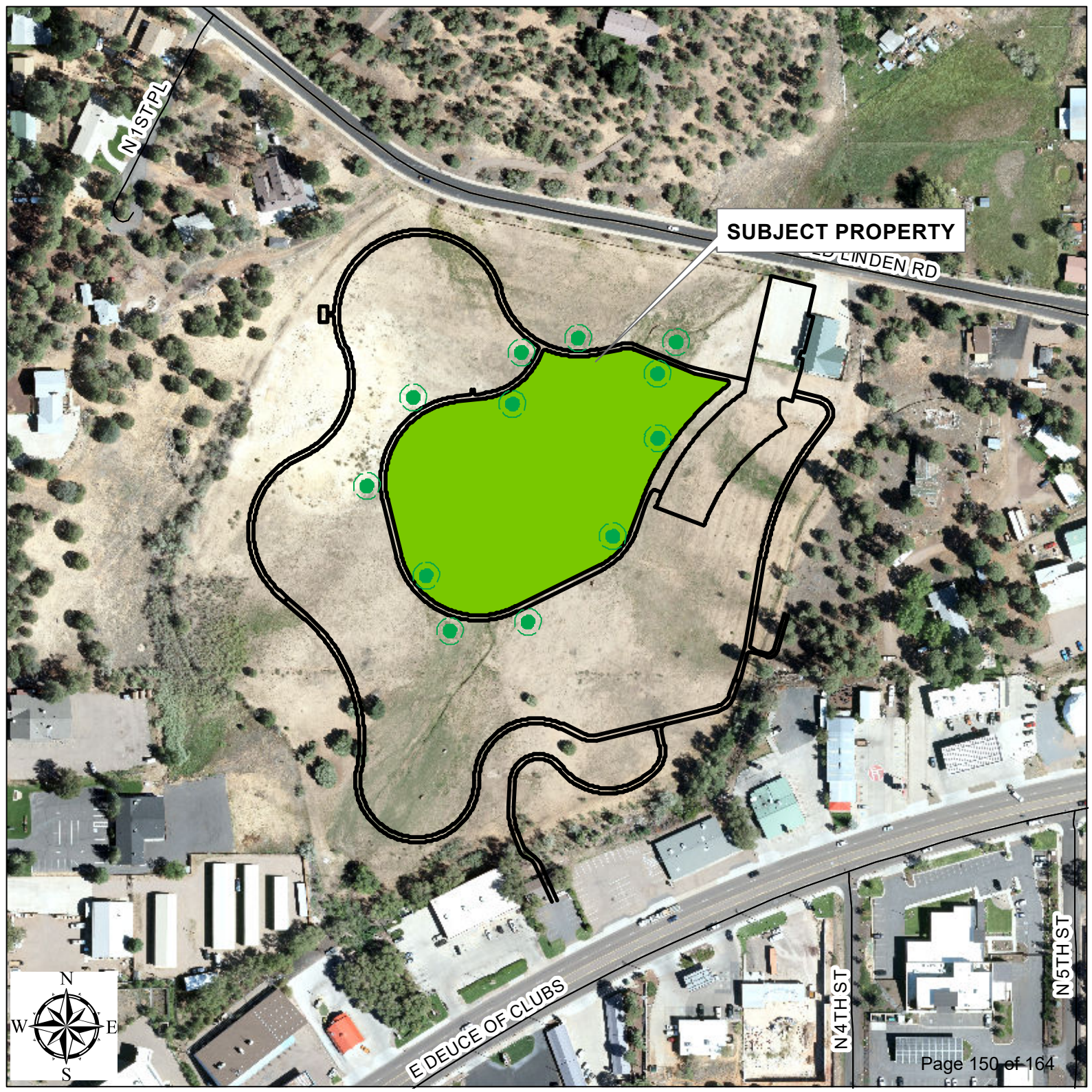
Bid Opening Wednesday, July 1, 2026, at 2:30 PM

BID SCHEDULE A				Tim's Landscape Creations, LLC	1	Titan Contracting, LLC	2
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$0.00	\$0.00	\$0.00	\$0.00
2	Prepare area for SOD - Clear area of rocks larger than 1", remove vegetation, debris, ect. Grade for Topsoil Placement	SF	118,000	\$0.04	\$4,720.00	\$0.25	\$29,500.00
3	Install Irrigation Controller Provided by the City.	EA	1	\$400.00	\$400.00	\$4,000.00	\$4,000.00
4	Install 3" Backflow	EA	1	\$12,703.07	\$12,703.07	\$12,000.00	\$12,000.00
5	Install Backflow Hotbox	EA	1	\$6,357.25	\$6,357.25	\$0.00	\$0.00
6	Install Top Soil - 3-inch minimum thickness	CY	1,200	\$52.00	\$62,400.00	\$32.00	\$38,400.00
7	Install Grass Sod	SF	118,000	\$1.03	\$121,540.00	\$0.00	\$0.00
8	Install 2 1/2" Caliper Aristocrat Flowering Pear Tree	EA	6	\$375.20	\$2,251.20	\$880.00	\$5,280.00
9	Install 2 1/2" Caliper Autumn Blaze Maple Tree	EA	7	\$375.20	\$2,626.40	\$880.00	\$6,160.00
10	Install 24" Box Globe Willow Shade Tree	EA	13	\$385.00	\$5,005.00	\$640.00	\$8,320.00
11	Install Decorative Landscape Rock (Match City Campus Landscaping Improvements)	CY	65	\$119.76	\$7,784.40	\$110.00	\$7,150.00
12	Instal D50=6" Rip Rap	CY	160	\$84.50	\$13,520.00	\$110.00	\$17,600.00
13	Install Irrigation system - Complete turn key	LS	1	\$54,961.95	\$54,961.95	\$214,551.00	\$214,551.00
14	Force Account	F.A.	1	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
GRAND TOTAL					\$306,269.27		\$354,961.00

Project: Timothy McKay Memorial Park Landscaping City of Show Low Project No. 45526117C

Bid Opening Wednesday, July 1, 2026, at 2:30 PM

BID SCHEDULE A				It's Magic Inc.	3	Valwest Construction	4
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$11,000.00	\$11,000.00	\$25,443.78	\$25,443.78
2	Prepare area for SOD - Clear area of rocks larger than 1", remove vegetation, debris, ect. Grade for Topsoil Placement	SF	118,000	\$0.09	\$10,620.00	\$0.37	\$43,660.00
3	Install Irrigation Controller Provided by the City.	EA	1	\$250.00	\$250.00	\$1,150.38	\$1,150.38
4	Install 3" Backflow	EA	1	\$12,602.00	\$12,602.00	\$3,857.17	\$3,857.17
5	Install Backflow Hotbox	EA	1	\$15,897.00	\$15,897.00	\$2,537.61	\$2,537.61
6	Install Top Soil - 3-inch minimum thickness	CY	1,200	\$50.00	\$60,000.00	\$97.44	\$116,928.00
7	Install Grass Sod	SF	118,000	\$1.14	\$134,520.00	\$2.84	\$335,120.00
8	Install 2 1/2" Caliper Aristocrat Flowering Pear Tree	EA	6	\$775.00	\$4,650.00	\$2,233.10	\$13,398.60
9	Install 2 1/2" Caliper Autumn Blaze Maple Tree	EA	7	\$775.00	\$5,425.00	\$2,233.10	\$15,631.70
10	Install 24" Box Globe Willow Shade Tree	EA	13	\$550.00	\$7,150.00	\$1,590.24	\$20,673.12
11	Install Decorative Landscape Rock (Match City Campus Landscaping Improvements)	CY	65	\$275.00	\$17,875.00	\$227.37	\$14,779.05
12	Instal D50=6" Rip Rap	CY	160	\$170.00	\$27,200.00	\$284.21	\$45,473.60
13	Install Irrigation system - Complete turn key	LS	1	\$63,200.00	\$63,200.00	\$191,640.40	\$191,640.40
14	Force Account	F.A.	1	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
GRAND TOTAL					\$382,389.00		\$842,293.41



SUBJECT PROPERTY

E DEUCE OF CLUBS RD

N1STPL

E DEUCE OF CLUBS

N4TH ST

N5TH ST



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution No. R2026-19 Approving Intergovernmental Agreement between Navajo County, City of Show Low, and Show Low Unified School District for School Resource Officer Services at Linden Elementary School (Greg Westover)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-19, approving an Intergovernmental Agreement between Navajo County, the City of Show Low, and the Show Low Unified School District for School Resource Officer Services at Linden Elementary School.

BACKGROUND

The City of Show Low and the Show Low Unified School District have maintained a strong partnership focused on enhancing the safety and security of students, staff, and the community by assigning School Resource Officers to district schools. This collaborative effort has successfully placed School Resource Officers in four Show Low Unified School District schools, providing a visible law enforcement presence, fostering positive relationships with students and staff, and strengthening emergency preparedness.

Show Low Unified School District has requested assistance in assigning a School Resource Officer to Linden Elementary School. While Linden Elementary is part of the Show Low Unified School District, it is located outside the Show Low city limits and falls within the jurisdiction of the Navajo County Sheriff's Office. Due to ongoing staffing challenges, the Sheriff's Office has been unable to provide a deputy to fill the position.

In coordination with the Navajo County Sheriff's Office and the Show Low Unified School District, the Show Low Police Department has agreed to provide a School Resource Officer at Linden Elementary. The School District has secured grant funding to fully fund the position for the first year, allowing the City to expand this important public safety partnership without requiring additional City funding during the initial grant period. It is anticipated that the grant funding will be renewed for an additional two years, consistent with the grant cycle supporting the other School Resource Officer positions within Show Low Unified School District.

As part of this collaborative partnership, the Navajo County Sheriff's Office has agreed to provide the patrol vehicle assigned to the position, including all necessary equipment, upfitting, and co-branded decals representing both the Show Low Police Department and the Navajo County Sheriff's Office.

Staff recommends adopting Resolution No. R2026-19, approving an Intergovernmental Agreement between Navajo County, the City of Show Low, and the Show Low Unified School District for School Resource Officer Services at Linden Elementary School.

ATTACHMENTS

1. Resolution No. R2026-19
2. IGA for Linden School Resource Officer

FISCAL IMPACT

Anticipated cost: \$125,000

Funding source (account no.): Salaries & Wages (11-455-420-1100-0000), School Resource Officer Grant (11-455-360-3310-7225)

CITY OF SHOW LOW RESOLUTION NO. R2026-19

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY
OF SHOW LOW, ARIZONA, APPROVING AN
INTERGOVERNMENTAL AGREEMENT BETWEEN NAVAJO
COUNTY, CITY OF SHOW LOW AND SHOW LOW UNIFIED
SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER
SERVICES AT LINDEN ELEMENTARY SCHOOL**

RECITALS:

WHEREAS, the City of Show Low ("City") is an Arizona municipal corporation authorized to provide police services for the protection of the public health, safety, and welfare of its residents and visitors; and

WHEREAS, Navajo County ("County") is a political subdivision of the State of Arizona that, through the Navajo County Sheriff's Office, provides law enforcement services and promotes the public health, safety, and welfare throughout Navajo County; and

WHEREAS, the Show Low School District ("School District") is an Arizona school district, responsible for providing educational services and maintaining a safe and secure learning environment; and

WHEREAS, the City, County and the School District are authorized to enter into intergovernmental agreements pursuant to **A.R.S. § 11-952, et. seq.**; and

WHEREAS, the School District has obtained grant funding for School Resource Officer services at Linden Elementary for one year, and said school is outside the City's limits and jurisdiction; and

WHEREAS, due to limited available staffing, Navajo County desires that the City provide School Resource Officer services pursuant to the terms of the Intergovernmental Agreement and the City is willing and able to provide said services; and

WHEREAS, the City, County and the School District desire to cooperate in providing School Resource Officer services to improve school safety, emergency preparedness, threat assessment and crime prevention at Linden Elementary School by entering into the Intergovernmental Agreement Between Navajo County, City of Show Low and Show Low Unified School District for School Resource Officer Services at Linden Elementary School.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Show Low, Arizona, hereby authorize the City to enter the Intergovernmental Agreement

Between Navajo County, City of Show Low and Show Low Unified School District for School Resource Officer Services at Linden Elementary School.

BE IT FURTHER RESOLVED, authorizing the Mayor to sign said agreement.

PASSED AND ADOPTED this 21st day of July, 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

**INTERGOVERNMENTAL AGREEMENT
BETWEEN
NAVAJO COUNTY, CITY OF SHOW LOW, AND SHOW LOW UNIFIED
SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER SERVICES
AT LINDEN ELEMENTARY SCHOOL**

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is entered into pursuant to A.R.S. § 11-952 by and between Navajo County, a political subdivision of the State of Arizona (“County”), acting through the Navajo County Sheriff’s Office (“NCSO”); City of Show Low, an Arizona municipal corporation (“City”), acting through the Show Low Police Department (“SLPD”); and Show Low Unified School District, an Arizona school district (“District” or “SLUSD”). Navajo County, the City, and the District may be referred to collectively as the “Parties.”

RECITALS

- A. The State of Arizona provides financial incentives and grant opportunities supporting school safety resources and School Resource Officer (“SRO”) programs.
- B. The Parties desire to cooperatively support school safety at Linden Elementary School located within Navajo County, Arizona.
- C. The Parties acknowledge that SLPD does not have criminal jurisdiction at Linden Elementary School, and that NCSO retains primary investigative and enforcement responsibility for criminal allegations occurring at the school, as applicable.
- D. The Parties desire to enter into this Agreement to establish a cooperative framework for staffing and supporting one SRO position to serve Linden Elementary School under the terms set forth herein.

AGREEMENT

Therefore, in consideration of the foregoing recitals, the covenants, promises, terms and conditions set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties hereby agree as follows:

- 1. Purpose and Intent-**The purpose of this Agreement is to provide a framework for the provision of School Resource Officer services at **Linden Elementary School**, including: safety support, prevention, education, coordination with school administration, and incident response coordination, while defining the administrative, staffing, funding, equipment, and jurisdictional responsibilities of each Party.
- 2. Term-**This Agreement shall become effective upon approval by the governing bodies of each Party and execution by authorized representatives. It shall remain in effect for a period of one (1) year, unless earlier terminated pursuant to Section 11. This Agreement may be renewed upon written mutual agreement of the Parties.

3. SRO Assignment and Function

3.1 SRO Position. One sworn officer employed and assigned by SLPD (“SRO”) shall be assigned to provide SRO services at Linden Elementary School during school operating months, subject to grant limitations and scheduling needs.

3.2 Scope of Services. The SRO’s school-related services include, but are not limited to:

- campus safety support;
- traffic and campus operational assistance;
- coordination with school administrators;
- student safety education and community policing;
- basic truancy follow-up (non-criminal);
- participation in safety drills and incident planning; and
- serving as a point of contact for school safety concerns.

3.3 Non-Displacement. This Agreement is intended to supplement—not replace—existing law enforcement services. Nothing herein requires a Party to act beyond its jurisdiction or legal authority.

4. Responsibilities of The City of Show Low/SLPD

The City, through SLPD, shall:

4.1 Grant Coordination. Coordinate with SLUSD to add and support the SRO position within applicable grant applications, including applicable 80/20 grant programs.

4.2 Employment / Staffing. Be responsible for staffing the position and handling all employment-related functions, including:

- hiring and onboarding;
- supervision and evaluation;
- discipline;
- training and professional development;
- payroll/fiscal administration; and
- HR compliance and scheduling.

4.3 Non-School Utilization During Breaks. During summer vacation and school breaks, and consistent with grant requirements, SLPD may assign the SRO to City operations when the SRO is not needed at the school. These periods may also be used to offset comp time accrued through school-related overtime assignments.

4.4 Ongoing Communication. Provide regular updates to NCSO regarding Linden Elementary issues/events/concerns relevant to safety operations.

4.5 Initial Information Gathering for Criminal Allegations. In the event of criminal allegations reported at the school (noting such incidents are rare), SLPD may assist by:

- obtaining initial information from the complainant/witness;
- briefing NCSO regarding the allegation; and
- preparing supplemental documentation at NCSO's request; provided that **NCSO retains primary jurisdiction and disposition authority** under Section 5.

5. Responsibilities of Navajo County/NCSO

The County, through NCSO, shall:

5.1 Vehicle / Equipment. Provide a patrol-worthy vehicle for the SRO's school-related operations, including basic enforcement equipment necessary for school-related response. The vehicle shall **not be used for non-school operations**.

5.2 Neutral Decal / Identification. Provide a neutral decal design for the vehicle mutually acceptable to the Parties (e.g., incorporating Linden Elementary / Show Low Cougars design elements with agency shields).

5.3 Criminal Allegations – Disposition and Investigations. Take disposition and primary investigative responsibility for all criminal allegations occurring at Linden Elementary School, coordinating with the SRO when appropriate.

5.4 Alternative Resolution Programs. Where appropriate and consistent with law, NCSO may utilize diversionary options such as Teen Court referrals or the Navajo County Attorney's deflection programs.

5.5 Vehicle Insurance. The County shall maintain automobile liability and physical damage coverage for the patrol vehicle provided under Section 5.1, including coverage while operated by an SLPD employee pursuant to this Agreement.

6. Responsibilities of Show Low Unified School District (SLUSD)

The District shall:

6.1 Workspace. Provide reasonable office or workspace at Linden Elementary School for the School Resource Officer ("SRO") to perform assigned duties.

6.2 Access Credentials. Provide access to school grounds and facilities during normal operating hours, including keys, access cards, or similar credentials reasonably necessary to support campus safety and urgent response.

6.3 Training Support. Support the SRO's participation in required training, including school safety and youth-related training, subject to scheduling, availability, and applicable grant requirements.

6.4 Communication. Coordinate and communicate with the Show Low Police Department regarding student safety matters and operational needs affecting the SRO program.

6.5 Grant Administration and Reporting. Be responsible for all SRO grant-related documentation, administration, and reporting obligations, including coordinating with the Show Low Police Department and other relevant parties to obtain information reasonably necessary to satisfy applicable grant and reporting requirements.

6.6 Cooperation with School Resource Officer and Navajo County Sheriff's Office. The School District acknowledges the important public safety role of the SRO and NCSO and agrees to cooperate in good faith with the SRO and NCSO in the performance of their respective lawful duties and responsibilities under this Agreement and applicable law, including criminal investigations, public safety matters, emergency response, threat assessments, and other law enforcement activities occurring on or affecting School District property, students, staff, or school-sponsored events.

To the extent permitted by applicable federal, state, and local laws, regulations, court orders, and School District policies consistent therewith, the School District shall provide reasonable assistance to the SRO and NCSO, including facilitating reasonable access to school facilities, relevant witnesses, information, and records as may be lawfully requested and reasonably necessary to carry out official law enforcement duties. Nothing in this Agreement shall require the School District to disclose information protected from disclosure by law or to take any action prohibited by applicable law.

The School District shall not unreasonably delay, obstruct, or interfere with any lawful criminal investigation or public safety response conducted by the SRO or NCSO. The parties acknowledge that the SRO and NCSO retain independent law enforcement authority and discretion with respect to criminal investigations, enforcement decisions, and emergency response activities, and nothing in this Agreement shall be construed to limit or direct the exercise of such authority.

The parties further agree to cooperate in complying with all applicable federal and Arizona laws governing student privacy, educational records, and confidentiality, including the requirements of the Family Educational Rights and Privacy Act (FERPA) and all other applicable laws governing the disclosure of protected information.

7. Jurisdiction and Law Enforcement Authority

7.1 The Parties acknowledge and agree that criminal jurisdiction at Linden Elementary School rests with NCSO, and the SRO's presence at the school does not alter jurisdictional boundaries.

7.2 Nothing in this Agreement is intended to confer law enforcement jurisdiction where it does not otherwise exist under Arizona law.

8. Compliance/ Arizona Peace Officer Standards and Training Board (AZPOST)

8.1 The employing agency (SLPD) shall remain responsible for compliance with AZPOST requirements for the SRO.

8.2 The Parties shall cooperate as needed for training and program compliance.

9. Insurance/Liability/Indemnification

9.1 Workers' Compensation. Each Party shall be responsible for workers' compensation coverage for its own employees.

9.2 Liability Coverage. Each Party shall maintain liability coverage consistent with Arizona law and internal risk requirements.

9.3 Indemnification. To the extent permitted by law, each Party shall be responsible for the acts and omissions of its own officers, agents, and employees. No Party assumes liability for the negligent or wrongful acts of the other Parties.

10. Public Records/Media

10.1 Public records shall be handled pursuant to Arizona Public Records Law and each Party's applicable policies.

10.2 Media communications regarding incidents shall be coordinated among the Parties in good faith, consistent with law enforcement protocols.

11. Termination

11.1 Termination for Convenience. Any Party may terminate this Agreement with sixty (60) days written notice to the other Parties.

11.2 Termination for Funding / Grant Changes. This Agreement may be terminated upon changes in grant funding, eligibility, or program requirements that make continuation impractical.

11.3 Disposition of Property Upon Termination. The parties do not contemplate the acquisition of any joint property pursuant to this Agreement. Any property purchased by a Party shall be promptly returned to the purchasing Party upon termination of this Agreement for any reason.

12. General Provisions

12.1 Entire Agreement. This Agreement embodies the entire understanding of the parties and supersedes any other agreement or understanding between the parties relating to the subject matter of this Agreement.

12.2 Severability. The provisions of this Agreement are severable to the extent that any provision or application held to be invalid by a court of competent jurisdiction shall not affect any other provision or application of the Agreement which may remain in effect without the invalid provision or application.

12.3 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona. The venue for any judicial actions shall be in the Superior Court of Navajo County.

12.4 Conflict of Interest. This Agreement may be canceled by any of the parties pursuant to the provisions of A.R.S. § 38-511.

12.5 Dispute Resolution. In the event of any dispute regarding the terms or the interpretation of this Agreement the parties command staff will consult with each other in an effort to settle the dispute, in good faith. If the parties are unable to settle the dispute, either party may terminate this Agreement.

12.6 Waiver. The waiver of any breach of this Agreement shall not be deemed to amend this Agreement and shall not constitute a waiver of any other subsequent breach.

12.7 Headings. Headings of this Agreement are for convenience only and shall not affect the interpretation of this Agreement.

12.8 Further Acts. Each party shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

12.9 E-Verify. The parties acknowledge that immigration laws require them to register and participate with the E-Verify program (employment verification program administered by the United States Department of Homeland Security and the Social Security Administration or any successor program) as they both employ one or more employees in this state. The parties warrant that they have registered with and participate with E-Verify. If either party later determines that the other non-compliant party has not complied with E-Verify, it will notify the non-compliant party by certified mail of the determination and of the right to appeal the determination. The parties retain the legal right to inspect the papers of any employee who works pursuant to this agreement or any related subcontract to ensure compliance with the warranty given above. Either party may conduct a random verification of the employment records of the other party to ensure compliance with this warranty. Failure to comply shall be deemed a material breach of the Agreement that is subject to penalties up to and including termination of the Agreement.

12.10 Non- Discrimination. The parties must not discriminate against any employee or applicant for employment on the basis race, color, religion, sex, national origin, age, marital status, sexual orientation, gender identity or expression, genetic characteristics, familial status, U.S. military veteran status or any disability.

12.11 No Boycott of Israel. The Parties agree that they are not currently engaged in, and agree that for the duration of the Agreement they will not engage in, a boycott of Israel, as that term is defined in A.R.S. § 35-393.

12.12 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. A signature transmitted by electronic means, including in portable document format (PDF) or by other electronic signature technology, shall be deemed an original signature and shall be fully effective and binding to the same extent as an original handwritten signature. The Parties agree that counterparts and electronically transmitted signatures may be relied upon for all purposes in connection with this Agreement.

SIGNATURES

NAVAJO COUNTY

By: _____

Name/Title: _____

Date: _____

NAVAJO COUNTY SHERIFF OFFICE

By: _____

Name/Title: _____

Date: _____

ATTEST: _____

Clerk of the Board

APPROVED AS TO FORM: _____

Navajo County Attorney's Office

CITY OF SHOW LOW

By: _____

Name/Title: _____

Date: _____

ATTEST: _____

City Clerk

APPROVED AS TO FORM: _____

City Attorney

SHOW LOW UNIFIED SCHOOL DISTRICT

By: _____

Name/Title: _____

Date: _____

ATTEST: _____

District Clerk/Authorized Official

APPROVED AS TO FORM:

_____

District Counsel

MTG DATE: 7/21/2026
ITEM: 7.J

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution No. R2026-18 Establishing Street Light Improvement District Secondary Property Tax Levy for Fiscal Year 2027 at \$300,000 (Justin Johnson)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-18 establishing the Street Light Improvement District secondary property tax levy for fiscal year 2027 at \$300,000.

BACKGROUND

On June 16, 2026, the City Council held a public hearing on the fiscal year 2027 final budget and the secondary property tax levy contained in this action. Property taxes collected within the Street Light Improvement District are utilized to pay utility costs of the street and park lights within the district.

Based upon current assessed valuations, the proposed tax rate will remain unchanged at \$0.1401 per \$100.00 of assessed valuation and will generate a levy of \$300,000. At this rate, a home with an assessed value of \$300,000 will pay approximately \$35.72 annually.

Staff recommends adopting Resolution No. R2026-18 establishing the Street Light Improvement District secondary property tax levy for fiscal year 2027 at \$300,000.

ATTACHMENTS

1. Resolution No. R2026-18

FISCAL IMPACT

N/A

CITY OF SHOW LOW RESOLUTION NO. R2026-18

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, LEVYING UPON THE ASSESSED VALUATION OF PROPERTY WITHIN THE LIMITS OF THE STREET LIGHT IMPROVEMENT DISTRICT A CERTAIN SUM OF MONEY FOR FISCAL YEAR 2027 TO BE ASSESSED AGAINST THE VALUATION OF REAL PROPERTY FOR SECONDARY TAX PURPOSES

RECITALS:

WHEREAS, the City Council is required by Arizona Revised Statutes §42-17253 to adopt an annual tax levy based upon the rate to be assessed per each one hundred dollars (\$100) of valuation of property within the City; and

WHEREAS, the secondary tax levy for fiscal year 2027 beginning July 1, 2026, must be adopted prior to the third Monday in August and not less than fourteen days after adoption of the municipal budget; and

WHEREAS, the final municipal budget of the City of Show Low was adopted at a meeting of the City Council held on June 16, 2026, at least fourteen days prior to the hearing date for this Resolution No. R2026-18; and

WHEREAS, the City has computed tax rates per one hundred dollars (\$100) of valuation to be levied and collected at \$0.1401 for secondary tax rates for the Street Light Improvement District.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Show Low, Arizona, that there is hereby levied on each one hundred dollars (\$100) of the assessed value of all property, both real and personal, within the defined limits of the Street Light Improvement District, except such property as may be by law exempt from taxation, a secondary property tax rate sufficient to raise the sum of \$300,000.00 for the district, to be collected as provided by law for the purpose provided by law.

BE IT FURTHER RESOLVED that any failure by the Navajo County officials to properly return the delinquent tax list, irregularity in assessments or omissions in the same, or any irregularity in any proceedings shall not invalidate such proceedings nor invalidate any title conveyed by any tax deed, any sale or proceeding pursuant thereto, the validity of the assessment or levy of taxes, nor the judgment of sale by which the collection of taxes may be enforced. All actions by officers de facto shall be valid as if performed by officers de jure.

PASSED AND ADOPTED this 21st day of July 2026, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna Atencio, City Attorney