

SHOW LOW CITY COUNCIL
REGULAR MEETING - TUESDAY, AUGUST 11, 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, August 11, 2026, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

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

5. **CALL TO THE PUBLIC:**

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

6. **SPECIAL EVENTS:**

- A. Recognition of Show Low Police Department Promotion
- B. Presentation by Navajo County Family Advocacy Center

7. **CONSENT CALENDAR:**

- A. Consideration of Resolution No. R2026-22 Rescinding Resolution No. R2024-27 and Adopting Revised Title VI Policy Statement and Implementation Plan Regarding Non-Discrimination in City Programs and Activities (Justin Johnson)
- B. Consideration of Acceptance of Woolford Subdivision Roadway Improvements, City of Show Low Project No. 5002531 (Chris Reid)
- C. Consideration of Acceptance of 36th Drive Curb, City of Show Low Project No. 5002653 (Chris Reid)
- D. Consideration of Acceptance of Downtown Parking Lot Restroom, City of Show Low Project No. 4452507 (Shane Hemesath)
- E. Consideration of Cooperative Purchasing Agreement with the City of Mesa for Industrial Plumbing Supplies (Rick Austin)

- F. Consideration of Final Acceptance of Large Helicopter Parking Pads at Show Low Regional Airport (Jacob Allen)
- G. Consideration of Non-Commercial Ground Lease with First Air Service, LLC and Termination of Lease with Good Natured Creations, LLC at Show Low Regional Airport (Jacob Allen)
- H. Consideration of Acceptance of Pine Haven Unit 2 (Justen Tregaskes)
- I. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of July 21, 2026
 - 2. Special Meeting of August 4, 2026

8. **NEW BUSINESS:**

- A. Consideration of Award of Professional Services Contract for SCADA Integration of Fools Hollow Lift Station, City of Show Low Project No. 75527036 (Rick Austin)
- B. Consideration of Award of Contract for Nikolaus Park Soccer Field Lighting, City of Show Low Project No. 44527010 (Rick Austin)
- C. Consideration of Award of a Construction Contract for City Hall Elevator Modernization, City of Show Low Project No. 44527001 and Authorization Associated Budget Transfers (Shane Hemesath)
- D. Consideration of Resolution R2026-23 Accepting Donation of Land and Re-Conveyance of Parcels Pursuant to the Fifth Amendment to Show Low Bluff Development Agreement (Anna Atencio)
- E. Consideration of Acceptance of Show Low Sports and Events Center Design Development Phase of Plans and Approval to Move into Construction Document Phase of the Design Contract, City of Show Low Project No. FM-4625 (Shane Hemesath)

9. **SUMMARY OF CURRENT EVENTS:**

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

10. **SCHEDULE OF MEETINGS:**

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

11. **ADJOURNMENT:**

SCHEDULED MEETINGS/EVENTS:

<u>DATE</u>	<u>TIME</u>	<u>EVENT NAME</u>
08/11/2026	6:00 PM	CITY COUNCIL - SPECIAL MEETING
08/11/2026	7:00 PM	CITY COUNCIL - REGULAR MEETING
08/25/2026	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 August 7, 2026.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution No. R2026-22 Rescinding Resolution No. R2024-27 and Adopting Revised Title VI Policy Statement and Implementation Plan Regarding Non-Discrimination in City Programs and Activities (Justin Johnson)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-22, rescind Resolution No. R2024-27 and adopt the revised Title VI policy statement and implementation plan that supports the Federal Transit Administration Title VI statutes and regulations for non-discrimination in all City of Show Low programs and activities; authorize the Mayor to sign the policy statement; and authorize the City Manager or his designee to oversee and implement the program.

BACKGROUND

At the September 17, 2024 meeting, the City Council approved a Civil Rights Title VI policy statement and Implementation Plan required by the Federal Transit Authority (FTA) and the Arizona Department of Transportation (ADOT) as part of the 5311 application for public transit funds. Adopting the plan assures FTA and ADOT that the City will fully comply with the provisions contained in Title VI of the Civil Rights Act of 1964 to prevent discrimination against minority and low-income populations when delivering City programs and activities.

On May 15, 2026, ADOT notified City staff that FTA required an update to the 2024 Title VI Implementation Plan to supersede the version the Council adopted in 2024. The revised 2026 Title VI plan includes an Americans with Disabilities Act policy required by the FTA and ADOT. ADOT's Civil Rights Department reviewed and approved the updated Implementation Plan on July 16, 2026, and deemed it meets the required regulatory criteria needed to comply with the ADOT 2026-2028 Grant Agreement for public transit. FTA and ADOT require the approval of Resolution No. R2026-22 to rescind the previous Title VI Implementation Plan and approve the updated Plan.

ATTACHMENTS

1. Resolution No. R2026-22

FISCAL IMPACT

N/A

CITY OF SHOW LOW RESOLUTION NO. R2026-22

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, RESCINDING RESOLUTION NO. R2024-27 AND ADOPTING A REVISED TITLE VI POLICY STATEMENT AND IMPLEMENTATION PLAN THAT SUPPORT THE FEDERAL TRANSIT ADMINISTRATION TITLE VI STATUTES AND REGULATIONS FOR NONDISCRIMINATION IN ALL CITY OF SHOW LOW PROGRAMS AND ACTIVITIES

RECITALS:

WHEREAS, the contract between the Arizona Department of Transportation and the City of Show Low (hereinafter known as “City”) for transit services was renewed and becomes effective October 1, 2026; and

WHEREAS, the contract provisions, as set forth by the Federal Transit Administration, mandate the City of Show Low rescind Resolution No. R2024-27, adopted on September 17, 2024 that approved a Title VI policy statement and Implementation Plan and adopt a revised Title VI policy statement and Implementation Plan to assure full compliance with Title VI of the Civil Rights Act of 1964 and other federal statutes; and

WHEREAS, the City of Show Low declares that every effort will be made to prevent discrimination to minority and low-income populations in delivering City programs and activities.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Show Low, Arizona rescind Resolution No. 2024-27 and adopt a revised Title VI policy statement and Implementation Plan, attached as Exhibit “A”, that supports the Federal Transit Administration Title VI statutes and regulations for non-discrimination in all City of Show Low programs and activities.

BE IT FURTHER RESOLVED to authorize the Mayor to sign the Title VI policy statement and authorize the City Manager or his designee to oversee and implement the program.

PASSED AND ADOPTED this 11th day of August, 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

Title VI Plan

EXHIBIT A



CITY OF SHOW LOW 2026

Title VI Contact: Lisa Robertson, Grants & Transit Manager

Title VI Contact Phone: 928-532-4097

Title VI Contact Email: lrobertson@showlowaz.gov

Address: 180 N. 9th Street, Show Low, AZ 85901

Web Address: showlowaz.gov

Para Información en Español: Greg Westover, Police Chief, City of Show Low.

Last Updated: Aug-26

Title VI Plan

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Executive Summary

Show Low is located in Navajo County along the Mogollon Rim in east central Arizona. The city was established in 1870 and incorporated in 1953. The Four Seasons Connection (FSC) bus line began in 1996 with a 5311 rural public transportation agreement between the City of Show Low and the Arizona Department of Transportation. The FSC transit system is further supported by an intergovernmental agreement with the Town of Pinetop-Lakeside that provides 50% of the local match. The Four Seasons Connection continues to operate Monday through Saturday, serving the public transportation needs for Show Low, Pinetop-Lakeside and the White Mountain Apache Tribe. During its first year of operation, annual boardings totaled 2,600; in FFY 2025, boardings totaled 77,817. The city continues to partner with a variety of community agencies to make public transit available to their clients and the Senior Bus Pass Program sponsored by the Area Agency on Aging, provides free public transit to seniors 60+.

In 2009, the White Mountain Connection (WMC) commuter bus service was added. Intergovernmental agreements were established with Navajo County, and the towns and colleges served by this service. WMC operates Monday through Friday, making 3 round trips that connect Show Low, Pinetop-Lakeside, Taylor, Snowflake, Navajo County Government offices, Northland Pioneer College-Painted Desert Campus, and the city of Holbrook. The WMC bus also connects with Greyhound Bus Lines in Holbrook thereby providing transportation outside the WMC service area. Annual WMC boardings in FFY 2025 totaled 6,956.

The FSC and WMC transit lines deliver reliable public transportation to a broad service area in Southern Navajo County. The City and its transit partners actively strive to promote regional coordination and cost-sharing for a reliable and inexpensive transit service that provides connectivity beyond local boundaries. Our transit system provides an opportunity for all population groups within our community to have safe, dependable and affordable transportation access to major commercial, medical, government and recreation centers throughout our service area.

What type of program fund(s) did you apply for?

- ☐ 5310
☒ 5311
☐ Other (please explain) _____

Type of Funding Requests? (Check all that apply)

- ☐ Vehicle Funds
☒ Operating Funds
☒ Other (please explain) Administration and Capital Improvements

Is your agency receiving direct funds from FTA?

- ☐ If yes, please attach a copy of your FTA letter of approval of Title VI Plan.
☒ No

City of Show Low
Federal Transit Authority – Section 5311
ADA Policy

It is the policy of the City of Show Low to abide by all provisions of the Americans with Disabilities Act (ADA) of 1990 and Section 504 of the Rehabilitation Act of 1973, as amended, including all programs, services, activities, operations and relationships with—and accommodations/modifications of—employees, client-customers, and the general public, including but not limited to those stated below.

The Americans with Disabilities Act of 1990 (ADA) requires that individuals with disabilities receive the same level of service as non-disabled individuals. Services that are “separate but equal” are not acceptable (i.e. all individuals using wheelchairs on one bus and everyone else on another bus). Section 504 prohibits discrimination based on disability in any program or activity receiving Federal financial assistance.

The City of Show maintains all federally funded vehicles, equipment and facilities in good operating condition to ensure accessibility by individuals with disabilities and the general riding public. ADA accessibility features are repaired promptly if they are damaged or out of order. The city has established, through its contracting agency, a system of regular and frequent maintenance checks of lifts sufficient to determine if they are operative.

Specific transportation provisions of the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act of 1973, as amended, include but are not limited to the following requirements:

Equivalent Service: As required by the Americans with Disabilities Act (ADA), the City of Show Low has a sufficient number of wheelchair accessible vehicles in our fleet to ensure that individuals needing an accessible vehicle have equivalent access to public transit as ambulatory individuals.

Maintenance of Accessible Features on Vehicles: As required by the ADA, the accessible features on our vehicles are maintained in an operative condition so that individuals needing these features receive equivalent service to individuals not needing those features. Faulty accessibility features are immediately reported by drivers and repaired promptly.

Transporting and securing wheelchairs: A wheelchair is a mobility aid belonging to any class of three- or more-wheeled devices, usable indoors, designed or modified for, and used by individuals with mobility impairments, whether operated manually or powered. The City of Show Low will transport passengers with wheelchairs, even in circumstances when the wheelchair cannot be secured to the driver’s satisfaction, unless the wheelchair exceeds the size or weight capacity of the wheelchair lift or ramp.

Adequate time for Vehicle Boarding and Disembarking: As required by ADA, the City of Show Low provides adequate time to board and disembark the bus for individuals with disabilities.

Use of Portable Oxygen/Respirator Equipment: As required by the ADA, individuals using public transit may bring respirator, portable oxygen equipment, and/or other life support equipment on board as long as they do not violate the law or rules relating to the transportation of hazardous materials. All equipment must be small enough to fit into the vehicle safely and without obstructing the aisle and/or blocking emergency exits. Passengers must secure the equipment by means such as carrying the equipment using a shoulder strap or securing the equipment to a wheelchair or a seat.

Service Animals: As required by the ADA, any guide dog, signal dogs, or other animal individually trained to work or perform tasks for the benefit of an individual with a disability, including but not limited to, guiding individuals with impaired vision or alerting individuals with impaired hearing, have access to our vehicles. All service animals must be kept under the control of their owner at all times and abide by local animal safety regulations.

Training in Wheelchair Securement, Sensitivity to Passengers: As required by the ADA, the City of Show Low requires its contract agent to train personnel to operate vehicles and equipment safely, assist passengers properly, and treat individuals with disabilities who use the service in a respectful and courteous way. A “Certified Trainer” in Passenger Assistance Safety and Security (P.A.S.S.) provides training to personnel prior to being released to drive for the City of Show Low.

Driver use of, and assistance with, Accessibility Equipment: As required by the ADA, the City of Show Low requires its contract agent personnel to make use of all available accessibility equipment when needed and provide a reasonable level of assistance to passengers as necessary and upon request with lifts, ramps, and securement devices.

ADA complaints: The City of Show Low does not discriminate related to customer service and complaints including those associated with ADA regulations. Such complaints are handled in accordance with the procedures outlined in this Implementation Plan. Complaint documentation is maintained on file for one year and ADA-related service complaint logs are kept on file for five years, per USDOT regulations.

Contact: Lisa Robertson, Transit Manager at 928-532-4097 or lrobertson@showlowaz.gov.

Non Discrimination Notice to the Public

Notifying the Public of Rights Under Title VI and ADA CITY OF SHOW LOW

CITY OF SHOW LOW operates its programs and services without regard to race, color, national origin or disability in accordance with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990 (ADA). Any person who believes she or he has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with the CITY OF SHOW LOW.

For more information on the CITY OF SHOW LOW's civil rights program, and the procedures to file a complaint, contact **Lisa Robertson, Grants & Transit Manager, 928-532-4097; email lrobertson@showlowaz.gov**; or visit our administrative office at **180 N. 9th Street, Show Low, AZ 85901**. For more information, visit **showlowaz.gov**.

Complaints may be filed directly with the Arizona Department of Transportation (ADOT) **Civil Rights Office**. ATTN: Title VI Program Coordinator, 1801 W. Jefferson St. MD154A, Ste. 101, Phoenix, AZ 85007 or with the Federal Transit Administration (FTA). ATTN: Title VI Program Coordinator, 1200 New Jersey Ave., SE Washington DC 20590

If information is needed in another language, contact **928-532-4014**. *Para información en Español llame: **Greg Westover, Police Chief, City of Show Low**.

Non Discrimination Notice to the Public - Spanish

Aviso Público Sobre los Derechos Bajo el Título VI Y ADA CITY OF SHOW LOW

CITY OF SHOW LOW (y sus subcontratistas, si cualquiera) asegura cumplir con el Título VI de la Ley de los Derechos Civiles de 1964, Sección 504 de la Ley de Rehabilitación de 1973 y La Ley de ciudadanos Americanos con Discapacidades de 1990 (ADA). El nivel y la calidad de servicios de transporte serán proveídos sin consideración a su raza, color, país de origen, o discapacidad.

Para obtener más información sobre el programa de Derechos Civiles de **CITY OF SHOW LOW**, y los procedimientos para presentar una queja, contacte **Lisa Robertson, Grants & Transit Manager 928-532-4097**, o visite nuestra oficina administrativa en **180 N. 9th Street, Show Low, AZ 85901**. Para obtener más información, visite **showlowaz.gov**

Una queja puede ser presentada con la oficina de Derechos Civiles del Departamento de Transporte de Arizona (**ADOT**). Atención: Title VI Program Manager, 1801 W. Jefferson St. MD154A, Ste. 101, Phoenix, AZ 85007 o con la Administración Federal de Transporte (**FTA**). Atención: Title VI Coordinator, 1200 New Jersey Ave., SE Washington DC 20590.

The above notices are posted in the following locations: **Show Low City Hall; Show Low Public Library; Show Low Aquatics Center; Show Low website @ showlowaz.gov; Show Low Bus Barn**

This notice is posted online at **showlowaz.gov**

Non Discrimination ADA/Title VI Complaint Procedures

These procedures provide guidance for all complaints filed under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990 (ADA) as they relate to any program or activity that is administered by **CITY OF SHOW LOW** including consultants, contractors and vendors. Intimidation or retaliation as a result of a complaint is prohibited by law. In addition to these procedures, complainants reserve the right to file a formal complaint with other State or Federal agencies or to seek private counsel for complaints alleging discrimination. Every effort will be made to resolve complaints at the lowest possible level.

- (1) Any person who believes he and/or she has been discriminated against on the basis of race, color, national origin, or disability may file a Discrimination complaint by completing and submitting the agency's Title VI Complaint Form.
- (2) Formal complaints must be filed within **180** calendar days of the last date of the alleged act of discrimination or the date when the alleged discrimination became known to the complainant(s), or where there has been a continuing course of conduct, the date on which the conduct was discontinued or the latest instance of the conduct.
- (3) Complaints must be in writing and signed by the complainant(s) and must include the complainant(s) name, address and phone number. The ADA/Title VI contact person will assist the complainant with documenting the issues if necessary.
- (4) Allegations received by fax or e-mail will be acknowledged and processed, once the identity of the complainant(s) and the intent to proceed with the complaint have been established. For this, the complainant is required to mail a signed, original copy of the fax or email transmittal for the complaint to be processed.
- (5) Allegations received by telephone will be reduced to writing and provided to the complainant for confirmation or revision before processing. A complaint form will be forwarded to the complainant for him/her to complete, sign and return for processing.
- (6) Once submitted **CITY OF SHOW LOW** will review the complaint form to determine jurisdiction. All complaints will receive an acknowledgement letter informing her/him whether the complaint will be investigated by the **CITY OF SHOW LOW** or submitted to the State or Federal authority for guidance.

- (7) **CITY OF SHOW LOW** will notify the ADOT Civil Rights Office of ALL Discrimination complaints within 72 hours via telephone at 602-712-8946; or email at civilrightsoffice@azdot.gov.
- (8) **CITY OF SHOW LOW** has **5** business days to investigate the complaint. If more information is needed to resolve the case, the Authority may contact the complainant. The complainant has 5 business days from the date of the letter to send requested information to the investigator assigned to the case. If the investigator is not contacted by the complainant or does not receive the additional information within 5 business days, the Authority can administratively close the case. A case can be administratively closed also if the complainant no longer wishes to pursue their case.
- (9) After the investigator reviews the complaint, she/he will issue one of two letters to the complainant: a closure letter or a letter of finding (LOF). A closure letter summarizes the allegations and states that there was not a Discrimination violation and that the case will be closed. An LOF summarizes the allegations and the interviews regarding the alleged incident, and explains whether any disciplinary action, additional training of the staff members or other action will occur.
- (10) A copy of either the closure letter or LOF must also be submitted to ADOT within 72 hours of that decision. Letters may be submitted by hard copy or email.
- (11) A complainant dissatisfied with **CITY OF SHOW LOW** decision may file a complaint with the Arizona Department of Transportation (**ADOT**) or the Federal Transit Administration (**FTA**) offices of Civil Rights: **ADOT**: ATTN ADA/Title VI Program Coordinator 206 S. 17TH Ave MD 155A RM: 183 Phoenix AZ, 85007 **FTA**: Attention Title VI Program Coordinator, East Building, 5th Floor-TCR 1200 New Jersey Ave., SE Washington DC 20590
- (12) A copy of these procedures can be found online at: showlowaz.gov.

*If information is needed in another language, contact 928-532-4014. *Para información en Español llame: Greg Westover, Police Chief, City of Show Low.*

Discrimination ADA/Title VI Complaint Form

Section I:		
Name:		
Address:		
Telephone (Home):	Telephone (Work):	
Electronic Mail Address:		
Accessible Format Requirements?	☐ Large Print	☐ Audio Tape
	☐ TDD	☐ Other
Section II:		
Are you filing this complaint on your own behalf?	☐ Yes*	☐ No
<i>*If you answered "yes" to this question, go to Section III.</i>		
If not, please supply the name and relationship of the person for whom you are complaining.		
Please explain why you have filed for a third party:		
Please confirm that you have obtained the permission of the aggrieved party if you are filing on behalf of a third party.	☐ Yes	☐ No
Section III:		
I believe the discrimination I experienced was based on (check all that apply):		
☐ Race ☐ Color ☐ National Origin ☐ Disability		
Date of Alleged Discrimination (Month, Day, Year): _____		
Explain as clearly as possible what happened and why you believe you were discriminated against. Describe all persons who were involved. Include the name and contact information of the person(s) who discriminated against you (if known) as well as names and contact information of any witnesses. If more space is needed, please use the back of this form.		
_____ _____ _____		
Section VI:		
Have you previously filed a Discrimination Complaint with this agency?	☐ Yes	☐ No

If yes, please provide any reference information regarding your previous complaint. _____ _____
Section V: Have you filed this complaint with any other Federal, State, or local agency, or with any Federal or State court? ☐ Yes ☐ No If yes, check all that apply: ☐ Federal Agency: _____ ☐ Federal Court: _____ ☐ State Agency: _____ ☐ State Court : _____ ☐ Local Agency: _____
Please provide information about a contact person at the agency/court where the complaint was filed. Name: _____ Title: _____ Agency: _____ Address: _____ Telephone: _____
Section VI: Name of agency complaint is against: _____ Name of person complaint is against: _____ Title: _____ Location: _____ Telephone Number (if available): _____

You may attach any written materials or other information that you think is relevant to your complaint.
Your signature and date are **required** below:

_____	_____
Signature	Date

Please submit this form in person at the address below, or mail this form to:

CITY OF SHOW LOW
Lisa Robertson, Grants & Transit Manager
180 N. 9th Street, Show Low, AZ 85901
928-532-4097
lrobertson@showlowaz.gov

A copy of this form can be found online at **showlowaz.gov**

Discrimination ADA/Title VI Investigations, Complaints, and Lawsuits

If no investigations, lawsuits, or complaints were filed select the option below.

☒ CITY OF SHOW LOW has not had any ADA nor Title VI Discrimination complaints, investigations, or lawsuits in 2024-2025

Complainant	Date (Month, Day, Year)	Basis of Complaint (Race, Color, National Origin or Disability)	Summary of Allegation	Status	Action(s) Taken	Final Findings?
Investigations						
1)						
2)						
Lawsuits						
1)						
2)						
Complaints						
1)						
2)						

Public Participation Plan

CITY OF SHOW LOW is engaging the public in its planning and decision-making processes, as well as its marketing and outreach activities. The public will be invited to participate in the process whether through public meetings or surveys.

As an agency receiving federal financial assistance, **CITY OF SHOW LOW** made the following community outreach efforts and activities to engage minority and Limited English Proficient populations since the last Title VI Plan submittal to ADOT CRO.

- ☒ Added the Transportation Rider's Guide and the Title VI Implementation Plan on the city website which provides ridership information and other important city affairs in English and Spanish.
- ☒ Posted the Nondiscrimination Public Notices to the following locations:
 - ☒ Within transportation vehicles
 - ☒ Lobby of Show Low City Hall
 - ☒ Show Low Public Library
 - ☒ Show Low Aquatic Recreational Center
- ☒ Updated the Transit Rider's Guide and Schedule and printed in both English and Spanish.
- ☒ List other: Rider Satisfaction Surveys; Regional Transit Planning Meetings; KIDS Rock Day

CITY OF SHOW LOW will make the following community outreach efforts for the **upcoming year**:

- ☒ Prominently display a Public Bus button on the city's website homepage that contains public transit information, route schedules, and fare details.
- ☒ Post the Nondiscrimination Public Notices in the following locations:
 - ☒ Within transportation vehicles
 - ☒ Lobby of Show Low City Hall
 - ☒ City Aquatic Center
 - ☒ Show Low City Library
- ☒ Partner with other County municipalities and educational institutions to promote utilization of local public transit.
- ☒ Host quarterly Transit Advisory Committee meetings.
- ☒ Utilize the Show Low Public Information Office to market transit activities and weather related schedule disruptions.
- ☒ List other Rider Satisfaction Surveys; Regional Transit Planning Meetings hosted by NACOG; KIDS Rock Day at Niklaus Elementary School

Limited English Proficiency Plan

CITY OF SHOW LOW has developed the following Language Access Plan (LAP) to help identify reasonable steps to provide language assistance for LAP persons seeking meaningful access to CITY OF SHOW LOW services as required by Executive Order 13166. A Limited English Proficiency person is one who does not speak English as their primary language and who has a limited ability to read, speak, write, or understand English.

This plan details procedures on how to identify a person who may need language assistance, the ways in which assistance may be provided, training staff, notification to LAP people that assistance is available, and information for future updates. In developing the plan while determining the CITY OF SHOW LOW's extent of obligation to provide LAP services, the CITY OF SHOW LOW undertook a U.S. Department of Transportation four-factor LAP analysis which considers the following:

- 1) The number or proportion of LAP persons eligible in the CITY OF SHOW LOW service area who may be served or likely to encounter by CITY OF SHOW LOW program, activities, or services:

Service Area Demographic Chart

The following demographic information was obtained from the U.S. Census Bureau, American Fact Finder, LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH FOR THE POPULATION 5 YEARS AND OVER – 2022 – C16001 Estimates Detailed Tables

LANGUAGE SPOKEN AT HOME BY ABILITY TO SPEAK ENGLISH FOR THE POPULATION 5 YEARS AND OVER					
	Show Low	Pinetop	Taylor	Snowflake	Holbrook
Population (over 5 years)	10,949	3,980	3,631	5,716	4,611
Speak Only English	91%	88%	89%	93%	70%
Limited English Speaking	9%	12%	11%	7%	30%

Table: C16001 - 2022

	Holbrook city, Arizona	Pinetop-Lakeside town, Arizona	Show Low city, Arizona	Snowflake town, Arizona	Taylor town, Arizona
label	Estimate	Estimate	Estimate	Estimate	Estimate
Total:	4,611	3,980	10,949	5,716	3,631
Speak only English	3,208	3,492	9,966	5,307	3,247
Spanish:	567	319	824	330	291
Speak English "very well"	477	263	710	289	256
Speak English less than "very well"	90	56	114	41	35
French, Haitian, or Cajun:	0	0	25	0	0
Speak English "very well"	0	0	16	0	0
Speak English less than "very well"	0	0	9	0	0
German or other West Germanic					

languages:	38	27	14	0	0
Speak English "very well"	38	27	14	0	0
Speak English less than "very well"	0	0	0	0	0
Russian, Polish, or other Slavic languages:	6	107	11	0	0
Speak English "very well"	4	46	11	0	0
Speak English less than "very well"	2	61	0	0	0
Other Indo-European languages:	0	1	0	0	45
Speak English "very well"	0	0	0	0	45
Speak English less than "very well"	0	1	0	0	0
Chinese (incl. Mandarin, Cantonese):	30	0	0	0	0
Speak English "very well"	30	0	0	0	0
Tagalog (incl. Filipino):	0	0	82	0	0
Speak English "very well"	0	0	64	0	0
Speak English less than "very well"	0	0	18	0	0
Other and unspecified languages:	762	34	27	79	48
Speak English "very well"	590	34	7	58	48
Speak English less than "very well"	172	0	20	21	0

- 2) The frequency with which LAP individuals come in contact with CITY OF SHOW LOW services. The general public comes in contact with city staff on an infrequent basis. All residents and visitors are welcome to attend City Council and public meetings. To facilitate public participation, the City of Show Low provides all citizen information on the city website in both English and Spanish and social media. City website: www.showlowaz.gov
- 3) The nature and importance of the program, activities or services provided by the CITY OF SHOW LOW to the LAP population. Public transit and transportation planning are vital to a community and directly affect the lives of those living in the service area. Bus schedules and rider information are posted on the city website and are easily translated into Spanish using the translation feature provided. The city website provides regular updates on community projects and events of interest to citizens and visitors, alike.
- 4) The resources available to CITY OF SHOW LOW and overall costs to provide LAP assistance. A brief description of these considerations is provided in the following section.
The City of Show Low offers competent, individualized bilingual services free of charge to the general public during normal business hours. The City of Show Low website provides Title VI information to the general public in both English and Spanish that includes Notice to the Public, Title VI Complaint Procedures and Complaint Form.

CITY OF SHOW LOW will make every effort to provide vital information to LAP individuals in the language requested.

Safe Harbor Provision for written translations

CITY OF SHOW LOW complies with the Safe Harbor Provision, as evidenced by the number of documents available in the Spanish language. With respect to Title VI information, the following shall be made available in Spanish:

- (1) Non Discrimination Notice
- (2) Discrimination Complaint Procedures
- (3) Discrimination Complaint Form

In addition, we will conduct our marketing (including using translated materials) in a manner that best reaches area LAP individuals. Outreach includes the following:

- (1) Notices of free language assistance for persons with LAP
- (2) Notice of Non-Discrimination and Reasonable Accommodation
- (3) Outreach Materials
- (4) Bus Schedules
- (5) Route Changes
- (6) Public Hearings

1) **CITY OF SHOW LOW** provides language assistance services through the below methods:

- ☒ The city offers bilingual staff at City Hall to assist LAP callers and visitors with questions or assistance. Due to the volume of visitors to City Hall, customer service staff and other **CITY OF SHOW LOW** staff who regularly take phone calls from the general public are knowledgeable on how to respond to an LAP caller or visitor.
- ☒ Instructions are provided to vehicle operators, station managers, and others who regularly interact with the public on how to respond to an LAP customer.
- ☒ Bilingual versions of the following documents are available to LAP persons:
- ☒ The transit Rider's Guides
- ☒ A wide range of forms, zoning ordinances, permits and other community information and even are available in English and Spanish on the city's website at www.showlowaz.gov.

2) **CITY OF SHOW LOW** has a process to ensure the competency of interpreters and translation service through the following methods:

CITY OF SHOW LOW will ask the interpreter or translator to demonstrate that he or she can communicate or translate information accurately in both English and Spanish. **CITY OF SHOW LOW** will instruct the interpreter or translator that he or she should not deviate into a role as counselor, legal advisor, or any other role aside from interpreting or translator. **CITY OF SHOW LOW** will ask the interpreter or translator to attest that he or she does not have a conflict of interest on the issues that they would be providing interpretation services.

3) **CITY OF SHOW LOW** provides notice to LAP persons about the availability of language assistance through the following methods:

- ☒ Posting signs in intake areas and other points of entry
- ☒ Statements in outreach documents that language services are available on the city website.
- ☒ Working with community-based organizations and other stakeholders to inform LAP individuals of the Recipients' services, including the availability of language assistance services

- ☒ Announcements at community meetings
- ☒ Signs and handouts available in vehicles and at stations
- ☒ Agency websites

4) **CITY OF SHOW LOW** monitors, evaluates and updates the LAP plan through the following process:

CITY OF SHOW LOW will monitor the LAP plan by conducting an informal, annual Four-Factor analysis, establishing a process to obtain feedback from internal staff and members of the public and conducting internal evaluations to determine whether the language assistance measures are working for staff. **CITY OF SHOW LOW** will make changes to the language assistance plan based on ADOT and Civil Rights recommendations and mandates. **CITY OF SHOW LOW** may take into account the cost of proposed changes and available resources. Depending on the aforementioned evaluation, **CITY OF SHOW LOW** may choose to disseminate more widely those language assistance measures that are particularly effective or modify or eliminate those measures that have not been effective. **CITY OF SHOW LOW** will consider new language assistance needs when expanding transit service into areas with high concentrations of LAP persons and will consider modifying the implementation plan to provide language assistance measures to areas not previously served by the agency.

5) **CITY OF SHOW LOW** makes city staff aware of their obligations to provide meaningful access to information and services for LAP persons. **CITY OF SHOW LOW** will implement processes for training of staff through the following procedures:

CITY OF SHOW LOW staff in all city departments come into contact with LAP persons as well as management staff that have frequent contact with LAP persons. Staff assist LAP persons in locating the information they need on the city website or referring them to a bilingual staff member for assistance. **CITY OF SHOW LOW** has implemented mandatory Title VI training through the Vector Training Modules for all city staff. **CITY OF SHOW LOW** will include this training as part of the orientation for new employees and existing employees, especially managers and those who work with the public, and may periodically require re-training to keep up-to-date on their responsibilities under the Title VI Implementation Plan.

CITY OF SHOW LOW staff training includes:

- A summary of the **CITY OF SHOW LOW** responsibilities under the Civil Rights Act;
- Strategies for compliance with non-discriminatory practices;
- An overview of Title VI legislation, coordination and enforcement guidelines;
- Non-Discrimination Notice, Procedures and Form in both English and Spanish available on the Show Low website.

Non-elected Committees Membership Table

Subrecipients who select the membership of transit-related, non-elected planning boards, advisory councils, or committees must provide a table depicting the membership of those organizations broken down by race. Subrecipients also must include a description of the efforts made to encourage participation of minorities on these boards, councils, and committees.

☒ **CITY OF SHOW LOW** does not select the membership of any transit-related committees, planning boards, or advisory councils.

BODY	CAUCASIAN	HISPANIC	AFRICAN AMERICAN	ASIAN AMERICAN	NATIVE AMERICAN	TWO OR MORE
Transit Advisory Committee	14	1	0	0	0	0

Subrecipients who select the membership of transit-related, non-elected planning boards, advisory councils, or committees must provide a table depicting the membership of those organizations broken down by race. Subrecipients also must include a description of the efforts made to encourage participation of minorities on these boards, councils, and committees.

Efforts to Encourage Minority Participation

To encourage participation on its board, committees, and councils, the City of Show Low will make every effort to encourage minority participation on the boards. Efforts shall include:

- Social Media
- City of Show Low website
- Transit Advisory Council member outreach

Monitoring for Subrecipient Title VI Compliance

Describe how you monitor your subrecipients. This can be through site visits, submissions of Title VI Plans annually, or training and surveys.

☒ CITY OF SHOW LOW does not have subrecipients and thus does not monitor subrecipients for Title VI compliance.

Title VI Equity Analysis

A subrecipient planning to acquire land to construct certain types of facilities must not discriminate on the basis of race, color, or national origin, against persons who may, as a result of the construction, be displaced from their homes or businesses. "Facilities" in this context does not include transit stations or bus shelters, but instead refers to storage facilities, maintenance facilities, and operation centers.

There are many steps involved in the planning process prior to the actual construction of a facility. It is during these planning phases that attention needs to be paid to equity and non-discrimination through equity analysis. The Title VI Equity Analysis must be done before the selection of the preferred site.

Note: Even if facility construction is financed with non-FTA funds, if the subrecipient organization receives any FTA dollars, it must comply with this requirement.

☒ **CITY OF SHOW LOW** has no current or anticipated plans to develop new transit facilities covered by these requirements.

Fixed Route Transit Provider Analysis

Fixed Route: Public transit service (other than by aircraft) provided on a repetitive, fixed-schedule basis along a specific route, with vehicles stopping to pick up passengers. A subrecipient providing fixed route service, as defined above, must determine the distribution of transit amenities or the vehicle assignments for each mode in a non-discriminatory manner. The subrecipient must develop policies to ensure service is not distributed on the basis of race, color, or national origin. Effective practices to fulfill the Service Standards requirements include developing written policies covering each of the following service indicators: (can be expressed in writing or in table format – see Circular Appendix G & H pp. 87-91)

1) Vehicle Load for Each Mode

The Four Seasons Connection (FSC) bus line operates on a repetitive, fixed-schedule basis along a defined route in Pinetop-Lakeside and Show Low. Buses operating the Four Seasons Connection have a maximum passenger capacity of 22 with capacity for two wheelchairs.

2) Vehicle Headway for Each Mode

Headway for FSC is 60 minutes with deviation services offered to the general public up to a 3/4 mile from the fixed route.

3) On Time Performance for Each Mode

The Four Seasons Connection bus maintains an on-time pull out performance rate of 100% and buses consistently operate on-time throughout the day during normal road conditions. At an elevation of 6300 feet, snow and ice conditions in the White Mountains are prevalent during winter months and delays do occur at this time of year; however, the safety of our passengers and drivers is never compromised. FSC defines “on-time” route performance as 0-10 minutes to allow sufficient time for bus drivers to safely facilitate wheelchair boarding’s.

4) Service Availability for Each Mode:

The FSC bus operates Monday through Saturday from 6:30 AM to 6:30 PM. The last pickup is 5:30 PM. Buses do not run on Thanksgiving Day, Christmas Day and New Year’s Day. FSC offers deviation services to the general public within ¾ miles of the designated route if road conditions and accessibility are not a safety hazard.

The White Mountain Connection commuter bus (WMC) operates Monday through Friday from 6:30 AM to 6:30 PM. The bus does not run on Thanksgiving Day, Christmas Day and New Year’s Day. The WMC makes 3 round trips per day from Pinetop to Holbrook, connecting with the FSC buses at the transfer station in Show Low before each trip to Holbrook.

5) Transit amenities for each mode

Shelters are provided at all stops, where permitted. Some Four Seasons Connection bus stops are located on private property and require owner consent and/or recorded easement for the construction of a covered shelter. All shelters are wheelchair accessible and include waste receptacles, route schedules and bus stop signage.

6) **Vehicle assignments for each mode**

The Four Seasons Connection operates two buses, Monday through Saturday. With a total fleet of 4 buses, vehicles are alternated throughout the week to maximize their useful life. Buses are serviced and inspected every 5,000 miles to ensure their safety, longevity and reliability.

Board Approval for the Title VI Plan

***(INSERT A COPY OF THE BOARD MEETING MINUTES AFTER
CONDITIONAL CRO APPROVAL. BOARD MINUTES MUST BE FOR THE
YEAR OF THE GRANT APPLICATION CYCLE)**

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Woolford Subdivision Roadway Improvements, City of Show Low Project No. 5002531 (Chris Reid)

RECOMMENDATION

I **MOVE** to accept the construction of the Woolford Subdivision Roadway Improvements, City of Show Low Project No. 5002531, completed by Western Grade, LLC, for a final project cost of \$353,694.39, release the retainage, and initiate the two-year warranty period.

BACKGROUND

At the April 7, 2026 City Council meeting, a construction contract for the Woolford Subdivision Roadway Improvements was awarded to Western Grade, LLC for an amount not to exceed \$390,256.09. The scope of work included the furnishing of all labor, materials and incidental work as required to pulverize/remove approximately 5,000 square yards of existing asphalt roadway, prepare and compact existing subgrade, install new, three-inch thick asphalt pavement, re-establish roadway shoulders, and adjust water valves and manholes to finish grade.

The project has been completed for a total cost of \$353,694.39.

Staff recommends accepting construction of the Woolford Subdivision Roadway Improvements, City of Show Low Project No. 5002531, completed by Western Grade, LLC, for a final project cost of \$353,694.39, releasing the retainage, and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$353,694.39

Funding source (account no.): Woolford Subdivision (12-500-495-7310-0000/5002531)

MTG DATE: 8/11/2026
ITEM: 7.C

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of 36th Drive Curb, City of Show Low Project No. 5002653 (Chris Reid)

RECOMMENDATION

I **MOVE** to accept the construction of the 36th Drive Curb project, City of Show Low Project No. 5002653, completed by Jud Co, LLC, for a total project cost of \$411,833.56, release the retainage, and initiate the two-year warranty period.

BACKGROUND

At the April 7, 2026 City Council meeting, a construction contract for the 36th Drive Curb project was awarded to Jud Co, LLC for an amount not to exceed \$415,950. The scope of the work included the furnishing of all labor, materials and incidental work as required to construct new curbs and gutters, grading, road widening, utility relocation, and related improvements.

The project has been completed with a total cost of \$411,833.56.

Staff recommends accepting the construction of the 36th Drive Curb project, City of Show Low Project No. 5002653, completed by Jud Co, LLC for a total project cost of \$411,833.56, releasing the retainage, and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$411,833.56

Funding source (account no.): 36th Drive Curb (12-500-495-7310-0000/5002653)

MTG DATE: 8/11/2026
ITEM: 7.D

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Downtown Parking Lot Restroom, City of Show Low Project No. 4452507 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to accept the construction of the Downtown Parking Lot Restroom, City of Show Low Project No. 4452507, completed LD&B, LLC for a total project cost of \$157,500, release the final payment, and initiate the two-year warranty period.

BACKGROUND

At the March 24, 2026 City Council meeting, a construction contract was awarded to LD&B, LLC for \$157,500 for the construction of the Downtown Parking Lot Restroom. The project scope included the construction of a restroom facility that included three ADA-accessible restrooms and a storage room in a single building. The building is approximately 28 feet by 13 feet and 373 square feet in area. This work took place adjacent to the downtown parking lot located at 180 North 11th Street.

The restroom has been constructed for a final cost of \$157,500.

Staff recommends accepting the construction of the Downtown Parking Lot Restroom, City of Show Low Project No. 4452507, completed LD&B, LLC for a total project cost of \$157,500, releasing the final payment, and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$157,500

Funding source (account no.): Downtown Parking Lot Restroom (11-445-495-7310-2507/4452507) \$150,000.00 & SL Lake Spillway Restroom & Util (11-445-495-7310-2308/4552308) \$8,000.00

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Cooperative Purchasing Agreement with the City of Mesa for Industrial Plumbing Supplies (Rick Austin)

RECOMMENDATION

I **MOVE** to approve the cooperative purchasing agreement with the City of Mesa for the purchase of industrial plumbing supplies from Core & Main, LP and authorize the City Manager or designee to sign all documents necessary to complete the agreement

BACKGROUND

The City from time to time has entered into cooperative purchasing agreements when it is to the benefit of the City to purchase goods or services that are not readily available in the area and for which we can obtain reduced prices due to the volume pricing obtained by other entities. This entity has already complied with state statutes and the bidding process. Per the City's purchasing policy approved by Council, any county, state or national approved purchasing contracts shall be approved by the City Council.

City staff would like to utilize the City of Mesa's Agreement Pursuant to Solicitation to purchase industrial plumbing supplies from Core & Main, LP.

City staff reviews the prices to make sure they are competitive and the best price for the City. City staff recommends approving this cooperative purchasing agreement with the City of Mesa and authorizing the City Manager or designee to sign any documents necessary to complete the agreement.

ATTACHMENTS

1. Core Main Contract
2. Amendment 1
3. Axia Cooperative Website
4. Core & Main + Axia

FISCAL IMPACT

N/A



AGREEMENT PURSUANT TO SOLICITATION

**CITY OF MESA AGREEMENT NUMBER 2025165
INDUSTRIAL PLUMBING SUPPLIES**

CITY OF MESA, Arizona (“City”)

Department Name	City of Mesa – Purchasing Division
Mailing Address	P.O. Box 1466
	Mesa, AZ 85211-1466
Delivery Address	20 East Main St, Suite 450
	Mesa, AZ 85201
Attention	Ted Stallings Procurement Officer II
E-Mail	Ted.Stallings@MesaAZ.org
Phone	(480) 644-2815

AND

CORE & MAIN LP, (“Contractor”)

Mailing Address	1410 West Harvard Avenue
	Gilbert, AZ 85040
Remit to Address	Post Office Box 38330
	St. Louis, MO 63149
Attention	Geoff Pope
E-Mail	Geoff.Pope@coreandmain.com
Phone	(623) 715-2751

CITY OF MESA AGREEMENT PURSUANT TO SOLICITATION

This Agreement pursuant to Solicitation ("Agreement") is entered into this 23rd day of September, 2025, by and between the City of Mesa, Arizona, an Arizona municipal corporation ("City"), and Core & Main, LP, a(n) Florida company ("Contractor"). The City and Contractor are each a "Party" to the Agreement or together are "Parties" to the Agreement.

RECITALS

- A. The City issued Solicitation number **2025165** ("Solicitation") for **INDUSTRIAL PLUMBING SUPPLIES**, to which Contractor provided a response ("Response"); and
- B. The City Selected Contractor's Response as being in the best interest of the City and wishes to engage Contractor in providing the services/materials described in the Solicitation and Response.

In consideration of the reciprocal promises contained in the Agreement, and for other valuable and good consideration, which the Parties acknowledge the receipt and sufficiency of, the Parties agree to the following Terms & Conditions.

TERMS & CONDITIONS

1. **Term**. This Agreement is for a term beginning on **23, September, 2025** and ending on **22, September, 2030**. The use of the word "Term" in the Agreement includes the aforementioned period as well as any applicable extensions or renewals in accordance with this Section 1.
 - 1.1 **Extension for Procurement Processes**. Upon the expiration of the Term of this Agreement, including any renewals permitted herein, at the City's sole discretion, this Agreement may be extended on a month-to-month basis for a maximum of six (6) months to allow for the City's procurement processes in the selection of a vendor to provide the services/materials provided under this Agreement. The City will notify the Contractor in writing of its intent to extend the Agreement at least thirty (30) calendar days before the expiration of the Term. Any extension under this Subsection 1.2 will be a continuation of the same terms and conditions as in effect immediately before the expiration of the then-current term.
2. **Scope of Work**. The Contractor will provide the necessary staff, services, and associated resources to provide the City with the services, materials, and obligations attached to this Agreement as **Exhibit A** ("Scope of Work") Contractor will be responsible for all costs and expenses incurred by Contractor that are incident to the performance of the Scope of Work unless otherwise stated in **Exhibit A**. Contractor will supply all equipment and instrumentalities necessary to perform the Scope of Work. If set forth in **Exhibit A**, the City will provide Contractor's personnel with adequate workspace and such other related facilities as may be required by Contractor to carry out the Scope of Work.

The Agreement is based on the Solicitation and Response which are hereby incorporated by reference into the Agreement as if written out and included herein. In addition to the requirements specifically set forth in the Scope of Work, the Parties acknowledge and agree that the Contractor shall perform in accordance with all terms, conditions, specifications, and other requirements set forth within the Solicitation and Response unless modified herein.

3. **Orders.** Orders are placed with the Contractor by either a: (i) Purchase Order when for a one-time purchase; (ii) Notice to Proceed, or (iii) Delivery Order off of a Master Agreement for Requirement Contract where multiple as-needed orders will be placed with the Contractor. The City may use the Internet to communicate with Contractor and to place orders as permitted under this Agreement
4. **Document Order of Precedence.** In the event of any inconsistency between the terms of the body of the Agreement, the Exhibits, the Solicitation, and Response, the language of the documents will control in the following order.
 - a. Agreement
 - b. Exhibits
 1. Mesa Standard Terms & Conditions
 2. Scope of Work
 3. Pricing
 - c. Solicitation including any addenda
 - d. Contractor Response

5. **Payment.**

5.1 **General.** Subject to the provisions of the Agreement, the City will pay Contractor the sum(s) described in **Exhibit B** ("Pricing") in consideration of Contractor's performance of the Scope of Work during the Term.

5.2 **Prices.** All pricing shall be firm for the Term and all extensions or renewals of the Term except where otherwise provided in this Agreement and include all costs of the Contractor providing the materials/service including transportation, insurance, and warranty costs. No fuel surcharges will be accepted unless allowed in this Agreement. The City shall not be invoiced at prices higher than those stated in the Agreement.

The Contractor further agrees that any reductions in the price of the materials or services covered by this Agreement will apply to the undelivered balance. The Contractor shall promptly notify the City of such price reductions.

No price modifications will be accepted without proper request by the Contractor and response by the City's Purchasing Division.

5.3 **Price Adjustment.**

Any requests for reasonable price adjustments must be submitted in accordance with this Section 5.3. Requests for adjustment in the cost of labor and/or materials must be supported by appropriate documentation. There is no guarantee the City will accept a price adjustment therefore Contractor should be prepared for the Pricing to be firm over the Term of the Agreement. The City is only willing to entertain price adjustments based on an increase to Contractor's actual expenses or other reasonable adjustments in providing the services/materials under the Agreement. If the City agrees to the adjusted price terms, the City shall issue written approval of the change.

Products - During the ninety (90) to sixty (60) day period before annual anniversary date of the Agreement, the Contractor may submit a written request to the City to allow an increase to the prices in an amount not to exceed the twelve (12) month change in the **Consumer Price Index for All Urban Consumers** (CPI-U), US City Average, All Items, Not Seasonally Adjusted as published by the U.S. Department of Labor, Bureau of Labor Statistics (<http://www.bls.gov/cpi/home.htm>) and/or annual price increase from manufacture(s). The City shall review the request for adjustment and respond in writing; such response and approval shall not be unreasonably withheld.

Services (Price Sheet, National Tab) – Every six months (6), the Contractor may submit a written request to the City to allow an increase to the prices in an amount not to exceed the twelve (12) month change in the **Consumer Price Index for All Urban Consumers** (CPI-U), US City Average, All Items, Not Seasonally Adjusted as published by the U.S. Department of Labor, Bureau of Labor Statistics (<http://www.bls.gov/cpi/home.htm>) and/or annual price increase from manufacture(s). The City shall review the request for adjustment and respond in writing; such response and approval shall not be unreasonably withheld.

5.4 **Renewal and Extension Pricing.** Any extension of the Agreement will be at the same pricing as the initial Term. If the Agreement is renewed in accordance with Section 1, pricing may be adjusted for amounts other than inflation that represent actual costs to the Contractor based on the mutual agreement of the parties. The Contractor may submit a request for a price adjustment along with appropriate supporting documentation demonstrating the cost to the Contractor. Renewal prices shall be firm for the term of the renewal period and may be adjusted thereafter as outlined in the previous section. There is no guarantee the City will accept a price adjustment.

5.5 **Invoices.** Payment will be made to Contractor following the City's receipt of a properly completed invoice. No terms set forth in any invoice, purchase order, or similar document issued by Contractor will be deemed accepted by the City; the terms of the contractual relationship between the Parties are as set forth in this Agreement. Any issues regarding billing or invoicing must be directed to the City Department/Division requesting the service or material from the Contractor. A properly completed invoice should contain, at a minimum, all of the following:

- a. Contractor name, address, and contact information;
- b. City billing information;
- c. City contract number as listed on the first page of the Agreement;
- d. Invoice number and date;
- e. Payment terms;
- f. Date of service or delivery;
- g. Description of materials or services provided;
- h. If materials provided, the quantity delivered and pricing of each unit;
- i. Applicable Taxes;
- j. If applicable, mileage or travel costs; and
- k. Total amount due.

5.6 **Payment of Funds.** Contractor acknowledges the City may, at its option and where available use a Credit Card/Procurement Card to make payment for orders under the Agreement with no additional charge/fee. Otherwise, payment will be through a traditional method of a check.

5.7 **Disallowed Costs, Overpayment.** If at any time the City determines that a cost for which payment was made to Contractor is a disallowed cost, such as an overpayment or a charge for materials/service not in accordance with the Agreement, the City will notify Contractor in writing of the disallowance; such notice will state the means of correction which may be, but is not limited to, adjustment of any future claim/invoice submitted by Contractor in the amount of the disallowance, or to require repayment of the disallowed amount by Contractor. Contractor will be provided with the opportunity to respond to the notice.

6. **Insurance.**

6.1 Contractor must obtain and maintain at its expense throughout the term of Contractor's agreement, at a minimum, the types and amounts of insurance set forth in this Section 6 from insurance companies authorized to do business in the State of Arizona; the insurance must cover the materials/service to be provided by Contractor under the Agreement. For any insurance required under the Agreement, Contractor will name the City of Mesa, its agents,

representatives, officials, volunteers, officers, elected officials, and employees as additional insured, as evidenced by providing either an additional insured endorsement or proper insurance policy excerpts.

- 6.2 Nothing in this Section 6 limits Contractor's responsibility to the City. The insurance requirements herein are minimum requirements for the Agreement and in no way limit any indemnity promise(s) contained in the Agreement.
- 6.3 The City does not warrant the minimum limits contained herein are sufficient to protect Contractor and subcontractor(s) from liabilities that might arise out of performance under the Agreement by Contractor, its agents, representatives, employees, or subcontractor(s). Contractor is encouraged to purchase additional insurance as Contractor determines may be necessary.
- 6.4 Each insurance policy required under the Agreement must be in effect at or before the execution of the Agreement and remain in effect for the term of the Agreement.
- 6.5 Before the execution of the Agreement, Contractor shall verify insurance coverage and may be asked to will provide the City with a Certificate of Insurance (using an appropriate "ACORD" or equivalent certificate) signed by the issuer with applicable endorsements. .
- 6.6 When the City requires a Certificate of Insurance to be furnished, Contractor's insurance is primary of all other sources available. When the City is a certificate holder and/or an additional insured, Contractor agrees no policy will expire, be canceled, or be materially changed to affect the coverage available without advance written notice to the City.
- 6.7 The policies required by the Agreement must contain a waiver of transfer rights of recovery (waiver of subrogation) against the City, its agents, representatives, officials, volunteers, officers, elected officials, and employees for any claims arising out of the work of Contractor.
- 6.8 All insurance certificates and applicable endorsements are subject to review and approval by the City's Risk Management Division.
- 6.9 **Types and Amounts of Insurance.** Contractor must obtain and retain throughout the term of the Agreement, at a minimum, the following:
 - 6.9.1 Worker's compensation insurance in accordance with the provisions of Arizona law. If Contractor operates with no employees, Contractor must provide the City with written proof Contractor has no employees. If employees are hired during the course of this Agreement, Contractor must procure worker's compensations in accordance with Arizona law.
 - 6.9.2 The Contractor shall maintain at all times during the term of this contract, a minimum amount of \$1 million per occurrence/\$2 million aggregate Commercial General Liability insurance, including Products and Contractual Liability. For General Liability insurance, the City of Mesa, their agents, officials, volunteers, officers, elected officials, or employees shall be named as additional insured, as evidenced by providing an additional insured endorsement.
 - 6.9.3 Automobile liability, bodily injury, and property damage with a limit of \$1 million per occurrence including owned, hired, and non-owned autos.

7. **Requirements Contract.** Contractor acknowledges and agrees the Agreement is a requirements contract; the Agreement does not guarantee any purchases will be made (minimum or maximum). Orders will only be placed when the City identifies a need and issues a purchase order or a written notice to proceed. The City reserves the right to cancel purchase orders or a notice to proceed within a reasonable period of time of issuance; any such cancellation will be in writing. Should a purchase order or notice to proceed be canceled, the City agrees to reimburse Contractor for any actual and documented costs incurred by Contractor. The City will not reimburse Contractor for any avoidable costs incurred after the receipt of cancellation including, but not limited to, lost profits, shipment of product, or performance of services.
8. **Notices.** All notices to be given pursuant to the Agreement will be delivered to the Contractor as listed on Page 1 of this Agreement. Notice will be delivered pursuant to the requirements set forth in the Mesa Standard Terms and Conditions that is attached to the Agreement as **Exhibit C**.
9. **Representations of Contractor.** To the best of Contractor's knowledge, Contractor agrees that:
 - a. Contractor has no obligations, legal or otherwise, inconsistent with the terms of the Agreement or with Contractor's undertaking of the relationship with the City;
 - b. Performance of the services called for by the Agreement do not and will not violate any applicable law, rule, regulation, or any proprietary or other right of any third party;
 - c. Contractor will not use in the performance of Contractor's responsibilities under the Agreement any proprietary information or trade secret of a former employer of its employees (other than City, if applicable); and
 - d. Contractor has not entered into and will not enter into any agreement, whether oral or written, in conflict with the Agreement.
10. **Mesa Standard Terms and Conditions.** **Exhibit C** to the Agreement is the Mesa Standard Terms and Conditions as modified by the Parties, which are incorporated by reference into the Agreement as though fully set forth herein. In the event of any inconsistency between the terms of the Agreement and the Mesa Standard Terms and Conditions, the language of the Agreement will control. The Parties or a Party are referred to as a "party" or "parties" in the Mesa Standard Terms and Conditions. The Term is referred to as the "term" in the Mesa Standard Terms and Conditions.
11. **Counterparts and Facsimile or Electronic Signatures.** This Agreement may be executed in two (2) or more counterparts, each of which will be deemed an original and all of which, taken together, will constitute one agreement. A facsimile or other electronically delivered signature to the Agreement will be deemed an original and binding upon the Party against whom enforcement is sought.
12. **Incorporation of Recitals and Exhibits.** All Recitals and Exhibits to the Agreement are hereby incorporated by reference into the Agreement as if written out and included herein. In the event of any inconsistency between the terms of the body of the Agreement and the Exhibits, the language of the Agreement will control.

Exhibits to this Agreement are the following:

- (A) Scope of Work
- (B) Pricing
- (C) Mesa Standard Terms and Conditions
- (D) Special Terms and Conditions for Federal Funds

13. **Attorneys' Fees.** The prevailing Party in any litigation arising out of the Agreement will be entitled to the recovery of its reasonable attorney's fees, court costs, and other litigation-related costs and fees from the other Party.
14. **Additional Acts.** The Parties agree to execute promptly such other documents and to perform such other acts as may be reasonably necessary to carry out the purpose and intent of the Agreement.
15. **Headings.** The headings of the Agreement are for reference only and will not limit or define the meaning of any provision of the Agreement.

By executing below, each Party acknowledges that it understands, approves, and accepts all of the terms of the Agreement and the attached exhibits.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CITY OF MESA, ARIZONA

By: Ed Quedens

Edward Quedens
Printed Name

Business Service Director
Title

1/12/26 07:46 MST
Date

CORE & MAIN LP

DocuSigned by:
By: Ogonna Hymes
94C724571CF2496...

Ogonna Hymes
Printed Name

Regional Vice President
Title

January 9, 2026
Date

REVIEWED BY:

Ted Stallings
By: _____
Ted Stallings, CPPB
Procurement Officer II

EXHIBIT A SCOPE OF WORK

1. **SCOPE OF WORK:** For the purchase of Industrial Plumbing Supplies and related services for the City of Mesa.
2. **CONTRACT TERM:** Five (5) years.
3. **COOPERATIVE PARTNER:** The City of Mesa has entered into an agreement with Axia Cooperative to facilitate the Request for Proposals (RFP) and act as the primary contracting authority for the term of the resulting contract(s). Resulting contract(s) is/are made available to other public agencies nationally for “piggybacking” through the Axia Cooperative purchasing program and authorized by various joint powers authority statutes, rules and regulations within each state and local jurisdiction.
4. **SCOPE OF PRODUCTS:** The intent of this solicitation is to establish a contract with the ability to purchase a comprehensive, wide variety of industrial plumbing supplies including but not limited to the following categories:
 - a. Plumbing – Commercial and Industrial
 - i. Clamps, Couplings, Hoses, O-Rings, Pipe, Fittings, Valves, Tubing, Service Saddles, etc.
 - b. Pumps
 - i. Air-Operated Diaphragm Pumps
 - ii. Centrifugal Pumps
 - iii. Positive Displacement Pumps
 - iv. Sump/Sewage Pumps
 - v. Water System Pumps
 - vi. Other types
 - c. Faucets, Sinks, Toilets, Urinals, etc.
 - d. Fasteners
 - i. Anchors, Bolts, Braces & Brackets, Hooks, Hydraulic Seals, Measuring Equipment, Nails, Nuts, O-Rings & O-Ring Kits, Pins, Retaining Rings, Rivets, Screws, Spacers & Standoffs, Springs, Staples, Thread Inserts, Washers.
 - e. Welding and Soldering
 - i. Abrasives, Arc Welding, Blankets, Curtains & Pads, Drill Bits, End Mills & Milling Cutters, Fume Extraction, Gas Welding, Taps & Dies, Inserts, Machine Tool Accessories, Precision.
 - f. Adhesives, Sealants and Sundries
 - i. Tape, Caulks, Concrete & Asphalt, Dispensing Guns, Glues & Cements, Putties, Tapes, Thread & Gasket Sealants. Plumbers Cement, Solder, Flux, Glue, Primer,
 - g. Backflow and Water Meters
 - i. backflow assemblies
 - ii. water meters
 - iii. rebuild kits.
 - h. Actuators
5. **ORDERING AND PRICING:** Although the City is open to alternate ordering methods, the primary methods for customers placing orders with the Contractor are the following:
 - a. Online
 - b. Email
 - c. Telephone
 - d. Fax

- e. Quotes,
- f. Storefront/Walkins

6. **REQUEST FOR QUOTES:** Contractor should respond to requests for quote(s) within 24 hours or less of request.
7. **MINIMUM ORDER:** There shall be no minimum or maximum order requirements during the term of this Contract.
8. **PRODUCT SUBSTITUTIONS:** No substitutions of alternate items for products ordered will be permitted except with the express approval from authorized City or Participating Agency personnel. Contractor shall not substitute and/or interchange a different brand or generic product or package size, other than the specific product ordered, without authorization from the City or Participating Agency. Any such authorization is granted on a per order basis and is not to be considered as justification for a Product substitution on any future orders or shipments.
9. **DELIVERY REQUIREMENTS.** The contractor agrees to deliver all products to the desktop of the ordering customer and be delivered F.O.B. destination, freight pre-paid and allowed to various locations throughout the City. Any handling fees shall also be included in the pricing. In many cases within the City, the Contractor may be asked to deliver all goods to the front counter within a given department. This is the City of Mesa requirement, and other participating agencies may have other delivery requirements.

Delivery for in stock items shall not exceed forty-eight (48) hours (within twenty-four (24) hours. is preferable)

Delivery of out-of-stock items shall not exceed ten (10) to fifteen (15) working days. Participating Agencies may have additional restrictions for a given circumstance.

Core & Main will make commercially reasonable efforts to deliver products within the times specified by the purchaser, but manufacturer's lead times vary by product and delivery of all materials cannot be guaranteed within fifteen (15) days.

10. **PRICING:**
 - a. Pricing shall be calculated as a percentage discount applied against the Offeror's proposed base pricing list (e.g., twenty-five percent (25%) off of list price, fifteen percent (15%) off of web price, etc.). The discount structure quoted by the Offeror shall be applicable during the entire term of the Contract including all applicable extensions. The prices listed on the Pricing Proposal Form MUST reflect the pricing discount structure listed on the Sample Pricing sheet contained in this solicitation.
 - b. **Catalog Adjustments:** Contractor may provide other updates to the catalog quarterly or as mutually agreed. These updates may include, but not limited to changes to content, the addition of new product, services, removal of discontinued product, updates to unit of measure, and special promotional offers.
 - c. **Product Promotions/Sales Incentives:** Contractor must communicate and make available any special product promotional sales/incentive offers to all Participating Agency Locations. All marketing and sales promotional materials must be submitted to each Participating Agency Location's Materiel Management or Strategic Sourcing Department, as determined during local implementation, for approval prior to distribution.
 - d. **Special Discounts:** At a Participating Agency's request, Contractor may offer discounts such as discounts based on large volume, sales growth, single delivery location, etc.

- e. Manufacture Direct Pricing Agreement: The City and Participating Agency may request Supplier(s) to negotiate directly with manufacturers for better pricing and or discounts, for the benefit of the City and/or each Participating Agency.
 - f. Participating Agency Customized Market Basket: Participating Agency Custom Market Basket of up to two thousand (2000) items/skus pricing should be held for a period of one (1) year, evaluation and selection of items will be mutually agreed upon by the Participating Agency and the Contractor. Contractor will support a Participating Agency, if assistance is needed to create a Customized Market Basket that brings greatest value.
 - g. Volatile Product Price Increases: For any Custom Market Basket Item, where such Volatile Product has a significant price increase in excess of four (4) percent, the Participating agency and Contractor agree to review those prices on a quarterly basis and to negotiate prices for such Volatile Products individually in good faith between the parties. Increases must be mutually agreed upon by the Participating Agency and Contractor.
11. **ACCEPTANCE:** Upon delivery and successful installation, the material(s) shall be deemed accepted and the warranty period shall begin. All documentation shall be completed prior to final acceptance.
 12. **DEFECTIVE PRODUCT:** All defective products shall be replaced and exchanged by the Contractor. The cost of transportation, unpacking, inspection, re-packing, re-shipping, or other like expenses shall be paid by the Contractor. All replacement products must be received by the City within seven (7) business days of initial notification.
 13. **WARRANTY:** Core & Main will warranty all materials to the extent and duration provided in the applicable manufacturer's warranty only, and other than warranty of title, disclaims all other warranties, including implied warranties of merchantability and fitness for particular purpose. In no event shall Core & Main be liable for indirect or consequential damages.
 14. **ENVIRONMENTAL SUSTANABILITY:** Contractor shall use best efforts to comply with the City's and Participating Agencies sustainability efforts and/or policies.
 15. **EMERGENCY DISASTER RESPONSE:** In the event of natural disasters or emergency situations where human health and welfare are at risk, Contractor shall give priority to emergency response personnel and entities including first responders, first receivers, emergency management agencies, and similar entities and individuals. To the extent that Participating Agency Locations or portions of them fall within these parameters, Contractor shall give those Locations priority over other customers, but not priority over others falling within these parameters.
 16. **HAZARDOUS MATERIALS AND SAFETY DATA SHEETS (SDS):**
 - a. Contractor shall retain title/ownership and responsibility for hazardous materials delivered to City and Participating Agencies.
 - b. Safety Data Sheets (SDS).
 - i. In addition to existing regulatory requirements to provide Safety Data Sheets (SDS), if requested Contractor shall make available at all times current SDS at an electronic website address accessible to the City and Participating Agencies.
 17. **BACKGROUND CHECK:** The parties agree to address the need of background checks on a case-by case basis as requested by Participating Entities.

18. **INVOICING/PAYMENT (CITY OF MESA):**

Invoices will identify discount off of manufacturer list price as well as Core & Main's/Owner's price, but not the manufacturer list price.

- a. Invoices shall be emailed to:
 - i. Department of Water Resources at WaterAcctsPayable@MesaAZ.gov for the fastest processing.
 - ii. Vendors shall not invoice for products/service items not shipped or performed, as this will delay payment of the entire invoice.
- b. Invoices shall include the following:
 - i. delivery order (DO) #,
 - ii. part number(s),
 - iii. products/services descriptions,
 - iv. list price, percent discount,
 - v. city cost (contract pricing),
 - vi. if applicable sales tax.
- c. Contractor shall not invoice for items not delivered as this will delay payment of the entire invoice.
- d. Contractor shall e-mail invoices to the appropriate email address above no later than five (5) to seven (7) calendar days after the product/services is received by the City.
- e. Payment in full shall be made to the Contractor within thirty (30) days after receipt and approval of an invoice, unless terms other than net thirty (30) days are offered as a discount, at the City's sole discretion.

EXHIBIT B PRICING

Category Discounts

Category	Category Discount %	Notes
Clamps	20%	
Couplings	20%	
Hoses		See below
O-Rings		See below
Fittings		See below
Tubing		See below
Service Saddles	20%	
Water Meters	5%	Sensus
Water Meter Parts	5%	Sensus
Drill Bits		See below
Taps & Dies		See below
Tape		See below
Glues & Cements		See below
Putties, Tapes		See below
Thread & Gasket Sealants		See below
Plumbers Cement		See below
Glue		See below
Primer		See below
Backflow and Meters - Devices		See below
Backflow Assemblies		See below
Flow Meters		See below
Level Transmitters		See below
DI Mechanical Joint and Flange Fitting	2%	
Municipal Castings	2%	
Waterworks Service Brass	12%	
Pipe Repair Products & Tapping Sleeves	20%	
Joint Restraint Products	25%	
<i>Core & Main Supply Online Categories:</i>		www.supply.coreandmain.com
Aeration	4%	
Bioaugmentation & Process Chemicals	4%	
Charts & Chart Recorders	4%	
Chemical Feed	4%	
Chlorination & Declorination	4%	
Collection Systems	4%	
Construction/Stormwater Management	4%	
Electrical	4%	
Facilities	4%	
Filtration	4%	
Flow Monitoring	4%	
Gauges	4%	
Hoses	4%	
Hydrant Accessories & Tools	4%	

Lab Chemicals & Reagents	4%
Lab Equipment & Supplies	4%
Lab Testing	4%
Level & Pressure	4%
Lighting	4%
Locate & Leak Detection	4%
McElroy Fusion Equipment	4%
Pipe Tools, Fittings & Accessories	4%
Plugs	4%
Process Analyzers	4%
Pumps	4%
Safety	4%
Sampling	4%
Spill Containment	4%
Spill Response	4%
Tanks	4%
Tools	4%
UPSCO Natural Gas Products	4%
Valves	4%

Sensus Product and Services

iPerl

Item Description	List Price	Net Price	Discount
5/8"x3/4" iPerl, TR/PL, 6', 2 Wire	\$196.26	\$186.45	5%
3/4" S iPerl, TR/PL, 6', 2 Wire	\$196.26	\$186.45	5%
1" iPerl, TR/PL, 6', 2 Wire	\$304.54	\$289.31	5%
5/8"x3/4" iPerl, TR/PL, 25', 2 Wire	\$200.36	\$190.34	5%
3/4" S iPerl, TR/PL, 25', 2 Wire	\$200.36	\$190.34	5%
1" iPerl, TR/PL, 25', 2 Wire	\$308.64	\$293.21	5%
5/8"x3/4" iPerl, ERT Conn, 5'	\$224.41	\$213.19	5%
3/4" S iPerl, ERT Conn, 5'	\$224.41	\$213.19	5%
1" iPerl, ERT Conn, 5'	\$332.69	\$316.06	5%
5/8"x3/4" iPerl, NICOR Conn, 5'	\$223.22	\$212.06	5%
3/4" S iPerl, ERT Conn, 25'	\$223.22	\$212.06	5%
1" iPerl, ERT Conn, 25'	\$331.50	\$314.93	5%

Brass iPerl

Item Description	List Price	Net Price	Discount
5/8"x3/4" Brass iPerl, TR/PL, 6', 2 Wire	\$231.75	\$220.16	5%
3/4" S Brass iPerl, TR/PL, 6', 2 Wire	\$231.75	\$220.16	5%
1" Brass iPerl, TR/PL, 6', 2 Wire	\$313.72	\$298.03	5%
5/8"x3/4" Brass iPerl, TR/PL, 25', 2 Wire	\$235.86	\$224.07	5%
3/4" S Brass iPerl, TR/PL, 25', 2 Wire	\$235.86	\$224.07	5%

1" Brass iPerl, TR/PL, 25', 2 Wire	\$317.83	\$301.94	5%
5/8"x3/4" Brass iPerl, ERT Conn, 5'	\$259.90	\$246.91	5%
3/4" S Brass iPerl, ERT Conn, 5'	\$259.90	\$246.91	5%
1" Brass iPerl, ERT Conn, 5'	\$341.87	\$324.78	5%
5/8"x3/4" Brass iPerl, Nicor Conn, 5'	\$258.71	\$245.77	5%
3/4" S Brass iPerl, Nicor Conn, 5'	\$258.71	\$245.77	5%
1" Brass iPerl, Nicor Conn, 5'	\$340.68	\$323.65	5%

Ally

Item Description	List Price	Net Price	Discount
5/8"x3/4" Ally, TR/PL, 6', 2 Wire	\$563.17	\$535.01	5%
3/4" S Ally, TR/PL, 6', 2 Wire	\$563.17	\$535.01	5%
1" Ally, TR/PL, 6', 2 Wire	\$649.11	\$616.65	5%
5/8"x3/4" Ally, TR/PL, 25', 2 Wire	\$566.91	\$538.56	5%
3/4" S Ally, TR/PL, 25', 2 Wire	\$566.91	\$538.56	5%
1" Ally, TR/PL, 25', 2 Wire	\$652.85	\$620.21	5%

SRII

Item Description	List Price	Net Price	Discount
5/8"x3/4" SRII, TR/PL, 6', 2 Wire	\$203.85	\$193.66	5%
3/4" S SRII, TR/PL, 6', 2 Wire	\$256.11	\$243.30	5%
1" SRII, TR/PL, 6', 2 Wire	\$323.20	\$307.04	5%
5/8"x3/4" SRII, TR/PL, 20', 2 Wire	\$204.49	\$194.27	5%
3/4" S SRII, TR/PL, 20', 2 Wire	\$256.75	\$243.91	5%
1" SRII, TR/PL, 20', 2 Wire	\$323.84	\$307.65	5%
5/8"x3/4" SRII, ERT Conn, 5'	\$221.55	\$210.47	5%
3/4" S SRII, ERT Conn, 5'	\$273.81	\$260.12	5%
1" SRII, ERT Conn, 5'	\$340.90	\$323.86	5%
5/8"x3/4" SRII, ERT Conn, 25'	\$240.47	\$228.45	5%
3/4" S SRII, ERT Conn, 25'	\$292.73	\$278.09	5%
1" SRII, ERT Conn, 25'	\$359.82	\$341.83	5%
5/8"x3/4" SRII, NICOR Conn, 5'	\$212.34	\$201.72	5%
3/4" S SRII, NICOR Conn, 5'	\$264.60	\$251.37	5%
1" SRII, NICOR Conn, 5'	\$331.69	\$315.11	5%

Electronic Register+

Item Description	List Price	Net Price	Discount
5/8"x3/4", TR/PL, 6', 2 Wire	\$90.21	\$85.70	5%
3/4" S, TR/PL, 6', 2 Wire	\$90.21	\$85.70	5%
1", TR/PL, 6', 2 Wire	\$90.21	\$85.70	5%
5/8"x3/4", TR/PL, 20', 2 Wire	\$90.88	\$86.34	5%
3/4" S, TR/PL, 20', 2 Wire	\$90.88	\$86.34	5%
1", TR/PL, 20', 2 Wire	\$90.88	\$86.34	5%

5/8"x3/4", ERT Conn, 5'	\$108.80	\$103.36	5%
3/4" S, ERT Conn, 5'	\$108.80	\$103.36	5%
1", ERT Conn, 5'	\$108.80	\$103.36	5%
5/8"x3/4", ERT Conn, 25'	\$128.66	\$122.23	5%
3/4" S, ERT Conn, 25'	\$128.66	\$122.23	5%
1", ERT Conn, 25'	\$128.66	\$122.23	5%

Conversion Kits & Remote Registers

Conversion Kits and Remote Registers to Retrofit SRII/SR/PMM Water Meters

NET PRICE / DISCOUNTS APPLIED

	List Price	Net Price	Discount Applied
Electronic Registers Only (SRII and accuSTREAM Meters)			
ECR ¹	\$66.61	\$63.28	5%
ECR/WP ²	\$79.25	\$75.29	
TR/PL PitLid Version ³	\$79.25	\$75.29	
Electronic Register Wire Add-Ons			
ECR/WP 25 ft. wire increments only	\$6.17	\$5.86	5%
TR/PL 20' Wire Option	\$2.37	\$2.25	
Itron Cable w/ Connector & Protective Cover 5' length (add onto ECR/WP register only)	\$26.74	\$25.40	
Itron Cable w/ Connector & Protective Cover 25' length (add onto ECR/WP register only)	\$44.57	\$42.34	
Remote Receptacles			
TouchPad ⁶	\$8.79	\$8.35	5%
PitLid Housing ⁶	\$10.92	\$10.37	
Adders			
Reclaim Register Adder	\$3.46	\$3.29	5%
Wire (Price per Foot)			
3" Conductor for TouchRead/AMR, 22 ga. (1000 ft. roll)	\$0.20	\$0.19	5%

Notes:

¹ ECR or ECR/Direct Mount registers are for inside sets only. ECR/Direct Mount available for SRII meters only.

² Includes first 25 ft. of wire. 6 ft. is available upon request. Additional wire is available up to 100 ft. in 25 ft. increments.

³ 5/8" through 3/4" includes 6 ft. of wire; 1" includes 20 ft. of wire.

^{4, 5} See Adders.

⁶ Pricing applicable only when purchasing with register. See AMR Accessories pricing in parts price book for standalone pricing.

⁷ Distributor pricing only for authorized AMR/VAR System distributors.

⁸ Register Only pricing **does not** include wire, except for TR/PL which includes 6 ft. (5/8" and 3/4") and 20 ft. (1" through 2"), and ECR/WP which includes first 25 ft. (5/8" through 2"). Additional wire available up to 100 ft. in 25 ft. increments.

⁹ For Nicor connector add-on prices, refer to the Electronic Register configurator page in the Water Parts Price Book.

¹⁰ See End of Life Dates for last sale dates for ICE and ICE OPTO for PMMs and SR Meters.

Cordonel

Item Description	List Price	Net Price	Discount
1.5" Cordonel, 6' TR/PL, Test Port, Pressure Sensor	\$2,428.22	2,306.81	5%
2" Cordonel, 6' TR/PL, Test Port, Pressure Sensor	\$2,736.62	\$2,599.79	5%
1.5" Cordonel, 20' TR/PL, Test Port, Pressure Sensor	\$2,498.22	\$2,373.31	5%
2" Cordonel, 20' TR/PL, Test Port, Pressure Sensor	\$2,806.62	\$2,666.29	5%
3" Cordonel, 20' TR/PL, Test Port, Pressure Sensor	\$3,338.02	\$3,171.12	5%
4" Cordonel, 20' TR/PL, Test Port, Pressure Sensor	\$5,285.02	\$5,020.77	5%
6" Cordonel, 20' TR/PL, Test Port, Pressure Sensor	\$7,853.33	\$7,460.66	5%
8" Cordonel, 20' TR/PL, Test Port, Pressure Sensor	\$13,088.33	\$12,433.91	5%
10" Cordonel, 20' TR/PL, Test Port, Pressure Sensor	\$21,813.33	\$20,722.66	5%
1.5" Cordonel, ERT Conn, 5', Test Port, Pressure Sensor	\$2,545.17	\$2,417.91	5%
2" Cordonel, ERT Conn, 5', Test Port, Pressure Sensor	\$2,853.57	\$2,710.89	5%
1.5" Cordonel, ERT Conn, 25', Test Port, Pressure Sensor	\$2,549.13	\$2,421.67	5%
2" Cordonel, ERT Conn, 25', Test Port, Pressure Sensor	\$2,857.53	\$2,714.65	5%
3" Cordonel, ERT Conn, 25', Test Port, Pressure Sensor	\$3,388.93	\$3,219.48	5%
4" Cordonel, ERT Conn, 25', Test Port, Pressure Sensor	\$5,335.93	\$5,069.13	5%
6" Cordonel, ERT Conn, 25', Test Port, Pressure Sensor	\$7,903.33	\$7,508.16	5%
8" Cordonel, ERT Conn, 25', Test Port, Pressure Sensor	\$13,138.33	\$12,481.41	5%
10" Cordonel, ERT Conn, 25', Test Port, Pressure Sensor	\$21,863.33	\$20,770.16	5%
1.5" Cordonel, 6' TR/PL, Test Port,	\$2,096.22	\$1,991.41	5%
2" Cordonel, 6' TR/PL, Test Port,	\$2,404.62	\$2,284.39	5%
1.5" Cordonel, 20' TR/PL, Test Port,	\$2,166.22	\$2,057.91	5%
2" Cordonel, 20' TR/PL, Test Port,	\$2,474.62	\$2,350.89	5%
1.5" Cordonel, ERT Conn, 5', Test Port,	\$2,217.13	\$2,106.27	5%
2" Cordonel, ERT Conn, 5', Test Port,	\$2,525.53	\$2,399.25	5%
1.5" Cordonel, ERT Conn, 25', Test Port,	\$3,056.93	\$2,904.08	5%
2" Cordonel, ERT Conn, 25', Test Port,	\$5,003.93	\$4,753.73	5%

R2 Omni

Item Description	List Price	Net Price	Discount
1.5" R2 Omni, TR/PL, Test Port,	\$796.56	\$756.73	5%
2" R2 Omni, TR/PL, Test Port,	\$1,114.30	\$1,058.59	5%

2" R2 Omni 10" LL, TR/PL, Test Port,	\$1,056.02	\$1,003.22	5%
1.5" R2 Omni, ERT Conn, 5', Test Port,	\$846.44	\$804.12	5%
2" R2 Omni, ERT Conn, 5', Test Port,	\$1,164.18	\$1,105.97	5%
2" R2 Omni 10" LL, ERT Conn, 5', Test Port,	\$1,105.90	\$1,050.61	5%

C2 Omni

Item Description	List Price	Net Price	Discount
1.5" C2 Omni, 6' TR/PL, Test Port, SS Bolts	\$1,680.85	\$1,596.80	5%
2" C2 Omni, 6' TR/PL, Test Port, SS Bolts	\$1,943.28	\$1,846.12	5%
1.5" C2 Omni, 20' TR/PL, Test Port, SS Bolts	\$1,680.85	\$1,596.80	5%
2" C2 Omni, 20' TR/PL, Test Port, SS Bolts	\$1,943.28	\$1,846.12	5%
3" C2 Omni, 20' TR/PL, Test Port, SS Bolts	\$2,454.22	\$2,331.51	5%
4" C2 Omni, 20' TR/PL, Test Port, SS Bolts	\$4,242.50	\$4,030.37	5%
6" C2 Omni, 20' TR/PL, Test Port, SS Bolts	\$7,330.75	\$6,964.21	5%
8" C2 Omni, 20' TR/PL, Test Port, SS Bolts	\$11,863.87	\$11,270.68	5%
10" C2 Omni, 20' TR/PL, Test Port, SS Bolts	\$15,293.33	\$14,528.66	5%
1.5" C2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$1,728.04	\$1,641.64	5%
2" C2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$1,990.48	\$1,890.95	5%
3" C2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$2,501.42	\$2,376.35	5%
4" C2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$4,289.69	\$4,075.21	5%
6" C2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$7,377.94	\$7,009.04	5%
8" C2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$11,911.06	\$11,315.51	5%
10" C2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$15,340.52	\$14,573.50	5%

T2 Omni

Item Description	List Price	Net Price	Discount
1.5" T2 Omni, 6' TR/PL, Test Port, SS Bolts	\$1,136.38	\$1,079.56	5%
2" T2 Omni, 6' TR/PL, Test Port, SS Bolts	\$1,347.93	\$1,280.53	5%
2" T2 Omni 10" LL, 6' TR/PL, Test Port, SS Bolts	\$1,161.60	\$1,103.52	5%
1.5" T2 Omni, 20' TR/PL, Test Port, SS Bolts	\$1,136.38	\$1,079.56	5%
2" T2 Omni, 20' TR/PL, Test Port, SS Bolts	\$1,347.93	\$1,280.53	5%
2" T2 Omni 10" LL, 20' TR/PL, Test Port, SS Bolts	\$1,161.60	\$1,103.52	5%
3" T2 Omni, 20' TR/PL, Test Port, SS Bolts	\$1,679.73	\$1,595.75	5%
4" T2 Omni, 20' TR/PL, Test Port, SS Bolts	\$3,270.09	\$3,106.58	5%
6" T2 Omni, 20' TR/PL, Test Port, SS Bolts	\$5,887.24	\$5,592.88	5%
8" T2 Omni, 20' TR/PL, Test Port, SS Bolts	\$9,991.03	\$9,491.48	5%
10" T2 Omni, 20' TR/PL, Test Port, SS Bolts	\$13,026.29	\$12,374.97	5%
1.5" T2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$1,183.57	\$1,124.39	5%
2" T2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$1,395.12	\$1,325.37	5%
2" T2 Omni 10" LL, ERT Conn, 25', Test Port, SS Bolts	\$1,208.80	\$1,148.36	5%
3" T2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$1,726.93	\$1,640.58	5%
4" T2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$3,317.28	\$3,151.42	5%
6" T2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$5,934.44	\$5,637.72	5%

8" T2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$10,038.23	\$9,536.31	5%
10" T2 Omni, ERT Conn, 25', Test Port, SS Bolts	\$13,073.48	\$12,419.81	5%

F2 Omni

Item Description	List Price	Net Price	Discount
4" F2 Omni, Compact Fire Length, Compact Fire Length,, TR/PL, Test Port, SS Bolts	\$9,357.97	\$8,890.07	5%
6" F2 Omni, Compact Fire Length, TR/PL, Test Port, SS Bolts	\$12,454.65	\$11,831.91	5%
8" F2 Omni, Compact Fire Length, TR/PL, Test Port, SS Bolts	\$19,765.07	\$18,776.82	5%
10" F2 Omni, Compact Fire Length, TR/PL, Test Port, SS Bolts	\$26,671.28	\$25,337.72	5%
4" F2 Omni, Compact Fire Length, ERT Conn, 25', Test Port, SS Bolts	\$9,405.17	\$8,934.91	5%
6" F2 Omni, Compact Fire Length, ERT Conn, 25', Test Port, SS Bolts	\$12,501.84	\$11,876.75	5%
8" F2 Omni, Compact Fire Length, ERT Conn, 25', Test Port, SS Bolts	\$19,812.27	\$18,821.65	5%
10" F2 Omni, Compact Fire Length, ERT Conn, 25', Test Port, SS Bolts	\$26,718.48	\$25,382.55	5%

H2 Omni

Item Description	List Price	Net Price	Discount
3" H2 Omni, TR/PL, NST Connections, SS Bolts, Int. Strainer	\$2,468.62	\$2,345.19	5%
3" H2 Omni, Itron, NST Connections, SS Bolts, Int. Strainer	\$2,523.22	\$2,397.06	5%
3" H2 Omni, Nicor, NST Connections, SS Bolts, Int. Strainer	\$2,517.47	\$2,391.60	5%

V2 Omni

Item Description	List Price	Net Price	Discount
3" V2 Omni Ver. Meter, TR/PL, NST Conn., SS Bolts, Butterfly Valve	\$4,216.72	\$4,005.88	5%
3" V2 Omni Ver. Meter, TR/PL, NST Conn., SS Bolts, Butterfly Valve w/ Acc.	\$5,900.76	\$5,605.72	5%
3" V2 Omni Ver. Meter, TR/PL, NST Conn., SS Bolts, Ball Valve	\$5,675.33	\$5,391.56	5%
3" V2 Omni Ver. Meter, TR/PL, NST Conn., SS Bolts, Ball Valve w/ Acc.	\$7,359.37	\$6,991.40	5%
3" V2 Omni Ver. Meter, TR/PL, NST Conn., SS Bolts, Gate Valve	\$5,592.77	\$5,313.13	5%
3" V2 Omni Ver. Meter, TR/PL, NST Conn., SS Bolts, Gate Valve w/ Acc.	\$7,276.81	\$6,912.97	5%

Meter Reading Equipment

Handheld Reading Equipment & Accessories	Model	Std Warranty	List Price	Net Price	Discount	Part Number
Handheld Device (HHD) 1, 3, 4, 5	FL7501	2-Year	\$11,079.97	\$10,525.98	5%	5390753775001
RF Handheld - (RFHHD) 2, 3, 4, 5	FL7502	2-Year	\$17,519.31	\$16,643.34	5%	5390753775002
Single Ethernet Dock	FL6001	2-Year	\$1,221.46	\$1,160.39	5%	5390731300005
AutoGun RF	AG6590	1-Year	\$2,309.86	\$2,194.37	5%	5390753765901
AutoGun PitProbe Extension Only - 90 degrees	AG6590EXT	1-Year	\$464.10	\$440.90	5%	5390733749001
AutoGun PitProbe Extension Only - Swivel Ball	AG6590ESB	1-Year	\$464.10	\$440.90	5%	5390733749002
TouchReader Plus Visual Display	M3096+	1-Year	\$709.67	\$674.19	5%	5390753739604
CommandLink II ⁷		1-Year	\$1,177.32	\$1,118.45	5%	5396353704418
USB FlexNet Microtransceiver		1-Year	\$562.70	\$534.57	5%	5396353704407

Drive-By Meter Reading Equipment	Model	Std Warranty	List Price	Net Price	Discount	Part Number
Vehicle Transceiver Unit (VXU) with Computer ⁸	M3600	1-Year	\$51,750.00	\$49,162.50	5%	5395490036004
Vehicle Transceiver Unit (VXU) without Computer ⁸	M3600	1-Year	\$44,850.00	\$42,607.50	5%	5395490036002
VGB M4700 MAS1 with laptop ⁸	M4700	1-Year	\$28,918.89	\$27,472.95	5%	5396390047031
VGB M4700 MAS1 without laptop ⁸	M4700	1-Year	\$25,017.14	\$23,766.28	5%	5396390047032
VGB M4700 MAS2 with laptop ⁸	M4700	1-Year	\$28,918.89	\$27,472.95	5%	5396390047007
VGB M4700 MAS2 without laptop ⁸	M4700	1-Year	\$25,017.14	\$23,766.28	5%	5396390047008
VGB M4700 PCS with laptop ⁸	M4700	1-Year	\$28,918.89	\$27,472.95	5%	5396390047033
VGB M4700 PCS without laptop ⁸	M4700	1-Year	\$25,017.14	\$23,766.28	5%	5396390047034
VGB M4700 PCS N19/N25 with laptop ⁸	M4700	1-Year	\$28,918.89	\$27,472.95	5%	5396390047010

VGB M4700 PCS N19/N25 without laptop ⁸	M4700	1-Year	\$25,017.14	\$23,766.28	5%	5396390047011
VGB M4700 CAN with laptop ⁸	M4700	1-Year	\$28,918.89	\$27,472.95	5%	5396390047025
VGB M4700 CAN without laptop ⁸	M4700	1-Year	\$25,017.14	\$23,766.28	5%	5396390047026

FieldLogic Communicator	Model	Std Warranty	List Price	Net Price	Discount	Part Number
FieldLogic Communicator Package ⁹	100A	1-Year	\$365.14	\$346.88	5%	5191016200003

Notes:

- ¹ FL7501 includes integrated GPS, barcode scanner and 5 mega-pixel camera. Includes manual entry and TouchRead capability.
- ² FL7502 includes integrated GPS, barcode scanner and 5 mega-pixel camera. FL7502 is RadioRead capable. Includes manual entry and TouchRead capability.
- ³ Each unit comes with hand strap, wall charger, micro USB SyncCable, and stylus with tether.
- ⁴ Requires ethernet or WIFI connection for file transfer. Requires FieldLogic Tools Version 6.1 or higher.
- ⁵ FL7501 and FL7502 with the CommandLink can be used for reading SmartPoint M2 modules programmed in WB/DB mode.
- ⁶ Not compatible with Neptune touchpads.
- ⁷ CommandLink operates with Water/Gas/Electric SmartPoints™.
- ⁸ VXU/VGB does not include AutoVu mapping. Please refer to AMR software tab for pricing.
- ⁹ Used for programming and downloading data from the OMNI electronic register:
 - Includes FieldLogic Communicator programming software
 - For PC use, Communicator supplied with USB Cable end connector.
 - For FL6500 or FL7500 series handheld use, Communicator supplied with compatible serial cable end.
- ¹⁰ Please refer to Sensus' G500 for terms and conditions pertaining to standard warranties.
- ¹¹ For VXU/VGB Combos, recommend a different laptop that meets minimum hardware requirement for 3+ ports. See this link for more info: www.xylem.com/en-us/products--services/software/autovu-software/

SmartGateway

SMART GATEWAY KITS

<u>Part Number</u>	<u>Smart Gateway Model</u>	<u>Includes</u>	<u>List Price</u>	<u>Net Price</u>	<u>Discount Applied</u>
519 10 555 00002	Pressure Sensor Kit Compatible with OMNI 1" Test Port	1 ea. Pressure Sensor (0 - 300 PSI, 1/4" male NPT) 1 ea. Bushing (1/4" x 1") 1 ea. Ball Valve (1/4") 1 ea. Pipe Nipple (1/4")	\$797.49	\$757.62	5%

519 10 555 00003	Pressure Sensor Kit Compatible with OMNI 1.5" Test Port	1 ea. Pressure Sensor (0 - 300 PSI, 1/4" male NPT) 1 ea. Bushing (1/4" x 1.5") 1 ea. Ball Valve (1/4") 1 ea. Pipe Nipple (1/4")	\$831.92	\$790.32	
519 10 555 00004	Pressure Sensor Kit Compatible with OMNI 2" Test Port	1 ea. Pressure Sensor (0 - 300 PSI, 1/4" male NPT) 1 ea. Bushing (1/4" x 2") 1 ea. Ball Valve (1/4") 1 ea. Pipe Nipple (1/4")	\$912.23	\$866.62	
519 10 555 00005	Pressure Sensor Kit Less Bushing	1 ea. Pressure Sensor (0 - 300 PSI, 1/4" male NPT) 1 ea. Ball Valve (1/4") 1 ea. Pipe Nipple (1/4")	\$749.84	\$712.35	
539 66 555 00004	Remote Door Indicator Kit	2 ea. Magnetic Door Switches, White	\$38.62	\$36.69	
539 66 555 00005	Remote Rollup and Personnel Door Indicator Kit	1 ea. Magnetic Door Switch, White 1 ea. Magnetic Door Switch, Aluminum	\$93.78	\$89.09	
TBD	SGW Submersible Level Kit for Water	1 ea. Submersible Water Level Transducer, up to 100 ft. depth	\$1,977.52	\$1,878.64	
TBD	SGW Submersible Level Kit for Wastewater	1 ea. Submersible Water Level Transducer, up to 100 ft. depth 1 ea. Zener Barrier (for separation for CI I, Div 1)	\$3,529.66	\$3,353.18	

AMR & AMI Radios

Item Description	List Price	Net Price	Discount
Model 510M (Non-Pit) - Single Port, Wired	\$205.88	\$195.59	5%
Model 510M (Non-Pit) - Dual Port, Wired	\$292.78	\$278.14	5%
Model 510M (Non-Pit) - Single Port, Touch Couple	\$209.85	\$199.36	5%
Model 510M (Non-Pit) - Dual Port, Touch Couple	\$297.02	\$282.17	5%
Model 520M (Pit-Set) - Single Port, Wired	\$221.44	\$210.37	5%
Model 520M (Pit-Set) - Dual Port, Wired	\$319.30	\$303.34	5%
Model 520M (Pit-Set) - Single Port, Touch Couple	\$210.52	\$199.99	5%
Model 520M (Pit-Set) - Dual Port, Touch Couple	\$307.63	\$292.25	5%
Model 512M - PLS (Non-Pit), Wired	\$205.88	\$195.59	5%
Model 522M - TouchCoupler & Itron Connector	\$237.72	\$225.83	5%

FlexNet Infrastructure

FlexNet® Infrastructure					Installation ^{3,5,6,13,14}
Sensus M420 Series Base Stations	Type	List Price	Net Price	Discount	Part Number
M420B with SPM-900 ^{1,2,10,15,16,17}		\$50,758.40	\$48,220.48	5%	PM INSTL M420
M420DS ^{1,2,4,10,15,16,17}	Indoor	\$94,402.22	\$89,682.11	5%	PM INST M420DSI

M420DS ^{1,2,10,15,16,17}	Outdoor	\$111,566.61	\$105,988.28	5%	PM INST M420DSO
M420D ^{1,2,4,10,12,13,15,16,17}	Indoor	\$114,426.69	\$108,705.36	5%	PM INST M420D ID
M420D ^{1,2,10,12,13,15,16,17}	Outdoor	\$131,591.08	\$125,011.53	5%	PM INST M420D OD
M420DS Shelf (non-upgradable) ^{1,10,15,16,17}		\$34,479.18	\$32,755.22	5%	PM INST M420DSS
M420DS Shelf (upgradable) ^{1,10,15,16,17}		\$46,486.08	\$44,161.78	5%	PM INST M420DSS
M420D Shelf ^{1,10,12,13,15,16,17}		\$64,364.86	\$61,146.62	5%	PM INST M420D S

Installation^{3,5,6,13,14}

Sensus R100 & SPM-900	Type	List Price	Net Price	Discount	Part Number
R100NA Collector ^{1,2,7,11,16,17}	Outdoor	\$10,000.00	\$9,500.00	5%	PM INST R100NAC
R100NA Collector ^{1,2,4,7,11,16,17}	Indoor	\$4,050.95	\$3,848.40	5%	PM INST R100NAC
R100NA Collector Antenna Kit ⁸		\$	\$	5%	
SPM-900 ¹ Sensus Power & Antenna Monitor		\$5,296.45	\$5,031.63	5%	PM INST SPM-900

Web Links:

[Sensus M420B Base Station](#)
[Sensus M420D Base Station](#)
[Sensus R100NA Collector](#)

Notes:

- ¹ Spectrum license agreement is required for all infrastructure purchases
- ² Frequency allocation required to identify the specific base station part number
- ³ Please call for installation pricing; Equipment and/or Installation price does not include communication link to the Regional Network Interface (RNI) and/or Automation Control (AC)
- ⁴ Indoor base stations must be housed in a climate controlled environment
- ⁵ Customer is fully responsible to provide sufficient electrical connections within 1' of base station location
- ⁶ Requires customer to meet minimum guidelines for installation; Please contact Sensus for customer requirements and Sensus responsibilities
- ⁷ R100NA Collector provides two way functionality for electric and North American two way (NA2W-M2 technology) for water and gas SmartPoints; R100NA Indoor Collector is primarily intended for indoor electric meter closets and vaults
- ⁸ R100NA Collector Antenna kit includes 50 feet of coax cable and Laird FG8963 3dBd antenna; The RF Network Design may call out a different coax and antenna; Only order this kit if the Laird FG8963 and LMR 400 are appropriate for the installation; Otherwise, source the appropriate antenna and coax separately
- ⁹ Customers upgrading from legacy one-way solution to NA2W functionality will require base stations to be NA2W compliant; Customers must contact Tech Support to initiate base station assessment for NA2W compliance requirements; Once assessment is complete, separate quote for parts and installation will be provided

¹⁰ M420B / M420D / M420DS must be operated in conjunction with RNI 4.X, RNI 4.10.2 or higher recommended
¹¹ R100NA Collector must be operated in conjunction with RNI 4.X, RNI 4.10.2 or higher recommended
¹² M420D is required for all combo AMI and DA/SCADA AC deployments
¹³ All combination AMI and DA/SCADA AC deployments recommend RNI 4.10.2 or higher and AC 5.X with base station Operating System (OS) Unified 3.X
¹⁴ M420DS, and M420D Shelf installation pricing is site and frequency specific
¹⁵ M420 base stations run Unified 3.X or higher
¹⁶ Unified 3.X requires NCS 2.X (includes NetConfigure) to manage certificates, keys, and remote connectivity
¹⁷ NCS 2.X requires a minimum RNI version of 4.10.2 or greater

AMR/AMI Extended Warranty Programs

						1 Add'l Year
Meter Reading Equipment - Extended Maintenance Programs	Std Warranty ⁸	Part Number	List Price	Net Price	Discount	
Auto Guns	1-Year	539 07 837 49001	\$368.76	\$350.32	5%	
VXU 3600	1-Year	539 54 837 36001	\$1,620.90	\$1,539.85	5%	
VGB 4600	1-Year	539 63 837 46001	\$1,620.90	\$1,539.85	5%	
EasyLink Reader	1-Year	539 63 837 00801	\$1,620.90	\$1,539.85	5%	
CommandLink II	1-Year	539 63 837 04401	\$217.57	\$206.69	5%	

						4 Add'l Year
Meter Reading Equipment - Extended Maintenance Programs	Std Warranty ⁸	Part Number	List Price	Net Price	Discount	
Auto Guns	1-Year	539 07 837 49004	\$1,327.53	\$1,261.15	5%	
VXU 3600	1-Year	539 54 837 36004	\$5,835.20	\$5,543.44	5%	
VGB 4600	1-Year	539 63 837 46004	\$5,835.20	\$5,543.44	5%	
EasyLink Reader	1-Year	539 63 837 00804	\$5,835.20	\$5,543.44	5%	
CommandLink II	1-Year	539 63 837 04401	\$217.57	\$206.69	5%	

Annual
Price

Base Station Protection Plans ^{1, 2, 3, 4}	Std Warranty ⁸	Part Number	List Price	Net Price	Discount
M400B2	1-Year	PM M400 WAR SP	\$2,210.02	\$2,099.52	5%
M400DS Indoor	1-Year	PM M400DSID SPW	\$4,534.98	\$4,308.23	5%
M400DS Outdoor	1-Year	PM M400DSOD SPW	\$5,359.52	\$5,091.54	5%
M400D Indoor	1-Year	PM M400DID SPW	\$6,184.06	\$5,874.86	5%
M400D Outdoor	1-Year	PM M400DOD SPW	\$7,214.74	\$6,854.00	5%
R100NA Outdoor	1-Year	PM R100NAOD SPW	\$399.78	\$379.79	5%
R100NA Indoor	1-Year	PM R100NAID SPW	\$234.24	\$222.53	5%
SPM-900	1-Year	PM SPM-900 WAR	\$274.85	\$261.11	5%
M420B	1-Year	PM M420 WAR SP	\$2,210.02	\$2,099.52	5%
M420DS Indoor	1-Year	PM M420DSID SPW	\$4,534.98	\$4,308.23	5%
M420DS Outdoor	1-Year	PM M420DSOD SPW	\$5,359.52	\$5,091.54	5%
M420D Indoor	1-Year	PM M420DID SPW	\$6,184.06	\$5,874.86	5%
M420D Outdoor	1-Year	PM M420DOD SPW	\$7,214.74	\$6,854.00	5%
M420DS Shelf	1-Year	PM M420DSSH WAR	\$1,419.59	\$1,348.61	5%
M420D Shelf	1-Year	PM M420D SH WAR	\$1,955.54	\$1,857.76	5%

Base Station Extended Warranties ^{5, 6, 7}	Std Warranty ⁸	Part Number	List Price	Annual Price Net Price	Discount
M400B/M400B2	1-Year	PM M400 WAR	\$2,010.13	\$1,909.63	5%
M400DS Indoor	1-Year	PM M400DSID WAR	\$4,122.71	\$3,916.57	5%
M400DS Outdoor	1-Year	PM M400DSOD WAR	\$4,872.29	\$4,628.68	5%
M400D Indoor	1-Year	PM M400D ID WAR	\$5,621.87	\$5,340.78	5%
M400D Outdoor	1-Year	PM M400D OD WAR	\$6,558.85	\$6,230.91	5%
M400DS Shelf	1-Year	PM M400DSSH WAR	\$1,290.53	\$1,226.01	5%
M400D Shelf	1-Year	PM M400D SH WAR	\$1,777.76	\$1,688.87	5%
R100NA Collector	1-Year	PM R100NACO WAR	\$363.55	\$345.37	5%
SPM-900	1-Year	PM SPM-900 WAR	\$249.86	\$237.37	5%

Annual Base Station Maintenance Plans	Std Warranty ⁸	Part Number	List Price	Net Price	Discount
M400B/M400B2	1-Year	PM M400 MAINT	\$7,506.13	\$7,130.83	5%
M400DS Indoor	1-Year	PM M400DSID MAINT	\$9,618.71	\$9,137.77	5%
M400DS Outdoor	1-Year	PM M400DSOD MAINT	\$10,368.29	\$9,849.88	5%

M400D Indoor	1-Year	PM M400D ID MAINT	\$11,117.87	\$10,561.98	5%
M400D Outdoor	1-Year	PM M400D OD MAINT	\$12,054.85	\$11,452.11	5%
M400DS Shelf	1-Year	PM M400DSSH MAINT	\$6,786.53	\$6,447.21	5%
M400D Shelf	1-Year	PM M400D SH MAINT	\$7,273.76	\$6,910.07	5%
R100NA Collector	1-Year	PM R100NACO MAINT	\$5,859.55	\$5,566.57	5%
SPM-900	1-Year	PM SPM-900 MAINT	\$5,745.86	\$5,458.57	5%
Omni Antenna	As Needed	Omni Antenna	\$2,125.00	\$2,018.75	5%
Coax	As Needed	Coax	\$212.50	\$201.88	5%
Connector	As Needed	Connector	\$50.00	\$47.50	5%
Batteries (2)	As Needed	Batteries (2)	\$1,187.50	\$1,128.13	5%
Ground Kit	As Needed	Ground Kit	\$50.00	\$47.50	5%
50' Manlift (Per Day Used)	As Needed	50' Manlift (Per Day Used)	\$1,606.25	\$1,525.94	5%
85' Manlift (Per Day Used)	As Needed	85' Manlift (Per Day Used)	\$3,750.00	\$3,562.50	5%
125' Manlift (Per Day Used)	As Needed	125' Manlift (Per Day Used)	\$4,562.50	\$4,334.38	5%

Notes:

¹ For Base Station Protection Plans, customer must declare participation in the plan with initial order

² Base Station Protection Plans are only available in five (5) year increments; Pricing shown is per year; Annual CPI increase of 3% will be applied on renewals

³ Base Station Protection Plans include the repair or replacement of defective parts (including labor) as well as upgrades to meet minimum software & hardware requirements for Sensus products; Base Station Protection Plans do not cover Force Majeure

⁴ For full details please reference the Distributor Portal>Marketing Docs>Water>Base Station Protection Plans

⁵ Extended Warranties are only available on base stations purchased prior to April 1, 2020; Customer may opt to purchase anytime during the period that the initial standard warranty is in effect; Extended Warranties are not available after the initial standard warranty has expired; Annual CPI increase of 3% will be applied on renewals

⁶ Extended Warranties and Base Station Protection Plans are an optional service; Products have a standard warranty with the initial purchase; Extended Warranties and Base Station Protection Plans, if purchased, will go into effect following the expiration date of the standard warranty

⁷ Base Station Extended Warranty includes firmware maintenance/upgrades, remote diagnostics of operational issues, and repair or replacement of defective parts or units; Warranty does not include batteries, labor, or standard maintenance; Warranty does not cover "Acts of God"

⁸ Please refer to Sensus' General Limited Warranty for terms and conditions pertaining to standard warranties

Permalog+

Permalog + AMR



NET PRICE / DISCOUNTS APPLIED - See Column E

	List Price	Net Price	Discount Applied
Permalog + AMR	\$2,158.33	\$2,050.41	5%

Repairs

Repairs

LIST PRICE

Part Number	Repairs 1, 2, 3, 4	List Price	Net Price	Discount
	Model			
	AutoGuns	\$ 484.72	\$ 460.48	5%
	AutoGun Extensions	\$ 323.33	\$ 307.16	
RI OPFA 7501	7501-GB Handheld	\$ 573.02	\$ 544.37	
RI OPFA 7502	7502-GB Handheld	\$ 623.90	\$ 592.71	
RI OPFA 6501GB	6501-GB Handheld	\$ 523.02	\$ 496.87	
RI OPFA 6501S	6501-S Handheld	\$ 523.02	\$ 496.87	
RI OPFA 6502GB	6502-GB Handheld	\$ 573.90	\$ 545.20	
RI OPFA SMPCL	CommandLink	\$ 304.31	\$ 289.10	
RI OPFA USBMT	USB FlexNet Micro-Transceiver(FMT)	\$ 175.86	\$ 167.07	
RI OPFA 3096+	TouchReader M3096+	\$ 211.04	\$ 200.48	

Notes:

- ¹ Price refers to "one price fix all" charge and is intended for customers not on extended maintenance programs.
- ² Model 3600 VXU, model 4500 and 4600 VGBs, Remotes and Echoes will be charged at a flat rate of \$75.00 per hour plus parts. Sensus currently does not offer a "one price fix all" for model 3600 VXUs and VGBs model 4500 and 4600.
- ³ Repair costs include battery replacement, if the Sensus approved battery accompanies the unit and fails to hold a charge.
- ⁴ A minimum service charge of \$50 (net) for each product submitted will be applied.
- ⁵ Any units coming in for repair must have a SFDC case created and case paperwork enclosed accordingly. We are no longer accepting the EMRR forms. If you need an RMA Portal user account, please contact us at 1-800-METER-IT, option 5 or email us at support@sensus.com.
- ⁶ Disposal Fee: \$1.50/lb for all battery powered devices (539 63 837 00085)

AMR Software

AutoRead & AutoVu Software



NET PRICE / DISCOUNTS APPLIED - See Column E

LIST PRICE

Part Number	Description	Notes	List Price	Net Price	Discount
TouchRead Modules					
5395414700015	Walk-By Handheld Module (HHD-TR) ^{1,3,4}	<=35,000 Endpoints	\$4,201.76	\$3,991.67	5%
5395414700015	Walk-By Handheld Module (HHD-TR) ^{1,3,4}	>35,000 Endpoints	Call for Pricing	Call for Pricing	
Walk-By/Drive-By RF Modules					
5395414700043	Walk-By Handheld (HHD-Walk-By) ^{1, 2, 3, 4}	<=35,000 Endpoints	\$5,183.03	\$4,923.88	5%
5395414700043	Walk-By Handheld (HHD-Walk-By) ^{1, 2, 3, 4}	>35,000 Endpoints	Call for Pricing	Call for Pricing	
5395414700042	Drive-By Vehicle (Drive-By) ^{1, 2, 3, 4}	<=35,000 Endpoints	\$9,597.73	\$9,117.84	
5395414700042	Drive-By Vehicle (Drive-By) ^{1, 2, 3, 4}	>35,000 Endpoints	Call for Pricing	Call for Pricing	
5395414700028	AutoVu Software ^{2, 3, 4}		\$6,607.39	\$6,277.02	5%
5395480035009	Mapping Software w/ GPS (includes 1 County Map)	County	\$6,607.47	\$6,277.10	5%
5395480035010	Mapping Software w/ GPS (includes 1 State Map)	State	\$9,642.57	\$9,160.44	
5395480035017	Mapping Software w/ GPS (includes 1 Canadian Province)	Canada	\$10,830.80	\$10,289.26	
5395414700010	Each Additional County Map less GPS		\$1,714.24	\$1,628.53	
5395414700011	Each State Map less GPS		\$8,204.58	\$7,794.35	

5395414700020	AutoRead Demo Software (one device, 2 routes, 25 meters per route)	\$310.23	\$294.72	5%
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AMI Software as a Service

Sensus SaaS
RNI & Sensus
Analytics

Total Endpoints -
From INPUTS tab

	WATER	
100,000	GAS	
100,000	ELECTRIC	
300,000	TOTAL	

Sensus SaaS RNI
Sensus Analytics

Manually input cumulative endpoints for Year 1-5 breakout if required

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
100,000	100,000	100,000	100,000	100,000
100,000	100,000	100,000	100,000	100,000
100,000	100,000	100,000	100,000	100,000
300,000	300,000	300,000	300,000	300,000

VAR Discount
5%

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Net Price	Net Price	Net Price	Net Price	Net Price
\$24,842.50				
\$371,027.25	\$382,158.07	\$393,622.81	\$405,431.49	\$417,594.44

Sensus SaaS RNI	Part Number	Fee Type	List Price	Net Price
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Sensus SaaS RNI - Setup Fee	IMS SU RNISAASE4	One Time	\$26,150.00	\$24,842.50
Sensus SaaS RNI - Annual Fee	SSX4666XXXXXXX	Annual	\$390,555.00	\$371,027.25

5 YEAR TOTAL
Net Price
\$24,842.50
\$1,969,834.06

For over 100k total endpoints, please confirm RNI & SA pricing with Core & Main

Training - Sensus AMI FlexNet Core Education	ED AMI ONSITE	One Time	\$12,000.00	\$11,400.00
Training - Delivered by VAR	Sensus Part # No Longer Required			\$
Solution Design Workshop	PS WRKSH	One Time	Contact Sensus PS	Contact Sensus PS
Integrations - Billing, MDM, etc.		One Time	Contact Sensus PS	Contact Sensus PS

\$11,400.00
\$
\$
\$

Sensus Analytics	Part Number	Fee Type	List Price	Net Price
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Sensus Analytics - Setup Fee	539.63.837.00502G	One Time	\$32,001.02	\$30,400.97
Sensus Analytics - Water - Annual Fee	539.63.837.00535G	Annual	\$113,033.00	\$107,381.35
Sensus Analytics - Gas - Annual Fee	SA GA ENH >50K	Annual	\$113,033.00	\$107,381.35

Net Price

\$30,400.97
\$107,381.35
\$107,381.35

For over 100k total endpoints, please confirm RNI & SA pricing with Core & Main

Sensus Analytics - Electric - Annual Fee	SA EL ENH >50K	Annual	\$113,033.00	\$107,381.35	\$110,602.79	\$113,920.87	\$117,338.50	\$120,858.66	\$570,102.17
Training - Sensus AMI FlexNet Core Education - Onsite	ED AMI ONSITE	One Time	\$12,000.00	\$					\$
Training - Sensus AMI FlexNet Core Education - Remote	ED AMI REMOTE	One Time	\$4,000.00	\$					\$
Sensus Analytics - Standard Integrations	PS SA STANDARD	One Time	\$6,875.00	\$6,875.00					\$6,875.00
Sensus Analytics - Custom Integrations	PS SA CUSTOM	One Time	Contact Sensus PS	\$					\$
Sensus Analytics - Text Messaging Unlimited	SA TXT MSGS	Annual	\$45,000.00	\$42,750.00	\$44,032.50	\$45,353.48	\$46,714.08	\$48,115.50	\$226,965.56
SA Modules & Other Optional Items									
	Part Number	Fee Type	List Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price
Conservation Voltage Reduction									
RF Engineering Support	PM RF ENG SVC	One Time	\$2,000.00	\$1,900.00					\$1,900.00
Application Engineering Manager Support	NS AEM SVC HRLY	One Time	\$11,000.00	\$10,450.00					\$10,450.00
Project Management	PM HRLY SVC	One Time	\$11,000.00	\$10,450.00					\$10,450.00
MultiSpeak Integration from RNI to Sensus Analytics	PS MLSPK SU INT	One Time	Contact Sensus PS						\$
Sensus Analytics Service Management - Water									
SA Service Management - Water	SA SM WATER	Annual	\$4,000.00	\$3,800.00	\$3,914.00	\$4,031.42	\$4,152.36	\$4,276.93	\$20,174.72
Enter # of ally Meters: 1000									
Sensus Analytics Pressure Profile - Water									
SA Pressure Profile - Water	SA PPA WATER	Annual	\$15,000.00	\$14,250.00	\$14,677.50	\$15,117.83	\$15,571.36	\$16,038.50	\$75,655.19
SA Pressure Profile - Setup & Training w/o Placement Plan	PS PPA SETUP	One Time	\$5,000.00	\$					\$
SA Pressure Profile - Setup & Training w/ Placement Plan	PS PPA SETUPPLN	One Time	\$15,000.00	\$14,250.00					\$14,250.00
PS PPA SETUP or PS PPA SETUPPLN Required with SA PPA WATER									

Sensus Analytics Lite	SA Lite - Setup Fee	One Time	Call for Pricing	Call For Pricing						\$
	SA Lite - Annual Fee	Annual	\$90,000.00	\$85,500.00						\$453,931.11
Acoustic Monitoring										
Acoustic Monitoring	Acoustic Monitoring	Annual	\$4,375.00	\$4,156.25						\$22,066.10
	Enter # of Permalog Devices: 100									
Xylem Data Lake	XDL - Water	Annual	\$	\$						\$
	XDL - Gas	Annual	\$	\$						\$
	XDL - Electric	Annual	\$	\$						\$
	XDL - Setup Fee - Includes Setup, Training, PS Support	One Time	\$7,500.00	\$7,500.00						\$7,500.00
	Overage Charge - Per GB over 500GB/month data allotment	One Time	\$10 Per GB	\$10 Per GB						\$
	S25 VPN - Setup Fee - Optional	One Time	\$10,000.00	\$9,500.00						\$9,500.00
	S25 VPN Annual Maintenance - Optional	Annual	\$120,000.00	\$114,000.00						\$605,241.48
UDL Annual Fees included for SA customers; SA Customer Y/N:										
GoAlqua Solutions										
GoAlqua Solutions	Meter Asset Management	Annual	Call For Pricing	Call For Pricing						\$
	Meter Asset Management - Setup Fee	One Time	Call For Pricing	Call For Pricing						\$
	Unified Network Management	Annual	Call For Pricing	Call For Pricing						\$
	Unified Network Management - Setup Fee	One Time	Call For Pricing	Call For Pricing						\$
	Leak Detection VDMA Analysis	Annual	Call For Pricing	Call For Pricing						\$
	Leak Detection - Setup Fee	One Time	Call For Pricing	Call For Pricing						\$

Nextgen Walk-By Drive-By

NextGen Walk-By Drive-By

Step 1: Enter # Endpoints:

100,000	WATER
100,000	GAS
100,000	ELECTRIC
300,000	TOTAL ENDPOINTS
Y	Enter Y/N

Step 2: Reading ERT or R900?

Step 3: Enter the number of Reading Equipment required (if any)

Step 4: Enter "1" if optional NextGen WBD8 On-Site Training is required

Sales/Distributor/Ship-To Info

#####

IDX	Reading Equipment										YEAR 1					YEAR 2		YEAR 3		YEAR 4		YEAR 5		5 YEAR TOTAL		Discount		
	Part Number	Fee Type	List Price	Net Price	Discount	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price	Net Price				
1	EasyLink ERT Reader PCS/MAS1/MAS2 with ToughBook	539 63 900 10004	One-Time	\$32,900.00	\$31,255.00		\$31,255.00	\$32,192.65	\$33,158.43	\$33,158.43	\$34,153.18	\$34,153.18	\$35,177.78	\$35,177.78										\$31,255.00				
2	EasyLink ERT Reader PCS/MAS1/MAS2 without ToughBook	539 63 900 10003	One-Time	\$26,900.00	\$25,555.00		\$25,555.00	\$26,321.65	\$27,111.30	\$27,111.30	\$27,924.64	\$27,924.64	\$28,762.38	\$28,762.38										\$25,555.00				
3	EasyLink ERT Reader N19/N25 with ToughBook	539 63 900 10006	One-Time	\$32,900.00	\$31,255.00		\$31,255.00	\$32,192.65	\$33,158.43	\$33,158.43	\$34,153.18	\$34,153.18	\$35,177.78	\$35,177.78										\$31,255.00				
4	EasyLink ERT Reader N19/N25 without ToughBook	539 63 900 10005	One-Time	\$26,900.00	\$25,555.00		\$25,555.00	\$26,321.65	\$27,111.30	\$27,111.30	\$27,924.64	\$27,924.64	\$28,762.38	\$28,762.38										\$25,555.00				
5	EasyLink R900 Reader PCS/MAS1/MAS2 with ToughBook	539 63 900 10008	One-Time	\$32,900.00	\$31,255.00		\$31,255.00	\$32,192.65	\$33,158.43	\$33,158.43	\$34,153.18	\$34,153.18	\$35,177.78	\$35,177.78										\$31,255.00				
6	EasyLink R900 Reader PCS/MAS1/MAS2 without ToughBook	539 63 900 10007	One-Time	\$26,900.00	\$25,555.00		\$25,555.00	\$26,321.65	\$27,111.30	\$27,111.30	\$27,924.64	\$27,924.64	\$28,762.38	\$28,762.38										\$25,555.00				
7	EasyLink R900 Reader N19/N25 with ToughBook	539 63 900 10010	One-Time	\$32,900.00	\$31,255.00		\$31,255.00	\$32,192.65	\$33,158.43	\$33,158.43	\$34,153.18	\$34,153.18	\$35,177.78	\$35,177.78										\$31,255.00				
8	EasyLink R900 Reader N19/N25 without ToughBook	539 63 900 10009	One-Time	\$26,900.00	\$25,555.00		\$25,555.00	\$26,321.65	\$27,111.30	\$27,111.30	\$27,924.64	\$27,924.64	\$28,762.38	\$28,762.38										\$25,555.00				
#REF!	NextGen WBD8 Software & Services																								VAR PRICE			
#REF!	NextGen WBD8 - Server Standard Setup Fee	MS WBD8 SU	One-Time	\$54,000.00	\$51,300.00		\$51,300.00	\$52,839.00	\$54,424.17	\$54,424.17	\$56,056.90	\$56,056.90	\$57,738.60	\$57,738.60										\$51,300.00				
#REF!	NextGen WBD8 - Annual Maintenance Fee	MS WBD8 HOST	Annual Fee	\$22,500.00	\$21,375.00		\$21,375.00	\$22,016.25	\$22,676.74	\$22,676.74	\$23,357.04	\$23,357.04	\$24,057.75	\$24,057.75										\$113,482.78				
#REF!	NextGen WBD8 - Professional Services On-Boarding	PS WBD8 ONBDG	One-Time ²	\$7,000.00	\$7,000.00		\$7,000.00	\$7,000.00																\$7,000.00				
#REF!	NextGen WBD8 - Optional On-Site Training	PS WBD8 TRNG	One-Time ³				Contact Professional Services (link)																	\$				

Notes:

1	Number of services should be calculated based on total number of water, gas, and electric endpoints
2	Professional Services On-Boarding includes basic remote training, initial customer settings, and import/export file formatting
3	NextGen WBDDB - On-Site Training is optional and includes up to 2 days of on-site training

EXHIBIT C MESA STANDARD TERMS AND CONDITIONS

1. **INDEPENDENT CONTRACTOR.** It is expressly understood that the relationship of Contractor to City will be that of an independent contractor. Contractor and all persons employed by Contractor, either directly or indirectly, are Contractor's employees, not City employees. Accordingly, Contractor and Contractor's employees are not entitled to any benefits provided to City employees including, but not limited to, health benefits, enrollment in a retirement system, paid time off or other rights afforded City employees. Contractor employees will not be regarded as City employees or agents for any purpose, including the payment of unemployment or workers' compensation. If any Contractor employees or subcontractors assert a claim for wages or other employment benefits against City, Contractor will defend, indemnify, and hold harmless City from all such claims.
2. **SUBCONTRACTING.** Contractor may not subcontract work under this Agreement without the express written permission of City. If Contractor has received authorization to subcontract work, it is agreed that all subcontractors performing work under the Agreement must comply with its provisions. Further, all agreements between Contractor and its subcontractors must provide that the terms and conditions of this Agreement be incorporated therein.
3. **ASSIGNMENT.** This Agreement may not be assigned, either in whole or in part, without first receiving City's written consent. Any attempted assignment, either in whole or in part, without such consent will be null and void and in such event City will have the right, at its option, to terminate the Agreement. No granting of consent to any assignment will relieve Contractor from any of its obligations and liabilities under the Agreement.
4. **SUCCESSORS AND ASSIGNS, BINDING EFFECT.** This Agreement will be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns.
5. **NO THIRD-PARTY BENEFICIARIES.** This Agreement is intended for the exclusive benefit of the parties. Nothing set forth in this Agreement is intended to create or will create, any benefits, rights, or responsibilities for any third parties.
6. **NON-EXCLUSIVITY.** City, in its sole discretion, reserves the right to request the materials or services set forth herein from other sources when deemed necessary and appropriate. No exclusive rights are encompassed through this Agreement.
7. **AMENDMENTS.** There will be no oral changes to this Agreement. This Agreement can only be modified in writing and signed by both parties. No charge for extra work or material will be allowed unless approved in writing, in advance, by City and Contractor.
8. **TIME OF THE ESSENCE.** Time is of the essence to the performance of the parties' obligations under this Agreement.
9. **COMPLIANCE WITH APPLICABLE LAWS.**
 - a. **General.** Contractor must procure all permits/licenses and pay all charges and fees necessary and incidental to the lawful conduct of business. Contractor must stay fully informed of existing and future federal, state, and local laws, ordinances, and regulations that in any manner affect the fulfillment of this Agreement and must comply with the same at its own expense. Contractor bears full responsibility for training, safety, and providing necessary equipment for all Contractor personnel to achieve compliance throughout the term of the Agreement. Upon request, Contractor will demonstrate to City's satisfaction any programs, procedures, and other activities used to ensure compliance.
 - b. **Drug-Free Workplace.** Contractor is hereby advised that City has adopted a policy establishing a drug-free workplace for itself and those doing business with City to ensure the safety and health of all persons working on City contracts and projects. Contractor will require a drug-free workplace for all Contractor personnel working under this Agreement. Specifically, all Contractor personnel who are working under this Agreement must be notified in writing by Contractor that they are prohibited from the manufacture, distribution, dispensation, possession, or unlawful use of a controlled substance in the workplace. Contractor agrees to

- prohibit the use of intoxicating substances by all Contractor personnel and will ensure that Contractor personnel do not use or possess illegal drugs while in the course of performing their duties.
- c. **Federal and State Immigration Laws.** Contractor agrees to comply with the Immigration Reform and Control Act of 1986 (IRCA) in performance under this Agreement and to permit City and its agents to inspect applicable personnel records to verify such compliance as permitted by law. Contractor will ensure and keep appropriate records to demonstrate that all Contractor personnel have a legal right to live and work in the United States.
 - i. As applicable to Contractor, under the provisions of A.R.S. § 41-4401, Contractor hereby warrants to the City that Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all federal immigration laws and regulations that relate to their employees and A.R.S. § 23-214(A) (hereinafter collectively the "Contractor Immigration Warranty").
 - ii. A breach of the Contractor Immigration Warranty will constitute a material breach of this Agreement and will subject Contractor to penalties up to and including termination of this Agreement at the sole discretion of City.
 - iii. To ensure Contractor and its subcontractors are complying with Contractor Immigration Warranty, City retains the legal right to conduct random verification of the employment records of any Contractor or subcontractor employee who works on this Agreement, including the inspection of the papers of such employees. Contractor agrees to assist City in regard to any random verification performed.
 - iv. Neither Contractor nor any subcontractor will be deemed to have materially breached Contractor Immigration Warranty if Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by Sections 274a and 274b of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. § 23-214(A).
 - d. **Nondiscrimination.** Contractor understands and acknowledges that it is the policy of City of Mesa to promote nondiscrimination. As such, Contractor represents and warrants that it does not discriminate against any person on the basis of race, color, ethnicity, national origin, age, disability, religion, sex, sexual orientation, gender identity, veteran's status, marital status, familial status, or genetic information (collectively, "protected status") in employment, housing, or facilities, establishments, accommodations, services, commodities, or use offered to or enjoyed by the general public. Contractor further represents and warrants that it does not, on the basis of protected status, refuse to hire or employ or bar or discharge from employment any person, or to discriminate against such person in compensation, conditions, or privileges of employment. In performance of this Agreement, Contractor shall comply with all applicable federal, state, and local laws and executive orders regarding non-discrimination including, but not limited to, the following (as amended): Title VII of the U.S. Civil Rights Act of 1964; Section 504 of the Federal Rehabilitation Act; Age Discrimination Act of 1967; Equal Pay Act of 1963; and Americans with Disabilities Act of 1990.____
 - e. **State Sponsors of Terrorism Prohibition.** Per A.R.S. § 35-392, Contractor must not be in violation of section 6(j) of the Federal Export Administration Act and subsequently prohibited by the State of Arizona from selling goods or services to City.
 - f. **Israel Boycott Divestments.** In accordance with the requirements of A.R.S. § 35-393.01, by entering into this Agreement, Contractor certifies that it is not currently engaged in, and agrees for the duration of the Agreement to not engage in, a boycott of Israel.
 - g. **Forced Ethnic Uyghur Labor Prohibition.** In accordance with the requirements of A.R.S. § 35-394, Contractor certifies that it does not currently, and agrees for the duration of the contract that it will not, use (i) the forced labor of ethnic Uyghurs in the People's Republic of China; (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors, or Contractors that use the forced labor or any

goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

- h. **Termination for Violation of Forced Ethnic Uyghur Labor Prohibition.** If, after providing the certification described in (g), Contractor becomes aware that it is not in compliance with the certification, it shall notify City within five (5) business days of becoming aware of the noncompliance. Contractor acknowledges that it must remedy the noncompliance and provide written certification of that within 180 days after notifying City of its noncompliance. If Contractor fails to remedy the noncompliance and provide the written certification within 180 days, the contract shall terminate immediately.

10. **SALES/USE TAX, OTHER TAXES.**

- a. Contractor is responsible for the payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's services under this Agreement including, by way of illustration but not limitation, federal and state income tax, Social Security tax, unemployment insurance taxes, and any other taxes or business license fees, as required. If any taxing authority should deem Contractor or Contractor employees an employee of City, or should otherwise claim City is liable for the payment of taxes that are Contractor's responsibility under this Agreement, then Contractor will indemnify City for any tax liability, interest, and penalties imposed upon City.
- b. City is exempt from paying certain federal excise taxes and will furnish an exemption certificate upon request. City is not exempt from state and local sales/use taxes.

11. **AMOUNTS DUE THE CITY.** Contractor must be current and remain current in all obligations, whether or not related to the Agreement, due to City during the performance of services under the Agreement. Payments to Contractor may be offset by any delinquent amounts due City or fees and charges owed to City.

12. **PUBLIC RECORDS.** Contractor acknowledges that City is a public body, subject to Arizona's public records laws (A.R.S. § 39-121 *et seq.*) and any documents related to this Agreement may be subject to disclosure pursuant to state law in response to a public records request or to subpoena or other judicial process.

- a. If Contractor believes documents related to the Agreement contain trade secrets or other proprietary data, Contractor must have notified City pursuant to Mesa Procurement Rules Section 2.1 or notified City with a notification statement specifically identifying the trade secrets or other proprietary data that Contractor believes should remain confidential.
- b. In the event City determines it is legally required to disclose pursuant to law any documents or information Contractor deems confidential trade secrets or proprietary data, City, to the extent possible, will provide Contractor with prompt written notice by certified mail, fax, email or other method that tracks delivery status of the requirement to disclose the information so Contractor may seek a protective order from a court having jurisdiction over the matter or obtain other appropriate remedies. The notice will include a time period for Contractor to seek court ordered protection or other legal remedies as deemed appropriate by Contractor. If Contractor does not obtain such court ordered protection by the expiration of said time period, City may release the information without further notice to Contractor.

13. **AUDITS AND RECORDS.** Pursuant to A.R.S. 41-2548 and A.R.S. 32-214, Contractor must preserve the records related to this Agreement for five (5) years after completion of the Agreement. City or its authorized agent reserves the right to inspect any records related to the performance of work specified herein. In addition, City may inspect all payroll, billing or other relevant records kept by Contractor in relation to the Agreement. Contractor will permit such inspections and audits during normal business hours and upon reasonable notice by City. The audit of records may occur at Contractor's place of business or at City offices, as determined by City.

14. **BACKGROUND CHECK.** In accordance with City's current background check policies, City may conduct criminal, driver history, and all other requested background checks of Contractor personnel

who would perform services under the Agreement who will have access to City's information, data, or facilities. Any officer, employee, or agent who fails the background check must be replaced immediately for any reasonable cause not prohibited by law.

15. **SECURITY CLEARANCE AND REMOVAL OF CONTRACTOR PERSONNEL.** City will have final authority, based on security reasons: (i) to determine when security clearance of Contractor personnel is required; (ii) to determine the nature of the security clearance, up to and including fingerprinting Contractor personnel; and (iii) to determine whether any individual or entity may provide services under this Agreement. If City objects to any Contractor personnel for any reasonable cause not prohibited by law, then Contractor will, upon notice from City, remove any such individual from the performance of services under this Agreement.
16. **DEFAULT.**
 - a. A party will be in default of the Agreement if that party:
 - i. Is or becomes insolvent or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's capability to perform under the Agreement;
 - ii. Is the subject of a petition for involuntary bankruptcy not removed within sixty (60) calendar days;
 - iii. Conducts business in an unethical manner as set forth in City Procurement Rules Article 7 or in an illegal manner;
 - iv. Fails to carry out any term, promise, or condition of the Agreement; or
 - v. Is debarred from participating in City procurements and solicitations in accordance with Article 6 of City's Procurement Rules.
 - b. **Notice and Opportunity to Cure.** In the event a party is in default then the other party will provide written notice to the defaulting party of the default. The defaulting party will have thirty (30) days from receipt of the notice to cure the default, unless the default is of a nature that it is reasonably anticipated to affect the health, safety, or welfare of the public and, in such an event, the non-defaulting party may require a minimum seven (7) days to cure the default from the date of receipt of the notice; the cure period may be extended by mutual agreement of the parties, but no cure period may exceed ninety (90) days. A default notice will be deemed to be sufficient if it is reasonably calculated to provide notice of the nature and extent of such default. Failure of the non-defaulting party to provide notice of the default does not waive any rights under the Agreement. Failure of the defaulting party to cure the default will entitle the non-defaulting party to the election of remedies specific to the party as set forth in section 17 below.
 - c. **Anticipatory Repudiation.** Whenever City in good faith has reason to question Contractor's intent or ability to perform, City may demand that Contractor give a written assurance of its intent and ability to perform. In the event demand is made and no written assurance is given within ten (10) calendar days, City may treat this failure as an anticipatory repudiation of the Agreement entitling City to terminate the Agreement in accordance with section 17(a) below.
17. **REMEDIES.** The remedies set forth in this Agreement are not exclusive. Election of one remedy will not preclude the use of other remedies. In the event of default:
 - a. The non-defaulting party may terminate the Agreement, and the termination will be effective immediately or at such other date as specified by the terminating party.
 - b. City may purchase the services or materials required under the Agreement from the open market, complete required work itself, or have it completed at the expense of Contractor. If the cost of obtaining substitute services exceeds the contract price in the Agreement, City may recover the excess cost by: (i) requiring immediate reimbursement by Contractor to City; (ii) deduction from an unpaid balance due to Contractor; (iii) collection against the proposal and performance security, if any; (iv) collection against liquidated damages (if applicable); or (v) a combination of the aforementioned remedies or other remedies as permitted by law. Costs in

this Subsection (b) include any and all, fees, and expenses incurred in obtaining substitute services and expended in obtaining reimbursement including, but not limited to, administrative expenses, attorneys' fees, and costs.

- c. The non-defaulting party will have all other rights granted under this Agreement and all rights at law or in equity that may be available to it.
 - d. Neither party will be liable for incidental, special, or consequential damages.
18. **CONTINUATION DURING DISPUTES.** Contractor agrees that during any dispute between the parties, Contractor will continue to perform its obligations until the dispute is settled, instructed to cease performance by City, enjoined or prohibited by judicial action, or otherwise required or obligated to cease performance by other provisions in this Agreement.
 19. **TERMINATION FOR CONVENIENCE.** City reserves the right to terminate this Agreement, in part or in whole, for its sole convenience upon thirty (30) calendar days' written notice. Contractor acknowledges that, as with any termination permitted under this Agreement, in the event of a termination for convenience, Contractor is only entitled to payment in accordance with section 22 (Payment to Contractor Upon Termination); Contractor will not be entitled to any anticipated lost profits had the Agreement been performed to completion.
 20. **TERMINATION FOR CONFLICT OF INTEREST (A.R.S. § 38-511).** Pursuant to A.R.S. § 38-511, City may cancel this Agreement within three (3) years after its execution, without penalty or further obligation, if any person significantly involved in initiating, securing, drafting, or creating the Agreement for City becomes an employee or agent of Contractor.
 21. **TERMINATION FOR NON-APPROPRIATION AND MODIFICATION FOR BUDGETARY CONSTRAINT.** City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. If City reasonably determines it does not have funds to meet its obligations under this Agreement, City will have the right to terminate the Agreement without penalty on the last day of the fiscal period for which funds were legally available. In the event of such termination, City agrees to provide written notice of its intent to terminate thirty (30) calendar days prior to the stated termination date.
 22. **PAYMENT TO CONTRACTOR UPON TERMINATION.** Upon termination of this Agreement for any reason, Contractor will be entitled only to payments authorized under the Agreement for those services performed or materials provided in accordance with the Agreement up to the date of termination, and any authorized expenses already incurred up to such date of termination. City will make final payment within thirty (30) calendar days after City has both completed its appraisal of the materials and services provided and received Contractor's properly prepared final invoice.
 23. **NON-WAIVER OF RIGHTS.** There will be no waiver of any provision of this Agreement unless approved in writing and signed by the waiving party. Failure or delay to exercise any rights or remedies provided herein or by law or in equity, or the acceptance of, or payment for, any services hereunder, will not release the other party of any of the warranties or other obligations of the Agreement and will not be deemed a waiver of any such rights or remedies.
 24. **INDEMNIFICATION; LIABILITY.**
 - a. **Services.** For the Contractor's services related to its obligation under this agreement to provide services to City. To the fullest extent permitted by law, Contractor agrees to defend, indemnify and hold harmless City, its elected officials, agents, representatives and employees (collectively, including City, "City Personnel") from and against any and all liabilities, demands, claims, suits, penalties, obligations, losses, damages, causes of action, fines or judgments of any kind, including costs, attorneys', witnesses' and expert witnesses' fees, and expenses incident thereto (all of the foregoing, collectively "Claims") imposed upon or asserted against City Personnel by a third party relating to, arising out of or resulting from, in whole or in part: (i) services and/or materials provided under this Agreement by Contractor or its officers, agents, or employees (collectively, including Contractor, "Contractor Personnel"); (ii) negligent acts, errors, mistakes or omissions of Contractor Personnel; or (iii) failure of Contractor Personnel to comply with or fulfill the obligations established by this Agreement.

- b. **Materials/Products.** For Contractor's obligation under this Agreement to provide materials/products to City, to the fullest extent permitted by law, Contractor is not required to defend, indemnify and hold harmless City Personnel from and against any and all Claims imposed upon or asserted against City Personnel by a third party unless those Claims are relating to, arising out of or resulting from, in whole or in part, (i) violation of law by Contractor Personnel; (ii) negligent acts, errors, mistakes or omissions by Contractor Personnel; (iii) willful misconduct by Contractor Personnel; or (iv) breach of this Agreement by Contractor Personnel.
 - c. Contractor's indemnification, duty to defend and hold harmless City Personnel in this Subsection (a) will apply to all Claims against City Personnel except Claims arising solely from the negligence or intentional acts of City Personnel.
 - d. Except for Claims arising solely from the City's negligence or intentional acts of City Personnel, City assumes no liability for the actions of Contractor Personnel and will not indemnify or hold Contractor Personnel or any third party harmless for Claims relating to, arising out of or resulting from, in whole or in part, this Agreement or use of Contractor Personnel-provided services or materials.
25. **WARRANTY.** Contractor warrants that the services and materials will conform to the requirements of the Agreement. Additionally, Contractor warrants that all services will be performed in a good, workman-like, and professional manner. City's acceptance of services or materials provided by Contractor will not relieve Contractor from its obligations under this warranty. If City reasonably determines any materials or services are of a substandard or unsatisfactory manner, Contractor, at no additional charge to City, will provide materials or redo such services until in accordance with this Agreement and to City's reasonable satisfaction.
- Unless otherwise agreed, Contractor warrants that materials will be new, unused, of most current manufacture and not discontinued, will be free of defects in materials and workmanship, will be provided in accordance with manufacturer's standard warranty for at least one (1) year unless otherwise specified, and will perform in accordance with manufacturer's published specifications.
26. **THE CITY'S RIGHT TO RECOVER AGAINST THIRD PARTIES.** Contractor will do nothing to prejudice City's right to recover against third parties for any loss, destruction, or damage to City property and will, at City's request and expense, furnish to city reasonable assistance and cooperation in obtaining recovery, including assistance in the prosecution or defense of suit and the execution of instruments of assignment in favor of City.
27. **NO GUARANTEE OF WORK.** Contractor acknowledges and agrees: (i) it is not entitled to deliver any specific amount of materials or services, or any materials or services at all, under this Agreement; and (ii) the materials or services will be requested by City on an as needed basis, at the sole discretion of City. Any document referencing quantities or performance frequencies represent City's best estimate of current requirements, but will not bind City to purchase, accept, or pay for materials or services which exceed its actual needs.
28. **OWNERSHIP.** All deliverables, services, and information provided by Contractor or City pursuant to this Agreement (whether electronically or manually generated) including without limitation, reports, test plans, survey results, graphics, and technical tables, originally prepared in the performance of this Agreement, are the property of City and will not be used or released by Contractor or any other person except with prior written permission by City.
29. **USE OF NAME.** Contractor will not use the name of City of Mesa in any advertising or publicity without obtaining the prior written consent of City.
30. **PROHIBITED ACTS.** Contractor acknowledges the applicability of A.R.S. § 38-504 which prohibits a person who, within the preceding twelve (12) months, is or was a public officer or employee of City from representing another person (including Contractor) before City on any matter for which the officer or employee was directly concerned and personally participated in during their service or employment by a substantial and material exercise of administrative discretion. Further, while employed by City and for two (2) years thereafter, public officers or employees are prohibited from disclosing or using, without appropriate authorization, any confidential information acquired by such

person in the course of his or her official duties at City.

31. **FOB DESTINATION FREIGHT PREPAID AND ALLOWED.** All deliveries will be FOB destination freight prepaid and allowed unless otherwise agreed.
32. **RISK OF LOSS.** Contractor agrees to bear all risk of loss, injury, or destruction of Contractor's goods or equipment incidental to Contractor providing the services and materials under this Agreement and such loss, injury, or destruction will not release Contractor from any obligation hereunder.
33. **SAFEGUARDING CITY PROPERTY.** Contractor will be responsible for any damage or loss to City real or personal property when such property is the responsibility of or in the custody of Contractor or its personnel.
34. **WARRANTY OF RIGHTS.** Contractor warrants it has title to, or the right to allow City to use, the materials and services being provided and that City may use same without suit, trouble or hindrance from Contractor or third parties.
35. **PROPRIETARY RIGHTS INDEMNIFICATION.** Without limiting the warranty in section 34, Contractor will without limitation and at its expense defend City against all claims asserted by any person that anything provided by Contractor infringes a patent, copyright, trade secret, or other intellectual property right and must, without limitation, pay the costs, damages and attorney's fees awarded against City in any such action, or pay any settlement of such action or claim. Each party agrees to notify the other promptly of any matters to which this provision may apply and to cooperate with each other in connection with such defense or settlement. If a preliminary or final judgment is obtained against City's use or operation of the items provided by Contractor hereunder or any part thereof by reason of any alleged infringement, Contractor will, at its expense and without limitation, either: (a) modify the item so that it becomes non-infringing; (b) procure for City the right to continue to use the item; (c) substitute for the infringing item other item(s) having at least equivalent capability; or (d) refund to City an amount equal to the price paid, less reasonable usage, from the time of installation acceptance through cessation of use, which amount will be calculated on a useful life not less than five (5) years, plus any additional costs City may incur to acquire substitute supplies or services.
36. **CONTRACT ADMINISTRATION.** The contract will be administered by the applicable Purchasing Officer and/or an authorized representative from the using department (collectively "Contractor Administrators"); all questions regarding the Agreement will be referred to the Contract Administrators. If authorized by the Contract Administrators, supplements or amendments may be written to the Agreement for the addition or deletion of services. Payment will be negotiated and determined by the Contract Administrators.
37. **FORCE MAJEURE.** Failure by either party to perform its duties and obligations will be excused by unforeseeable circumstances beyond its reasonable control, including acts of nature, acts of the public enemy, riots, fire, explosion, legislation, and governmental regulation. The party whose performance is so affected will, within five (5) calendar days of the unforeseeable circumstance, notify the other party of all pertinent facts and identify the force majeure event. The party whose performance is so affected must also take all reasonable steps, promptly and diligently, to prevent such causes if it is feasible to do so or to minimize or eliminate the effect thereof. The delivery or performance date will be extended for a period equal to the time lost by reason of delay, plus such additional time as may be reasonably necessary to overcome the effect of the delay, provided however, under no circumstances will delays caused by a force majeure extend beyond one hundred-twenty (120) calendar days from the scheduled delivery or completion date of a task unless agreed upon by the parties.
38. **COOPERATIVE USE OF CONTRACT.** City has entered into various cooperative purchasing agreements with other Arizona government agencies, including the Strategic Alliance for Volume Expenditures (SAVE) cooperative. Under the SAVE Cooperative Purchasing Agreement, any contract may be extended for use by other municipalities, school districts and government agencies in the State of Arizona with the approval of Contractor. Any such usage by other entities must be in accordance with the statutes, codes, ordinances, charter and/or procurement rules and

regulations of the respective government agency.

City currently holds or may enter into Intergovernmental Governmental Agreements (IGA) with numerous governmental entities. These agreements allow the entities, with the approval of Contractor, to purchase their requirements under the terms and conditions of this Agreement.

A contractor, subcontractor or vendor or any employee of a contractor, subcontractor, or vendor who is contracted to provide services on a regular basis at an individual school shall obtain a valid fingerprint clearance card pursuant to title 41, chapter 12, article 3.1. A school district governing board shall adopt policies to exempt a person from the requirements of this subsection if the person's normal job duties are not likely to result in independent access to or unsupervised contact with pupils. A school district, its governing board members, its school council members, and its employees are exempt from civil liability for the consequences of adoption and implementation of policies and procedures pursuant to this subsection unless the school district, its governing board members, its school council members or its employees are guilty of gross negligence or intentional misconduct.

Additionally, Contractor will comply with the governing body's fingerprinting policy of each individual school district and public entity. Contractor, subcontractors, vendors, and their employees will not provide services on school district properties until authorized by the school district.

Orders placed by other agencies and payment thereof will be the sole responsibility of that agency. City is not responsible for any disputes arising out of transactions made by others.

39. **FUEL CHARGES AND PRICE INCREASES.** No fuel surcharges will be accepted. No price increases will be accepted without proper request by Contractor and response by City's Purchasing Division.
40. **NOTICES.** All notices to be given pursuant to this Agreement must be delivered to the parties at their respective addresses. Notices may be sent via personal delivery, certified or registered mail with postage prepaid, overnight courier, facsimile, or email. If provided by personal delivery, receipt will be deemed effective upon delivery. If sent via certified or registered mail, receipt will be deemed effective three (3) calendar days after being deposited in the United States mail. If sent via overnight courier, facsimile, or email, receipt will be deemed effective two (2) calendar days after the sending thereof.
41. **GOVERNING LAW, FORUM.** This Agreement is governed by the laws of the State of Arizona. The exclusive forum selected for any proceeding or suit, in law or equity, arising from or incident to this Agreement will be Maricopa County, Arizona.
42. **INTEGRATION CLAUSE.** This Agreement, including all attachments and exhibits hereto, supersede all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties with respect to the work to be performed.
43. **PROVISIONS REQUIRED BY LAW.** Any provision required by law to be in this Agreement is a part of this Agreement as if fully stated herein.
44. **SEVERABILITY.** If any provision of this Agreement is declared void or unenforceable, such provision will be severed from this Agreement, which will otherwise remain in full force and effect. The parties will negotiate diligently in good faith for such amendment(s) of this Agreement as may be necessary to achieve the original intent of this Agreement, notwithstanding such invalidity or unenforceability.
45. **SURVIVING PROVISIONS.** Notwithstanding any completion, termination, or other expiration of this Agreement, all provisions which, by the terms of reasonable interpretation thereof, set forth rights and obligations that extend beyond completion, termination, or other expiration of this Agreement, will survive and remain in full force and effect. Except as specifically provided in this Agreement, completion, termination, or other expiration of this Agreement will not release any party from any liability or obligation arising prior to the date of termination.

46. **A.R.S. SECTIONS 1-501 and 1-502.** Pursuant to A.R.S §§ 1-501 and 1-502, any person who applies to City for a local public benefit (the definition of which includes a grant, contract, or loan) must demonstrate his or her lawful presence in the United States. As this Agreement is deemed a local public benefit, if Contractor is an individual (natural) person or sole proprietorship, Contractor agrees to sign and submit the necessary documentation to prove compliance with the statutes if applicable.
47. **AUTHORITY.** Each party hereby warrants and represents that it has full power and authority to enter into and perform this Agreement and that the person signing on behalf of each is properly authorized and empowered to enter into the Agreement. Each party further acknowledges that it has read this Agreement, understands it, and agrees to be bound by it.
48. **PCI DSS COMPLIANCE.** In the event any Contractor engages in payment card transactions as a part of the services provided to City, Contractor shall comply with the Payment Card Industry Data Security Standards ("PCI DSS") and any amendments or restatements of the PCI DSS during the Term of this Agreement. Contractor accepts responsibility for the security of City's and/or any customer's credit card data in its possession, even if all or a portion of the services to City are subcontracted to third parties.

EXHIBIT D
SPECIAL TERMS AND CONDITIONS FOR FEDERAL FUNDS

1. DEFAULT.

1.1. A party will be in default of the Agreement if that party:

- i. Is or becomes insolvent or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's capability to perform under the Agreement;
- ii. Is the subject of a petition for involuntary bankruptcy not removed within sixty (60) calendar days;
- iii. Conducts business in an unethical manner as set forth in the City Procurement Rules Article 7 or in an illegal manner; or
- iv. Fails to carry out any term, promise, or condition of the Agreement.

1.2. Contractor will be in default of this Agreement if Contractor is debarred from participating in City procurements and Solicitations in accordance with Article 6 of the City's Procurement Rules.

1.3. Notice and Opportunity to Cure. In the event a party is in default then the other party will provide written notice to the defaulting party of the default. The defaulting party will have thirty (30) days from receipt of the notice to cure the default, unless the default is of a nature that it is reasonably anticipated to affect the health, safety, or welfare of the public and, in such an event, the non-defaulting party may require a minimum seven (7) days to cure the default from the date of receipt of the notice; the cure period may be extended by mutual agreement of the parties, but no cure period may exceed ninety (90) days. A default notice will be deemed to be sufficient if it is reasonably calculated to provide notice of the nature and extent of such default. Failure of the non-defaulting party to provide notice of the default does not waive any rights under the Agreement. Failure of the defaulting party to cure the default will entitle the non-defaulting party to the election of remedies specific to the party as set forth in section 17 below.

Anticipatory Repudiation. Whenever the City in good faith has reason to question Contractor's intent or ability to perform, the City may demand that Contractor give a written assurance of its intent and ability to perform. In the event, demand is made and no written assurance is given within ten (10) calendar days, the City may treat this failure as an anticipatory repudiation of the Agreement entitling the City to terminate the Agreement in accordance with section 17(a) below.

Agreed ☒ NA ☐ Exception:

2. REMEDIES. The remedies set forth in this Agreement are not exclusive. Election of one remedy will not preclude the use of other remedies. In the event of default:

2.1. The non-defaulting party may terminate the Agreement, and the termination will be effective immediately or at such other date as specified by the terminating party.

2.2. The City may purchase the services or materials required under the Agreement from the open market, complete the required work itself, or have it completed at the expense of Contractor. If the cost of obtaining substitute services exceeds the contract price in the Agreement, the City may recover the excess cost by: (i) requiring immediate reimbursement by the Contractor to the City; (ii) deduction from an unpaid balance due to Contractor; (iii) collection against the proposal and performance security, if any; (iv) collection against liquidated damages (if applicable); or (v) a combination of the aforementioned remedies or other remedies as permitted by law. Costs in this Subsection (b) include any and all, fees, and expenses incurred in obtaining substitute services and expended in obtaining reimbursement including, but not limited to, administrative expenses, attorneys' fees, and costs.

2.3. The non-defaulting party will have all other rights granted under this Agreement and all rights at law or in equity that may be available to it.

2.4. Neither party will be liable for incidental, special, or consequential damages.

Agreed ☒ NA ☐ Exception:

3. CONTINUATION DURING DISPUTES. Contractor agrees that during any dispute between the parties, Contractor will continue to perform its obligations until the dispute is settled, instructed to cease performance by the City, enjoined or prohibited by judicial action, or otherwise required or obligated to cease performance by other provisions in this Agreement.

Agreed ☒ NA ☐ Exception:

SPECIAL TERMS AND CONDITIONS FOR FEDERAL FUNDS

4. **TERMINATION FOR CONVENIENCE.** The City reserves the right to terminate this Agreement, in part or in whole, for its sole convenience upon thirty (30) calendar days written notice. Contractor acknowledges that, as with any termination permitted under this Agreement, in the event of a termination for convenience, Contractor is only entitled to payment in accordance with section 22 (Payment to Contractor Upon Termination); Contractor will not be entitled to any anticipated lost profits had the Agreement been performed to completion.

Agreed ☒ NA ☐ Exception:

5. **NONDISCRIMINATION.** Contractor understands and acknowledges that it is the policy of the City of Mesa to promote non-discrimination. As such, Contractor represents and warrants that it does not discriminate against any employee or applicant for employment or person to whom it provides services because of race, color, national origin, age, disability, religion, sex, sexual orientation, gender identity and expression, veterans' status, marital status, or genetic information, and represents and warrants that it complies with all applicable federal, state, and local laws and executive orders regarding employment. In performance under this Agreement, Contractor and Contractor's personnel will comply with applicable provisions of the following laws (as amended): Title VII of the U.S. Civil Rights Act of 1964, Section 504 of the Federal Rehabilitation Act, the Americans with Disabilities Act (42 U.S.C. § 12101 et seq.), and any other applicable non-discrimination laws and rules.

Agreed ☒ NA ☐ Exception:

6. **DAVIS-BACON ACT.** For all prime construction contracts in excess of \$2,000, all transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146- 3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable. Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. Additionally, contractors are required to pay wages not less than once a week.

Agreed ☒ NA ☐ Exception:

7. **COPELAND "ANTI-KICKBACK" ACT.**

- 7.1. Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.
- 7.2. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.
- 7.3. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. §5.12.

Agreed ☒ NA ☐ Exception:

8. **CONTRACT WORK AND SAFETY STANDARDS ACT.** Where applicable (see 40 U.S.C. §§ 3701-3708), all contracts in excess of \$100,000 that involve the employment of mechanics or laborers each contractor shall compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. Further, no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous.

- 8.1. Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
- 8.2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in

SPECIAL TERMS AND CONDITIONS FOR FEDERAL FUNDS

violation of the clause set forth in this section, in the sum of \$26 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by this section.

- 8.3. Withholding for unpaid wages and liquidated damages. The City shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in this section.
- 8.4. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

Agreed ☒ NA ☐ Exception:

9. **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If this Contract is for the performance of experimental, developmental, or research work, including any assignment, substitution of parties, or subcontracts, the City and the Contractor shall comply with the requirements of 37 CFR Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements) and any implementing regulations issued.

Agreed ☒ NA ☐ Exception:

10. **CLEAN AIR ACT.** The contractor agrees to:

- 10.1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
- 10.2. The contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the required Federal Agencies.
- 10.3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000.

Agreed ☒ NA ☐ Exception:

11. **FEDERAL WATER POLLUTION CONTROL ACT.**

- 11.1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
- 11.2. The contractor agrees to report each violation to the City and understands and agrees that the City, in turn, report each violation as required to assure notification to the required Federal Agencies.
- 11.3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance.

Agreed ☒ NA ☐ Exception:

12. **DEBARMENT.** If the Respondent has been debarred, suspended, or otherwise lawfully precluded from participating in any public procurement activity, including being disapproved as a subcontractor with any federal, state, or local government or agency, or if any such preclusion from participation from any public procurement activity is currently pending, the Respondent shall include a letter with its Response identifying the name and address of the governmental unit, the effective date of the suspension or debarment, the duration of the suspension or debarment, and the relevant circumstances relating to the suspension or debarment. If suspension or debarment is currently pending, a detailed description of all relevant circumstances must be provided by the Respondent, including the details enumerated above. A Response from a Respondent who is currently debarred, suspended or otherwise lawfully prohibited from any public procurement activity may be rejected. Failure of a Respondent to disclose a debarment or suspension in accordance with this Section may result in the Response being disqualified for an award of the Solicitation. Debarment status will be verified using the federal System for Award Management (SAM).

SPECIAL TERMS AND CONDITIONS FOR FEDERAL FUNDS

Agreed ☒ NA ☐ Exception:

13. **ACCESS TO RECORDS.** Offeror agrees that the City or any of their duly authorized representatives shall have access to any documents, papers, or other records of offeror that are pertinent to offeror's discharge of its obligations under the Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to offeror's personnel for the purpose of interview and discussion relating to such documents.

Agreed ☒ NA ☐ Exception:

14. **RECORDS RETENTION.** When federal funds are expended by the City for any contract resulting from this procurement process, offeror certifies that it will comply with the record retention requirements detailed in 2 CFR § 200.333. The offeror further certifies that offeror will retain these records as required for a period of three years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

Agreed ☒ NA ☐ Exception:

15. **ENERGY POLICY AND CONSERVATION ACT.** Contractor must comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. §6201).

Agreed ☒ NA ☐ Exception:

16. **BUY AMERICA.** The Buy America requirements apply to construction contracts and acquisitions for goods or rolling stock valued at more than \$100,000. The Contractor agrees to comply with 49 U.S.C. §5323(j) and its implementing regulations at 49 CFR Part 661, any amendments thereto and any implementing guidance issued by the FTA.

Agreed ☒ NA ☐ Exception:

17. **APPLICABILITY TO SUBCONTRACTORS.** Offeror agrees that all contracts it awards pursuant to the Contract shall be bound by the foregoing terms and conditions.

Agreed ☒ NA ☐ Exception:

18. **SOLID WASTE DISPOSAL ACT.** The Contractor must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$ 10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$ 10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

Agreed ☒ NA ☐ Exception:

19. **BYRD ANTI-LOBBYING AMENDMENT.** Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered.

- 19.1. No Federal appropriated funds have been paid or will be paid for on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

- 19.2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative

SPECIAL TERMS AND CONDITIONS FOR FEDERAL FUNDS

agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

19.3. This certification shall be included in all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Please check the appropriate box:

- ☒ No funds have been used or are planned to be used for lobbying in connection with this contract, or
☐ Attached is Standard Form LLL, "Disclosure of Lobbying Activities," which describes the use (past or planned) of funds for lobbying in connection with this contract.

Agreed ☒ NA ☐ Exception:

Offeror agrees to comply with the requirements in these Terms and Conditions as well as all federal, state, and local laws, rules, regulations, and ordinances, as applicable.

Company Name: Core & Main LP

Phone Number: 623.715.2751 email address: geoff.pope@coreandmain.com

Printed Name and Title of Authorized Representative: Geoff Pope

Signature of Authorized Representative: _____ Date: 05.08.2025

Contract Title: Industrial Plumbing Supplies

Contract: Core & Main, LP

Contract Number: 2025165

Amendment Number: One (1)

MA/PO Number: 26000077

Description of Change:

1. Prices of the Agreement are hereby amended to reflect updated pricing, payable and set forth in Revised Exhibit B, PRICING, attached hereto and made part of hereof by reference.
2. Core & Main's ability to provide specific products under this agreement may be subject to applicable state procurement requirements, manufacturer territory restrictions, authorized distribution limitations, and product availability. If a requested product listed in the pricing materials cannot be supplied for those reasons, Core & Main may propose a functionally equivalent product for the agency's review, with pricing to be established based on the applicable manufacturer's terms and subject to mutual agreement.
3. All other terms and conditions of the above-referenced Agreement shall remain unchanged and in full force and effect.

Effective Date of Change: June, 1, 2026

Acceptance: On behalf of the undersigned Contractor, I have given careful consideration to this Contract Amendment and hereby agree to the change(s) and except that as amended herein, all provisions of the Contract remain in full force and effect.

Core & Main, LP:

Ogonna Hymes
Signature

Ogonna Hymes
Printed Name

June 10, 2026
Date

City of Mesa:

Edward Quedens
Signature

Edward Quedens
City Manager Designee

6/11/26 11:52 MST
Date

Reviewed by:

Ted Stallings

Ted Stallings, CPPB
Procurement Officer II

CONTRACT AMENDMENT

Revised Exhibit B, Pricing, Dated 06/01/2026

Category Discounts

Category	Minimum Category Percentage Discount %
Clamps	20%
Couplings	20%
Copper Pipe	2%
PVC Pipe	2%
Fittings	See Below
Valves	See Below
Service Saddles	20%
Water Meters	5%
Water Meter Parts	5%
Backflow and Meters - Devices	See Below
Backflow Assemblies	See Below
Flow Meters	Core & Main Supply
Level Sensors	Core+ Advanced Monitoring Solutions
Level Transmitters	Core+ Advanced Monitoring Solutions

Other Related Product Categories	Minimum Category Percentage Discount %
Core+ Advanced Monitoring Solutions	2%
Air Relief Valves	4%
Automated Control Valves	4%
Backflow & Repair Parts	4%
Butterfly Valves	4%
Check Valves	4%
DI Mechanical Joint and Flange Fitting - Import/Domestic	4%
Ductile Iron Pipe	4%
Fire Hydrant Extensions / Kits	4%
Fire Hydrant Repair Parts / Kits	4%
Fire Hydrants	4%
Gate Valve Parts	4%
Gate Valves	4%
Geosynthetics	2%
HDPE	2%
Joint Restraint Products	18%
Concrete Meter Boxes/Lids	4%
Plastic Meter Boxes/Lids	4%
Municipal Castings	4%
OS&Y Gate Valves	4%
P401 Lining - Domestic	4%

CONTRACT AMENDMENT

Pipe Repair Products & Tapping Sleeves	20%
Pressure Reducing Valves	4%
Sewer Fittings	4%
Sewer Repair Products	4%
Tapping Valves	4%
Waterworks Service Brass	12%
Sensus/Xylem	
• Water Meters	5%
• Water Meter Registers	5%
• Electric Meters	5%
• Gas Meters	5%
• Meter Reading Equipment	5%
• AMI and AMR Radios	5%
• FlexNet Infrastructure	5%
• Meter Reading Equipment	
Extended Maintenance Programs	5%
• Base Station Protection Plans	5%
• Base Station Extended Warranties	5%
• Annual Base Station Maintenance Plans	5%

**The categories below are only applicable to items sold on Core & Main's "Supply" site.
www.supply.coreandmain.com**

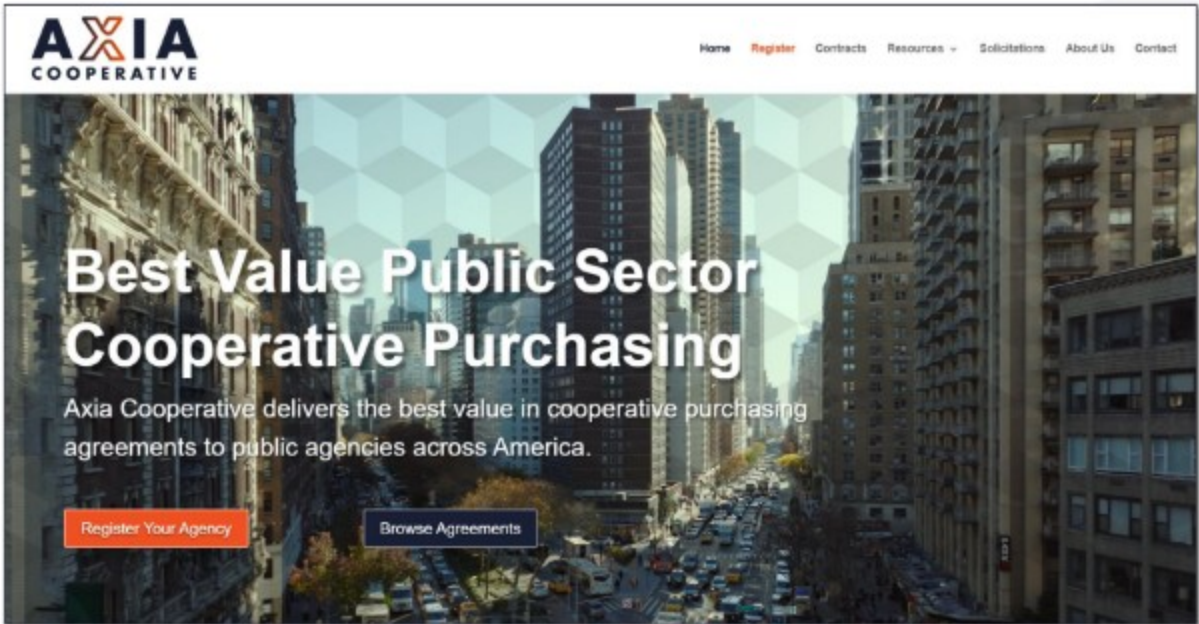
<i>Core & Main Supply - Online Categories:</i>	Minimum Category Percentage (%) Discount
Aeration	4%
Bioaugmentation & Process Chemicals	4%
Charts & Chart Recorders	4%
Chemical Feed	4%
Chlorination & Dechlorination	4%
Collection Systems	4%
Construction/Stormwater Management	4%
Electrical	4%
Facilities	4%
Filtration	4%
Flow Monitoring	4%
Gauges	4%
Hoses	4%
Hydrant Accessories & Tools	4%
Lab Chemicals & Reagents	4%
Lab Equipment & Supplies	4%
Lab Testing	4%
Level & Pressure	4%
Lighting	4%
Locate & Leak Detection	4%

CONTRACT AMENDMENT

McElroy Fusion Equipment	0%
Pipe Tools, Fittings & Accessories	4%
Plugs	4%
Process Analyzers	4%
Pumps	4%
Safety	4%
Sampling	4%
Spill Containment	4%
Spill Response	4%
Tanks	4%
Tools	4%
UPSCO Natural Gas Products	4%
Valves	4%

Axia Cooperative Website

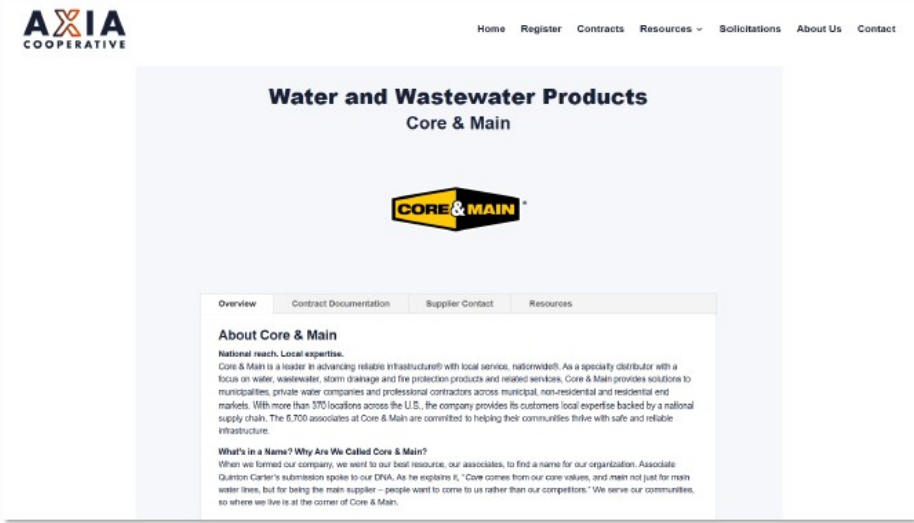
Access to the Axia website can be located at www.axiacoop.org





Dedicated Contract Page

Water and Wastewater Products: www.axiacoop.org/coreandmain



Contract Details



- **Contract Name:** Water and Wastewater Products
- **Contract #:** 2025165
- **Lead Public Agency:** City of Mesa (AZ)
- **Scope:** Full catalog products, solutions & services
- **Expiration Date:** September 22, 2030

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Final Acceptance of Large Helicopter Parking Pads at Show Low Regional Airport (Jacob Allen)

RECOMMENDATION

I **MOVE** to accept the large helicopter parking pads at Show Low Regional Airport and initiate the warranty period.

BACKGROUND

On June 17, 2025, the City Council awarded a contract to Show Low Construction, Inc. for the construction of two large helicopter parking pads at Show Low Regional Airport.

The project was designed and bid by H.W. Lochner, the City's contracted airport engineering consultant. The project was supported through Infrastructure Investment and Jobs Act (IIJA) grant funding by the Federal Aviation Administration (FAA) with matching funds from the Arizona Department of Transportation (ADOT).

Show Low Construction, Inc. began work on March 15, 2026, and were allowed 60 days to complete the project. The project was completed on time and on budget. H.W. Lochner engineers were on-site for weekly inspections during all phases of construction. Final inspection took place on May 13, 2026, and no major deficiencies were found.

Staff recommends accepting the large helicopter parking pads at Show Low Regional Airport and initiating the warranty period.

ATTACHMENTS

1. Show Low Helipads - Final Acceptance Cert

FISCAL IMPACT

Final Cost: \$1,129,945 (City's portion \$28,719.86)

Funding source (account no.): Construct 2 Large Helicopter Parking Pads (11-750-495-7300-2401/7502401)

FAA = \$1,091,354.56, ADOT = \$28,719.86, Local = \$28,719.86



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-129, Construction Project Final Acceptance – Airport Improvement Program Sponsor Certification

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Construction Project Final Acceptance Airport Improvement Program Sponsor Certification

Sponsor: City of Show Low

Airport: Show Low Regional Airport

Project Number: 3-04-0035-034-2025

Description of Work: Construct Helicopter Parking Pads (AIG)

Application

49 USC § 47105(d), authorizes the Secretary to require me certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program. General standards for final acceptance and close out of federally funded construction projects are in 2 CFR § 200.343 – Closeout and supplemented by FAA Order 5100.38. The sponsor must determine that project costs are accurate and proper in accordance with specific requirements of the grant agreement and contract documents.

Certification Statements

Except for certification statements below marked not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgment and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The personnel engaged in project administration, engineering supervision, project inspection, and acceptance testing were or will be determined to be qualified and competent to perform the work (Grant Assurance).
☒ Yes ☐ No ☐ N/A
2. Construction records, including daily logs, were or will be kept by the resident engineer/construction inspector that fully document contractor’s performance in complying with:
 - a. Technical standards (Advisory Circular (AC) 150/5370-12);
 - b. Contract requirements (2 CFR part 200 and FAA Order 5100.38); and
 - c. Construction safety and phasing plan measures (AC 150/5370-2).☒ Yes ☐ No ☐ N/A
3. All acceptance tests specified in the project specifications were or will be performed and documented. (AC 150/5370-12).
☒ Yes ☐ No ☐ N/A

4. Sponsor has taken or will take appropriate corrective action for any test result outside of allowable tolerances (AC 150/5370-12).
☒ Yes ☐ No ☐ N/A
5. Pay reduction factors required by the specifications were applied or will be applied in computing final payments with a summary made available to the FAA (AC 150/5370-10).
☒ Yes ☐ No ☐ N/A
6. Sponsor has notified, or will promptly notify the Federal Aviation Administration (FAA) of the following occurrences:
- a. Violations of any federal requirements set forth or included by reference in the contract documents (2 CFR part 200);
 - b. Disputes or complaints concerning federal labor standards (29 CFR part 5); and
 - c. Violations of or complaints addressing conformance with Equal Employment Opportunity or Disadvantaged Business Enterprise requirements (41 CFR Chapter 60 and 49 CFR part 26).
- ☒ Yes ☐ No ☐ N/A
7. Weekly payroll records and statements of compliance were or will be submitted by the prime contractor and reviewed by the sponsor for conformance with federal labor and civil rights requirements as required by FAA and U.S. Department of Labor (29 CFR Part 5).
☒ Yes ☐ No ☐ N/A
8. Payments to the contractor were or will be made in conformance with federal requirements and contract provisions using sponsor internal controls that include:
- a. Retaining source documentation of payments and verifying contractor billing statements against actual performance (2 CFR § 200.302 and FAA Order 5100.38);
 - b. Prompt payment of subcontractors for satisfactory performance of work (49 CFR § 26.29);
 - c. Release of applicable retainage upon satisfactory performance of work (49 CFR § 26.29); and
 - d. Verification that payments to DBEs represent work the DBE performed by carrying out a commercially useful function (49 CFR §26.55).
- ☒ Yes ☐ No ☐ N/A
9. A final project inspection was or will be conducted with representatives of the sponsor and the contractor present that ensure:
- a. Physical completion of project work in conformance with approved plans and specifications (Order 5100.38);
 - b. Necessary actions to correct punch list items identified during final inspection are complete (Order 5100.38); and
 - c. Preparation of a record of final inspection and distribution to parties to the contract (Order 5100.38);
- ☒ Yes ☐ No ☐ N/A
10. The project was or will be accomplished without material deviations, changes, or modifications from approved plans and specifications, except as approved by the FAA (Order 5100.38).
☒ Yes ☐ No ☐ N/A

11. The construction of all buildings have complied or will comply with the seismic construction requirements of 49 CFR § 41.120.

☐ Yes ☐ No ☒ N/A

12. For development projects, sponsor has taken or will take the following close-out actions:

- a. Submit to the FAA a final test and quality assurance report summarizing acceptance test results, as applicable (Grant Condition);
- b. Complete all environmental requirements as established within the project environmental determination (Order 5100.38); and
- c. Prepare and retain as-built plans (Order 5100.38).

☒ Yes ☐ No ☐ N/A

13. Sponsor has revised or will revise their airport layout plan (ALP) that reflects improvements made and has submitted or will submit an updated ALP to the FAA no later than 90 days from the period of performance end date. (49 USC § 47107 and Order 5100.38).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor: City of Show Low

Name of Sponsor's Authorized Official: Mr. Morgan Brown

Title of Sponsor's Authorized Official: City Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

MTG DATE: 8/11/2026
ITEM: 7.G

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Non-Commercial Ground Lease with First Air Service, LLC and Termination of Lease with Good Natured Creations, LLC at Show Low Regional Airport (Jacob Allen)

RECOMMENDATION

I **MOVE** to approve a noncommercial ground lease with First Air Service, LLC, and terminate the non-commercial ground lease with Good Natured Creations, LLC for the hangar located at 3280C Corporate Way at Show Low Regional Airport

BACKGROUND

On January 27, 2025, an Addendum to Noncommercial Ground Lease was entered into to assign the Noncommercial Ground Lease to Good Natured Creations, LLC for the hangar located at 3280C Corporate Way.

First Air Service, LLC will be purchasing the building at 3280C Corporate Way from Good Natured Creations, LLC, and has requested a new noncommercial ground lease in accordance with the airport's ground lease policy. As a result of this purchase, the current noncommercial ground lease with Good Natured Creations, LLC 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 for 4,420 square feet, which is \$1,812.38 annually plus tax. The agreement includes an annual Consumer Price Index (CPI) increase. First Air Service, LLC is responsible for paying all utility costs. The length of the agreement is 25 years, beginning August 21, 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 First Air Service, LLC and terminating the noncommercial ground lease for 3280C Corporate Way with Good Natured Creations, LLC. Noncommercial ground lease agreements are a standard form contract.

ATTACHMENTS

None

FISCAL IMPACT

Anticipated revenue: \$150.00 one-time reassignment fee plus a total of \$1,812.38 per year ground lease (plus taxes), subject to increases stipulated in the lease.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Pine Haven Unit 2 (Justen Tregaskes)

RECOMMENDATION

I **MOVE** to accept Pine Haven Unit 2 and initiate the standard two-year warranty period on all public infrastructure.

BACKGROUND

At its regular meeting of April 2, 2024, the City Council approved the Final Plat for Pine Haven, Unit 2 submitted by White Mountain Property Development LLC. This development was originally approved as part of the entire Pine Haven development by the City Council on September 19, 2006. Pine Haven Unit 1 was completed and accepted by the City Council on January 19, 2010. Water and wastewater infrastructure for Pine Haven Unit 2 was installed during the construction of Unit 1.

Pine Haven Unit 2 consists of 54 lots on approximately 15.6 acres. Minimum, maximum, and average lot sizes are .19, .42, and .23 acres, respectively. This is similar to Pine Haven Unit 1, which consists of 56 lots with minimum, maximum, and average lot sizes of .18, .51, and .25 acres.

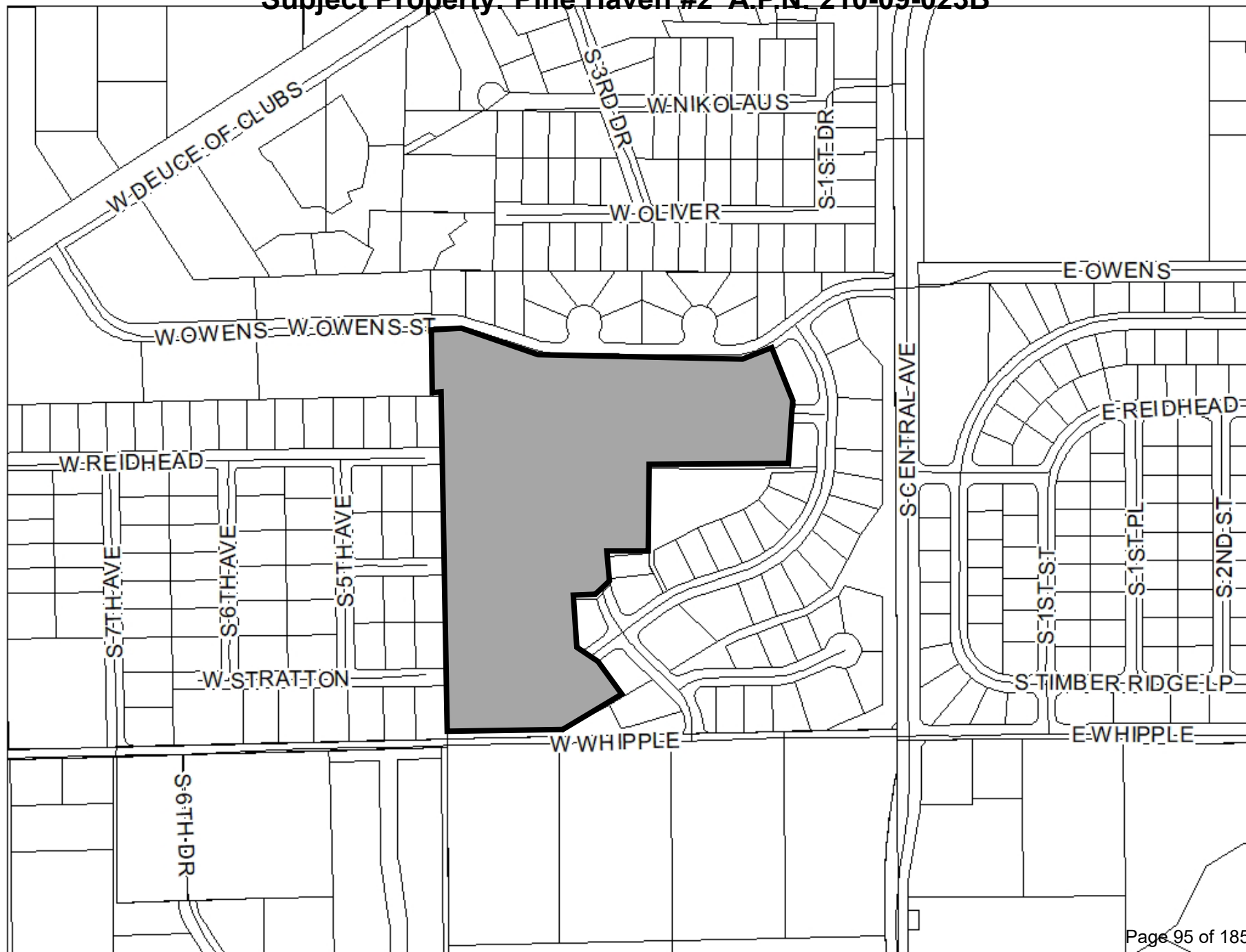
Public Works staff has conducted a walk through and has determined that all required items are complete. Staff recommends that the City Council accept the Pine Haven Unit 2 subdivision and initiate the standard two-year warranty on all public infrastructure.

ATTACHMENTS

1. Map and Final Plat

FISCAL IMPACT

N/A





Subject Property:
Pine Haven #2
A.P.N. 210-09-023B

FINAL PLAT
PINE HAVEN, UNIT 2

A PLAT OF PINE HAVEN, UNIT 2, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION
19, TOWNSHIP 10 NORTH, RANGE 22 EAST, GILA & SALT RIVER MERIDIAN, CITY OF
SHOW LOW, NAVAJO COUNTY, ARIZONA



PROJECT LOCATION: CLIENT INFORMATION:

Show Low, Arizona White Mountain Property Development LLC
Joseph Holland, Manager
970 S Main Street, Snowflake, AZ 85937

PROJECT NO: CLIENT PROJECT NO:

180574-23002

PROJECT NOTES:

ISSUED:

Painted Sky Engineering and Surveying, LLC

176 North Main Street
Snowflake, Arizona 85937
PHONE: 928.229.8887

<http://www.paintedskyes.com>

VICINITY MAP:



180574-23002 - FINAL PLAT

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
19, TOWNSHIP 10 NORTH, RANGE 22 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF SHOW LOW, NAVAJO
COUNTY, ARIZONA.

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SECTION 19, WHICH SAID CORNER BEING
MONUMENTED BY A SURVEY SPIKE, THENCE SOUTH 89°39'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION
A DISTANCE OF 1273.18 FEET TO A CONCRETE NAIL WITHOUT IDENTIFICATION, THENCE NORTH 01°29'11" WEST,
A DISTANCE OF 39.74 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED LS 13005, WHICH SAID POINT BEING
THE TRUE POINT OF BEGINNING.

THENCE NORTH 01°24'50" WEST, A DISTANCE OF 1141.92 FEET TO A 1/2" REBAR;
THENCE NORTH 88°42'27" WEST, A DISTANCE OF 39.29 FEET TO A POINT ON A TANGENT CURVE, CONCAVE
TO THE SOUTHWEST, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 18°16'59" (CHRD
BRG=S81°09'09"E, CHRD DIST=55.61 FEET);

THENCE EASTERLY AND TO THE RIGHT ALONG SAID CURVE, A DISTANCE OF 55.84 FEET;
THENCE SOUTH 72°00'35" EAST, A DISTANCE OF 182.09 FEET TO A POINT ON A TANGENT CURVE,
CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°21'43" (CHRD
BRG=S80°41'39"E, CHRD DIST=67.92 FEET);

THENCE EASTERLY AND TO THE LEFT ALONG SAID CURVE, A DISTANCE OF 58.15 FEET;
THENCE SOUTH 89°12'15" EAST, A DISTANCE OF 494.84 FEET TO A POINT ON A TANGENT CURVE,
CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 34°08'53" (CHRD
BRG=N73°33'25"E, CHRD DIST=132.12 FEET);

THENCE EASTERLY AND TO THE LEFT ALONG SAID CURVE, A DISTANCE OF 134.10 FEET TO A 1/2" REBAR
AND PLASTIC CAP STAMPED LS 13005;

THENCE SOUTH 21°20'06" EAST, A DISTANCE OF 187.04 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED
LS 13005;

THENCE SOUTH 14°05'42" WEST, A DISTANCE OF 51.42 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED
LS 13005;

THENCE SOUTH 00°31'01" WEST, A DISTANCE OF 125.55 FEET TO A 1/2" REBAR;
THENCE SOUTH 87°39'15" WEST, A DISTANCE OF 140.19 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED
LS 13005;

THENCE NORTH 89°26'28" WEST, A DISTANCE OF 258.17 FEET;
THENCE SOUTH 00°45'20" EAST, A DISTANCE OF 240.07 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED
LS 13005;

THENCE SOUTH 86°36'33" WEST, A DISTANCE OF 117.82 FEET TO A 1/2" REBAR AND ALUMINUM CAP
STAMPED LS 28234, SAID POINT BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A
RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 12°15'41" (CHRD BRG=S06°53'29"E, CHRD DIST=80.10 FEET);

THENCE SOUTHERLY AND TO THE LEFT ALONG SAID CURVE, A DISTANCE OF 80.25 FEET TO A 1/2" REBAR
AND PLASTIC CAP STAMPED LS 13005;

THENCE SOUTH 43°39'07" WEST, A DISTANCE OF 58.45 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED
LS 13005;

THENCE SOUTH 88°53'22" WEST, A DISTANCE OF 67.64 FEET;
THENCE SOUTH 06°47'13" EAST, A DISTANCE OF 154.18 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED
LS 13005;

THENCE SOUTH 61°00'57" EAST, A DISTANCE OF 54.88 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED
LS 13005;

THENCE SOUTH 36°41'05" EAST, A DISTANCE OF 119.79 FEET;
THENCE SOUTH 60°17'05" WEST, A DISTANCE OF 224.43 FEET;
THENCE SOUTH 68°39'13" WEST, A DISTANCE OF 308.91 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 15.60 ACRES, MORE OR LESS, AND;

SUBJECT TO EASEMENTS, COVENANTS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF ANY.

BASIS OF BEARING

THE EAST LINE OF SECTION 19, BETWEEN A BRASS CAP IN CONCRETE MONUMENTING THE SOUTHEAST
CORNER OF SAID SECTION 19 AND A 1" OPEN IRON PIPE MONUMENTING THE EAST 1/4 CORNER OF SAID
SECTION 19. BEARING NORTH 00°12'23" WEST

OWNER/DEVELOPER

WHITE MOUNTAIN PROPERTY DEVELOPMENT, LLC
JOSEPH HOLLAND, MANAGER
970 S MAIN STREET
SNOWFLAKE, ARIZONA, 85937

SITE DATA

APN: 210-09-023B
GROSS AREA = 15.60 AC
TRACT A (ROW) = 2.85 AC
TRACT B (COSL) = 0.03 AC
TRACT C (COSL) = 0.04 AC
TRACT D (COSL) = 0.03 AC
NET AREA = 12.65 AC

TOTAL LOTS = 54
MINIMUM LOT SIZE = 0.19 AC
MAXIMUM LOT SIZE = 0.42 AC
AVERAGE LOT SIZE = 0.23 AC

TRACT "A" (2.85 AC) IS DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY AND STREETS.

TRACT "B" (0.03 AC) IS DEDICATED TO THE CITY OF SHOW LOW FOR INGRESS, EGRESS AND UTILITY PURPOSES.

TRACT "C" (0.04 AC) IS DEDICATED TO THE CITY OF SHOW LOW FOR INGRESS, EGRESS AND UTILITY PURPOSES.

TRACT "D" (0.03 AC) IS DEDICATED TO THE CITY OF SHOW LOW FOR INGRESS, EGRESS AND UTILITY PURPOSES.

FLOOD PLAIN

FIRM MAP, COMMUNITY PANEL #040069 4706E SHOWS THIS PROPERTY TO BE LOCATED IN A 'ZONE X', 'AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN', AND ALSO 'ZONE X' OTHER FLOOD
AREAS, 'AREAS OF 0.2% ANNUAL CHANCE FLOOD', AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD'. MAP DATED SEPTEMBER 26, 2008.

NOTE:

- 1) DRAINAGE EASEMENTS: 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 OF SHOW LOW MAY
CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN ANY DRAINAGE
EASEMENT.
- 2) UTILITY EASEMENTS: 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 OR CITY OF SHOW LOW
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.

LEGEND

- FOUND SECTION MONUMENT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- CALCULATED PROPERTY CORNER, NOTHING FOUND OR SET
- NAVAJO COUNTY RECORDER'S OFFICE
- 1/2" REBAR W/ ALUMINUM CAP, STAMPED RLS 13005
- AFFIXED TAG, RLS 37930
- SET 1/2" REBAR W/ PLASTIC CAP, RLS 37930
- FOUND BRASS CAP

DEDICATION:

STATE OF ARIZONA
COUNTY OF NAVAJO }

KNOW ALL MEN BY THESE PRESENTS: THAT WHITE MOUNTAIN PROPERTY DEVELOPMENT, LLC HAS
SUBDIVIDED UNDER THE NAME OF PINE HAVEN, UNIT 2, A PORTION OF THE SOUTHEAST 1/4 OF SECTION 19,
T10N, R22E, G & SRM, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON,
AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF PINE HAVEN, UNIT 2 AND HEREBY DECLARES
THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF ALL LOTS AND TRACTS,
CONSTITUTING SAME, AND EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR LETTER GIVEN TO
EACH RESPECTIVELY ON SAID PLAT, AND THAT WHITE MOUNTAIN PROPERTY DEVELOPMENT, LLC, HEREBY
DECLARES THAT TRACT 'A' IS TO BE DEDICATED TO THE CITY OF SHOW LOW, ARIZONA FOR A PUBLIC
RIGHT-OF-WAY AND PUBLIC ROADWAYS. TRACT 'A' IS FURTHER DEDICATED TO THE PUBLIC FOR ITS USE AS
AN EASEMENT FOR PUBLIC WATER, AND SEWER LINES, REFUSE COLLECTION, PUBLIC UTILITIES, CABLE
TELEVISION, EMERGENCY AND SERVICE TYPE VEHICLES AND DRAINAGE ARE HEREBY PROVIDED OVER SAID
TRACT 'A'. TRACTS 'B', 'C' & 'D' ARE TO BE DEDICATED TO THE CITY OF SHOW LOW AND USED FOR INGRESS,
EGRESS AND UTILITY PURPOSES. AN EIGHT FOOT (8') PUBLIC UTILITY EASEMENTS AND DRAINAGE
EASEMENTS ALONG THE ROADSIDE OF ALL LOTS ARE DEDICATED AS SUCH; OTHER EASEMENTS SHOWN
HEREON ARE FOR THE DESCRIBED PURPOSES; DRAINAGE EASEMENTS ARE DELINEATED FOR SUCH
PURPOSE AND SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR TRACT ON WHICH THEY ARE LOCATED.
THE CITY OF SHOW LOW SHALL HAVE EMERGENCY ACCESS AND MAINTENANCE RIGHTS TO SUCH DRAINAGE
EASEMENTS, BUT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

WHITE MOUNTAIN PROPERTY DEVELOPMENT, LLC

JOSEPH HOLLAND, MANAGER

ACKNOWLEDGMENT:

STATE OF ARIZONA
COUNTY OF NAVAJO }

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
JOSEPH HOLLAND, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF WHITE MOUNTAIN PROPERTY
DEVELOPMENT, LLC, AND THAT HE AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY
BY HIMSELF AS SUCH OFFICER, IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL THIS
_____ DAY OF _____, 2024

NOTARY PUBLIC _____ NOTARY SEAL:

MY COMMISSION EXPIRES: _____

APPROVALS:

THIS PLAT IS APPROVED BY THE SHOW LOW CITY COUNCIL

ON THIS _____ DAY OF _____, 2024.

BY: _____
MAYOR

ATTEST: _____
CLERK

EASEMENT ABANDONMENT

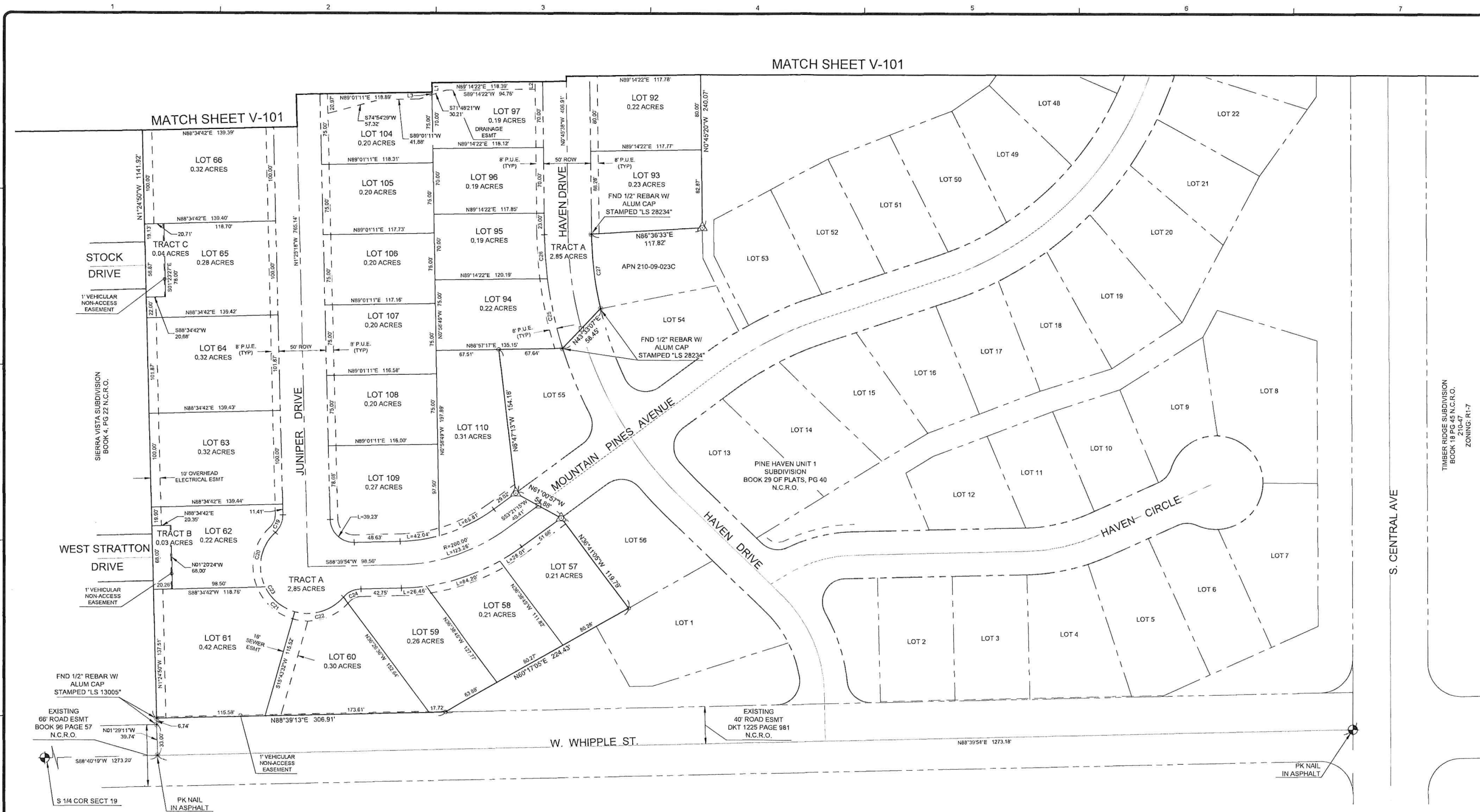
BY ACCEPTANCE OF THIS PLAT, THE CITY HEREBY RELINQUISHES ALL RIGHTS ASSOCIATED WITH THAT
PORTION OF A ROAD AND UTILITY EASEMENT DESCRIBED IN DOCKET 111, PAGE 420, WHICH CROSSES THIS
SUBDIVISION.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PERFORMED IN THE FIELD UNDER
MY DIRECT SUPERVISION; AND THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF; AND THAT EACH LOT CORNER IS OR WILL BE MONUMENTED WITHIN 6 MONTHS
BY A 1/2" REBAR AND PLASTIC CAP STAMPED LS 37930.

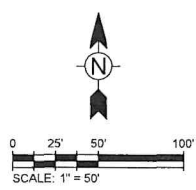
D. Allen Foster
DANIEL ALLEN FOSTER
37930
DANIEL ALLEN FOSTER
ARIZONA U.S.A.
02-28-2024
AZ, L.S. NO. 37930

RECEIVED
FEB 29 2024



CURVE #	LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA
C19	21.07'	S22°43'23"W	20.45'	25.00'	48°17'22"
C20	63.27'	S10°33'03"W	59.13'	50.00'	72°30'02"
C21	42.45'	S49°57'12"E	41.18'	50.00'	48°38'29"
C22	56.94'	N7°30'02"E	53.91'	50.00'	65°15'03"
C23	162.66'	S46°19'43"E	99.84'	50.00'	166°23'31"
C24	21.03'	N64°34'12"E	20.41'	25.00'	48°11'24"
C25	78.08'	N12°14'17"W	75.98'	425.00'	10°15'24"
C26	47.10'	N3°56'07"W	47.07'	425.00'	6°29'57"
C27	80.25'	N6°53'29"W	80.10'	375.00'	12°15'41"

Line Table		
LINE #	LENGTH	BEARING
L1	12.89'	N 0°58'49" W
L2	8.00'	N 0°45'38" W
L3	2.89'	S 0°58'49" E



 PAINTED SKY Engineering & Survey, LLC www.paintedskyes.com		176 North Main Street Snowflake, Arizona 85937 PHONE: 928.537.7216	
			
WHITE MOUNTAIN PROPERTY DEVELOPMENT, LLC Show Low, Arizona FINAL PLAT PINE HAVEN UNIT 2			
Project No.:	180574-23002		
Designed By:	JD/FC		
Drawn By:	JD/FC		
Checked By:	DLB		
V-102 Sheet 3 Bar Measures 1 inch			

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JULY 21, 2026, AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

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

2. Roll Call.

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

COUNCIL MEMBERS ABSENT: Councilman Judd.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Greg Westover, Police Chief; Justen Tregaskes, Planning and Zoning Director; Shane Hemesath, Public Works Director; Chris Reid, City Engineer; Jacob Allen, Airport Manager; Rick Austin, Public Works Operations Manager; Steve North, Economic Development Director; Jeremiah Johnson, Water Supervisor; and Rachael Hall, City Clerk.

GUESTS: Doug Roberts, Emery Ellsworth, Michael J. Brekke, Jonathon Gilt, Lynsi MacGregor, Curt Fernau, and others.

3. Invocation.

Councilman Whipple gave the invocation.

4. Pledge of Allegiance.

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

5. **CALL TO THE PUBLIC:**

Any citizen desiring to speak on a matter that is within the jurisdiction of the City Council may do so at this time. Comments 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.

Lynsi MacGregor, Show Low resident, addressed the City Council on behalf of the Show Low High School Alumni Business and Advisory Committee, local business owners, the Chamber, and community leadership. She stated that their group was seeking information regarding the financial investment and priority the Council

placed on the downtown corridor. She noted that momentum was building and acknowledged the efforts being made to make Show Low a place where businesses thrive and families gather.

Ms. MacGregor reported that the Committee had recently met with economic development and Chamber leadership to align efforts around four key priorities for the City's upcoming ten-year strategic plan: (1) creating a walkable downtown pedestrian district that would attract visitors and encourage them to stay; (2) modernizing codes and design standards to ensure private development aligned with public investments in the downtown area; (3) establishing youth workforce, mentorship, business incubator, and shop-local programs to provide opportunities for young people to live, work, and build businesses in the White Mountains; and (4) aligning committees and stakeholders to gather input and develop options for Council consideration.

Ms. MacGregor stated that the Committee wished to support the Council by gathering business input, drafting proposed updates and design frameworks, and providing recommendations for Council review and approval. She further stated that, as the City prepares for its 2028 General Plan update, the Council had set the direction through its investment in downtown Show Low, and the Committee was offering its support and resources to help turn that investment into a lasting legacy for the community. She thanked the Council for its leadership and partnership.

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

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

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)

Mr. Tregaskes said that staff had 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 proposed abandoning the portion of the Thornton alignment that ran 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 was 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.

Mr. Tregaskes said realignment of this roadway was being proposed to better facilitate development of the remaining portions of Central Park Estates. Construction of this road would be the developer's responsibility at the time of development. Staff attached the related exhibits and legal descriptions as part of the proposed Resolution.

Mr. Tregaskes said staff recommended 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.

Mayor Leech asked whether the proposed turnaround, which had been described as temporary and was now being dedicated as permanent, would be required to meet any additional standards, such as fire truck access requirements.

Mr. Tregaskes explained that the temporary turnaround was only required to meet loading and turning-radius requirements. He stated that once the turnaround became a permanent right-of-way, it would be required to be improved to City street standards.

Vice Mayor Kakavas asked when the permanent turnaround improvements would occur. Mr. Tregaskes stated that the dedication process would first need to be finalized, including obtaining signatures from the property owners and recording the dedication with Navajo County. He added that the applicant could provide additional information regarding the timing of the improvements.

Dan Nethercott, representative for Pine Vista LLC property owner of A.P.N. 210-03-041, addressed the Council and explained that the existing turnaround was not located on his property and was currently being facilitated through an agreement with the neighboring property owner. He stated that the gravel turnaround was used regularly by delivery, emergency, and sanitation vehicles. He explained that the proposed dedication would permanently expand the turnaround area by approximately ten feet on each side through additional property dedication.

Mr. Nethercott stated that, in the short term, the turnaround would likely remain gravel but would continue to function as it currently did, with the benefit of being larger and permanently dedicated. He further explained that future improvements would likely occur in conjunction with the extension and paving of Pebble Beach Road. At that time, a cul-de-sac design would be brought back to the Council for consideration, and the improvements would be constructed to City standards.

VICE MAYOR KAKAVAS MOVED 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; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

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

Mr. Austin introduced Water Supervisor Jeremiah Johnson to present this item. Mr. Johnson said that on January 20, 2026, 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 were Willis Drilling and Pump, Felix Construction, and Weber Water Resources. JOCs streamlined the procurement of all repair and replacement services, saving several weeks in the procurement process for each project. As repairs arose, the work was competitively bid among the three JOC Contractors on the City's JOC roster.

Mr. Johnson said that 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.

Mr. Johnson said that the three contractors under the Job Order Contract were asked to submit Job Order pricing. Two contractors submitted sealed quotes:

<u>Contractor</u>	<u>Total</u>
Willis Drilling & Pump	\$259,652.90
Weber Water Resources	\$312,310.40

Mr. Johnson said that staff recommended 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.

Councilman Adams inquired about the location of Well 11. Mr. Johnson responded that Well 11 was located off Whipple Road, just before Sierra Pines on the right-hand side. Staff explained that the project was primarily an upgrade to the well's equipment. The well was originally constructed in 2005,

and while the existing equipment had been maintained over the years, it had reached the point where upgrades were needed to improve power capabilities and overall system performance.

COUNCILMAN ADAMS MOVED 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; SECONDED BY COUNCILMAN WHIPPLE; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- 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)

Mr. Austin said that 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 to repair and maintain water wells and to repair existing water facilities at various locations. The three companies were Willis Drilling and Pump, Felix Construction, and Weber Water Resources. JOCs streamlined the procurement of all repair and replacement services, saving several weeks in the procurement process for each project. As repairs arose, the work was competitively bid among the three JOC Contractors on the City's JOC roster.

Mr. Austin said the fiscal year 2027 budget included \$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 was an 8% increase in electrical panel costs and an increase in freight fees.

Mr. Austin said only one of the three contractors submitted a sealed quote.

<u>Contractor</u>	<u>Total</u>
Willis Drilling & Pump	\$90,884.26

Mr. Austin said that staff recommended 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.

COUNCILMAN WHIPPLE MOVED 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; SECONDED BY MAYOR LEECH; PASSED 6 TO 0

WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- 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)

Mr. Austin said that as part of accommodating the physical needs of all children, staff recommended 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 would be installed at the City Park as part of the Ponderosa Field playground area.

Mr. Austin said that the City would use the Mohave Contract #24K-EXER-0222 to purchase and install this swing.

Mr. Austin said that staff recommended 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.

COUNCILMAN HATCH MOVED 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; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- E. Consideration of Authorization to Purchase Vactor 2100i Combination Sewer Cleaning Truck and Authorization of Associated Budget Transfers (Rick Austin)

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

Mr. Austin said that 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.

Mr. Austin said that staff recommended 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.

Mayor Leech asked how long it would take to receive the truck and whether it would need to be manufactured after the contract was signed. Mr. Austin responded that the last truck took a little over a year to receive.

Mayor Leech also inquired about the disposition of the old truck, specifically whether it would be auctioned or marketed directly to other municipalities. Mr. Austin explained that the City typically disposed of such equipment through a public surplus or regular auction process, which includes international marketing to maximize potential buyers.

COUNCILMAN WHIPPLE MOVED 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; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

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

Mr. Reid said that the City's 2027 fiscal year budget included a capital improvement project labeled "Central Avenue Sidewalk" with a construction budget of \$160,000. The scope of work included 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.

Mr. Reid said 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

Mr. Reid said that staff recommended 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.

Councilman Adams asked when the project would begin. Mr. Reid said the project should start construction in the next few weeks.

Mayor Leech commented that he had observed ADOT sidewalk projects along State Route 260 where the sidewalks were set farther back from the roadway. He expressed concern that the proposed sidewalk would be located very close to a busy street and noted that pedestrian traffic in the area was expected to increase due to the nearby RV park. He stated that he would have preferred to see the sidewalk set back farther from the roadway and acknowledged that the concern should have been raised earlier in the process.

Mr. Reid responded that he was not familiar with all of the project history but believed the available right-of-way in that area was limited.

Mr. Hemesath added that the sidewalk alignment was constrained by existing features, including the wall along the Timberline property. He explained that portions of the sidewalk were the responsibility of adjacent property owners and that, over time, the sidewalk would be extended to provide a continuous connection to Bison Hill. He noted that the current project was intended to fill an existing gap in the sidewalk network.

Vice Mayor Kakavas recalled that the project had previously been exchanged with the North 16th Avenue project as part of the Capital Improvement Program and was now moving forward.

Mr. Hemesath stated that the project had already been designed and was ready for construction. Once funding was included in the current fiscal year's budget, it became one of the first projects advertised for bids.

COUNCILMAN ADAMS MOVED 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; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

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

Mr. Reid said that 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.

Mr. Reid said that 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 to replace 360 linear feet of unknown, degraded 15-inch-diameter irrigation mains discovered during construction. SLPW Irrigation Company would contribute \$11,072.58 toward the irrigation pipe replacement costs.

Mr. Reid said that staff recommended 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.

VICE MAYOR KAKAVAS MOVED 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; SECONDED BY MAYOR LEECH; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

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

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

Mr. Hemesath said that for ease of bidding and construction, this project was 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 was ongoing and included construction of a new asphalt parking lot and ADA-compliant walking paths.

Mr. Hemesath said that this third phase involved 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

Mr. Hemesath said that staff recommended 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.

Mr. Hemesath reported that the project was tracking very close to the original cost estimates. He noted that additional work remained, including construction of a pathway and a public restroom near the top of the property along Deuce of Clubs. He stated that the landscaping, paths, and trails components had all come in close to budget and that, despite occasional cost increases, the first three phases of the project were progressing within budget expectations.

Mayor Leech noted that a building on the property appeared to be vacant and asked whether it was for sale or if plans had been made for its future use.

Mr. Hemesath responded that the building was planned for demolition. He explained that the structure was located within the planned path alignment and that its removal would allow for expanded parking. He added that the City would like to construct a public restroom at the top of the hill and still needed to complete a pathway connection to the lower portion of the site.

VICE MAYOR KAKAVAS MOVED 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; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- 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)

Councilman Clark declared a conflict of interest for this Council item.

Chief Westover said that the City of Show Low and the Show Low Unified School District 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 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.

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

Chief Westover said that in coordination with the Navajo County Sheriff's Office and the Show Low Unified School District, the Show Low Police Department agreed to provide a School Resource Officer at Linden Elementary. The School District 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 was anticipated that the grant funding would 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.

Chief Westover said that as part of this collaborative partnership, the Navajo County Sheriff's Office 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.

Chief Westover said that staff recommended 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.

Vice Mayor Kakavas asked whether the City currently had an employee available to fill the position and how the addition would affect staffing levels.

Chief Westover explained that the grant funding would support an additional position and stated that the department currently had personnel available to fill the role. He noted that the position would be funded through the grant.

COUNCILMAN HATCH MOVED 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; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- 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)

Mr. Johnson said that 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 were utilized to pay utility costs of the street and park lights within the district.

Mr. Johnson said that based upon current assessed valuations, the proposed tax rate would remain unchanged at \$0.1401 per \$100 of assessed valuation and would generate a levy of \$300,000. At this rate, a home with an assessed value of \$300,000 would pay approximately \$35.72 annually.

Mr. Johnson said that staff recommended adopting Resolution No. R2026-18 establishing the Street Light Improvement District secondary property tax levy for fiscal year 2027 at \$300,000.

VICE MAYOR KAKAVAS MOVED TO ADOPT RESOLUTION NO. R2026-18 ESTABLISHING THE STREET LIGHT IMPROVEMENT DISTRICT SECONDARY PROPERTY TAX LEVY FOR FISCAL YEAR 2027 AT \$300,000; SECONDED BY COUNCILMAN WHIPPLE; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

8. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Councilman Hatch reflected on the number of infrastructure improvements considered during the meeting, including parking facilities, sidewalks, utilities, and parks. As a new member of the Council, he expressed appreciation for the investments being made in the community and recognized the efforts of past and present leaders, as well as City staff, who continued to work toward improving the quality of life in Show Low. He stated that the visible progress throughout the community demonstrated that the City was moving in a positive direction.

Councilman Adams expressed his appreciation for City staff and their efforts in planning and supporting the Fourth of July festivities. He commended staff for their hard work before, during, and after the event, including cleanup efforts, and noted that the celebration was well attended and successful. He stated that he was proud of the staff and grateful for their contributions.

Vice Mayor Kakavas echoed the comments of Councilman Hatch and Councilman Adams. She also thanked the local businesses, parade participants, families, and community members who contributed to the success of the Fourth of July parade and festivities. She noted that the parade was well received and that many residents and visitors had expressed positive comments about the community and its events. She stated that the City had

much to be proud of and concluded by wishing all candidates appearing on the ballot the best of luck.

B. Mayor

Mayor Leech commented that he had friends and their families visit Show Low for the Fourth of July celebration and noted that they described the event as a reflection of "small-town America."

C. City Manager

Mr. Brown said the Primary Election was held today, with four candidates running for three Show Low City Council seats. The preliminary unofficial results would be received from Navajo County later this evening or early tomorrow morning. The results would be posted on Navajo County's website at navajocountyaz.gov. Final results would not be available for several more days, but staff would post updated results when they were received.

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. at their new location near the Show Low Library parking lot.

Mr. Brown said that in public works projects, the City's contractor continued work at the Timothy McKay Memorial Park with final paving to resume once weather allowed. The Downtown Restroom was completed and would be open to the public this week. The 2026 Slurry Seal project would wrap up this Saturday, weather permitting, and final striping was scheduled to be completed by early next week. He thanked the citizens for their patience as improvements were made around the City.

9. **SCHEDULE OF MEETINGS:**

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

Mr. Brown reminded the Council that previous discussions had indicated there would only be one Council meeting in August, scheduled for August 11, due to the upcoming Arizona League of Cities and Towns Conference. He explained that staff had since learned the election results were required to be canvassed within 20 days, and the deadline would occur one day prior to the August 11 meeting.

Mr. Brown proposed holding a brief special meeting on August 4, which was the originally scheduled regular meeting date, at approximately 5:00 p.m. for the sole purpose of canvassing the election results. He requested confirmation from the Council that this date and time would be acceptable. Councilmembers agreed to the meeting date and time.

Mr. Brown said a special meeting would be scheduled on August 11 at 6:00 p.m. prior to the regular meeting.

10. **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 JULY 21, 2026, AT 7:53 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 July 21, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Rachael Hall, City Clerk

MINUTES OF THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, AUGUST 4, 2026, AT 5:00 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 5:00 p.m.

2. Roll Call.

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

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; and Rachael Hall, City Clerk.

GUESTS: Doug Roberts.

3. New Business

- A. Consideration of Resolution No. R2026-21 Declaring and Adopting the Results of the Primary Election Held on July 21, 2026 (Rachael Hall)

Ms. Hall said Resolution No. R2026-21 outlined the unofficial results of the City of Show Low's Primary Election held on July 21, 2026. The ballot included three Council seats.

Ms. Hall said to win in the Primary Election, a candidate must receive a majority of the valid votes cast for the office of Mayor or City Council. Based on complete unofficial results, the number of votes required to be declared elected was 945 for the City Council. There were four candidates for the three Council seats (incumbents Brandt Clark, Gentry Hatch, and Derik Whipple and newcomer Doug Roberts).

Ms. Hall said results showed that for the Council seats, candidate Brandt Clark received 1,450 votes; Gentry Hatch received 1,226 votes; Derik Whipple received 1,607 votes; and Doug Roberts received 1,363 votes. Derik Whipple, Brandt Clark, and Doug Roberts each received the highest and more than the required votes needed and would be declared elected to the City Council.

Ms. Hall said adopting Resolution No. R2026-21 would declare the election results to be the official canvass, with Derik Whipple, Brandt Clark, and Doug Roberts, filling the three Council seats, respectively. The three Council members would be sworn in at the December 1, 2026, Council meeting.

COUNCILMAN JUDD MOVED TO ADOPT RESOLUTION NO. R2026-21 DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON JULY 21, 2026; SECONDED BY MAYOR LEECH; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS,

**COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH,
COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.**

4. Adjournment

There being no further business to be brought before the Council, **MAYOR LEECH
ADJOURNED THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL
OF AUGUST 4, 2026, AT 5:04 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 Special Meeting of the City Council of Show Low held on August 4, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.
(SEAL)

Rachael Hall, City Clerk

MTG DATE: 8/11/2026
ITEM: 8.A

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Professional Services Contract for SCADA Integration of Fools Hollow Lift Station, City of Show Low Project No. 75527036 (Rick Austin)

RECOMMENDATION

I **MOVE** to approve the Professional Services Contract for Supervisory Control and Data Acquisition (SCADA) Control System integration of Fools Hollow Lift Station to Wastewater Treatment Plant SCADA System, City of Show Low Project No. 75527036, to PACE Advanced Water Engineering in an amount not to exceed \$50,388.

BACKGROUND

The City's 2027 budget included funding of \$90,000 in capital improvements for the integration of Supervisory Control and Data Acquisition (SCADA) for Fools Hollow Lift Station to the Wastewater Treatment Plant (WWTP) SCADA System. This system allows staff to monitor and fully control the facilities on the computer versus manual operation.

PACE Advanced Water Engineering is the design firm that has previously completed SCADA upgrades with our current system. Staff contacted PACE for a proposal to make the necessary integration to the SCADA system to include Fools Hollows Lift Station. The scope includes installing necessary hardware and software modifications to the system to include the lift station. A detailed scope of work is also included in the Council packet.

Staff recommends approving the Professional Services Contract for SCADA Control System integration of the Fools Hollow Lift Station, City of Show Low Project No. 75527036, to PACE Advanced Water Engineering in an amount not to exceed \$50,388.

ATTACHMENTS

1. 75527036 2026-07-17_PRO Fools Hollow Lift Station Integration

FISCAL IMPACT

Anticipated cost: \$50,388

Funding source (account no.): Improvements (42-755-495-7310-0000/75527036)



July 17, 2026

Rick Austin
Public Work Operations Manager
City of Show Low
1281 E Thronton Road
Show Low, AZ 85901
Phone (928) 532-4009

**Re: Fools Hollow – SCADA Upgrades
Professional Engineering Design Services Proposal**

#C357-30

Dear Mr. Austin,

PACE is pleased to provide our proposal for engineering design for the Fools Hollow SCADA Upgrade project. Attached are our Scope of Services, Compensation, Hourly Rate Schedule, Provisions and Labor Breakdown.

We appreciate the opportunity to be of service to City of Show Low and look forward to the successful completion of the system upgrades. Please contact me if there are any questions or if we may provide any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. G. Krebs", is written over a light blue background.

Michael G. Krebs, P.E.
Vice President of Environmental Water Division

MGK/alj

Enclosures: Scope of Services, Compensation, Hourly Rate Schedule, Provisions and Labor Breakdown

cc: *File*

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PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES

CITY OF SHOW LOW FOOLS HOLLOW LIFT STATION CONTROL PANEL AND SCADA INTEGRATION #C357

OBJECTIVE:

Provide SCADA integration and PLC control of 2 lift station pumps (North and South) and 2 booster pumps located at the Fools Hollow Lift Station. The new control back panel will be installed in the existing Motorola enclosure and will consist of an Allen-Bradley PLC, In-Hand cellular modem, and any necessary terminals, circuit protection devices, and wiring. The control panel will be designed and programmed to replicate the existing control functionality. The control panel will also be integrated into the existing wastewater SCADA system (iFix). The City of Show Low will be responsible for physical install and wiring termination. Commissioning of control panels and SCADA integration to be performed remotely with the local physical presence of an operator/representative on site. The following sequence of operation programming will be provided.

Operation of 2 sump pump will be as follow:

Pumps will have a lead/lag On/Off level setpoints with automatic alternation based on the lead pump total runtime or lead pump fail.

Operation of 2 booster pump will be as follow: (Programming will be added for future operation)

Pumps will be called to run after a delayed time (Existing Delay timer is hardwired and will be reused) when the associated sump pump has been called to run. (**SCADA delay time setpoint will be programmed and available for future use**).

Monitoring and Control:

1. Pumps (Sump and Booster):

- Local/Remote, Running, Fail and Total Runtime
- On/ Off Level and Lead Total Runtime Setpoints

2. Oder System:

- Running and Fail

3. Screen:

- Auto, Running and Fail

4. Generator and ATS:

- General Alarm, Running and On Generator Power

6. General

- Intrusion Alarm
- Power Fail
- UPS Battery Low
- Discharge Flow
- Seal Water Pressure, High and Low
- Discharge Pressure, High and Low
- North Sump Level, High and Low
- South Sump Level, High and Low

SECTION A - SCOPE OF SERVICES:

A. Consultant agrees to perform the following services:

Task 30 – Fools Hollow PLC and SCADA Integration

- 1) Consultant shall provide an as-built hard copy drawings of the control panel:
- 2) Consultant shall provide a NEW control back panel consisting of the following:
 - a. 33"x21" steel back plane
 - b. Swing Out Door
 - c. Allen-Bradley 1769-L33E PLC with Analog and Digital I/O
 - d. C-More CM5-T7W 7" Touch Screen HMI
 - e. Ethernet Switch
 - f. Redundant 24VDC Power Supply
 - g. APC 750VA Uninterruptable Power Supply Unit
 - h. In-Hand Cellular Modem
- 3) Consultant shall configure and program:
 - a. New PLC for operation and control of local system and capturing any existing instrumentation
 - b. In-Hand Cellular Modem for network communication
 - c. Integration of new PLC into existing SCADA system
- 4) Back panel shall be physically installed into the existing Motorola Enclosure by the City of Show Low
- 5) Via remote commissioning with local assistance, consultant shall confirm:
 - a. Operation and Control of local system via new PLC
 - b. Network connectivity of new PLC to existing system
 - c. SCADA integration of new PLC and existing instrumentation into existing SCADA system

SECTION B - COMPENSATION:

PACE will complete the work outlined herein and invoice Client monthly on a percentage of completion basis, a fixed fee of **\$50,388** in accordance with the attached "Hourly Labor and Expenses Rates Schedule".

<u>Task Description</u>	<u>Professional Fee</u>
30 SCADA CONTROL PANEL AND INTEGRATION	\$ 50,388
Subtotal Engineering Fee:	\$ 50,388
TOTAL FIXED FEE:	\$ 50,388

ASSUMPTIONS AND EXCLUSIONS:

1. The Client's responsibilities shall include providing PACE with the base data and project information in a timely manner, coordination and management of other team consultants to assure that the project schedule can be met, and prompt payment of invoices in accordance with the terms and conditions included herein. The specific items that are to be provided by the Client or other consultants include the following:
 - a. Client input pertaining to project design issues and requirements including scheduling.
 - b. Site land-use base plans with existing and proposed elevation contours in transferable computer format.
 - c. Geologic and soils investigation reports.
 - d. Existing and proposed hydrologic and drainage data, maps, and reports.
 - e. Any other data that directly impacts PACE ability to perform the design in an efficient and economic manner.
2. Any proposed project changes which affect work in progress or previously completed will be justification for additional compensation.
3. All required aerial topography and base mapping will be paid for and supplied by Client, or others. Base topo and site information will be provided in digital (electronic) format compatible with AUTOCAD or C3D version 2023 or earlier.
4. No environmental documentation or support, including no environmental permitting.
5. No surveying or construction staking is included.
6. Local government approval meetings, hearings, etc., and preparation of presentation graphics will be under separate work authorization, if required.
7. Existing utility information research and mapping is not included and will be provided by Client.
8. For all the data delivered to PACE for the purpose of digital mapping, including but not limited to GIS and AutoCAD, PACE requires said data be delivered in one of the recognized standard coordinate systems such as the Stateplane Coordinate System or the Universe Transverse Mercator (UTM). In addition, PACE requires all datums, vertical and horizontal, be documented in a metadata sheet and be included along with the delivered data. If the coordinate system is in what is often referred to as a "Local Coordinate System," and the deliverer does not have the capability to convert data into one of the recognized standard coordinate systems, PACE requires a Control Conversion document (CCD) be included in the deliverable. The CCD will include all the necessary coordinate transformation information and scale factors needed to make an accurate translation of the data to PACE's acceptable coordinate systems. If this information is not available, PACE will require an addendum to this proposal to include Time and Materials used to translate the delivered data into the appropriate standard coordinate system.
9. The fees proposed herein shall apply until one year from date of proposal. Due to ever-changing costs, Consultant will increase those portions of the contract fee for which work must still be completed after one year from date of proposal, as negotiated with the Client up to a maximum of ten-percent (10%).



2026 HOURLY LABOR RATES

Principal	\$324
Sr. Project Manager / Sr. Consulting Engineer	\$281
Project Manager / Consulting Engineer / Sr. I&C Specialist	\$270
Sr. GIS Analyst / Manager	\$276
Sr. Electrical Engineer	\$265
Sr. Project Engineer / Sr. Design Engineer	\$229
Project Engineer / Design Engineer II / Electrical Engineer	\$206
Instrumentation & Controls Specialist	\$200
Sr. CAD Designer	\$189
Design Engineer	\$162
CAD Designer / GIS Analyst	\$157
Graphic Designer / Technical Editor	\$135
Project Coordinator	\$113
Administrative Support	\$108
Assistant Designer	\$92
G.P.S. Survey Unit (w/ Operator)	\$314
Expert Witness / Legal Consultation	\$400 + Exp.

REIMBURSABLE EXPENSE RATES*

	Units	Cost
<u>Travel</u>		
Mileage (Per Mile)	Mile	\$0.725
Airfare, Auto Rental, Hotel		At Cost
Misc. Travel (Parking, tax, tolls, meals, etc.)		At Cost
Per Diem (Contract Rate)	DAY	Contract Rate
<u>Outside Reproduction</u>		At Cost
<u>Shipping (FedEx, UPS, Courier, etc.)</u>		At Cost
<u>Misc. (Review Fees, Specific Charges)</u>		At Cost
<u>Reproduction (In-House)</u>		
Sheet Bond - B/W Prints and Copies – All sizes (8 ½ x 11 to 12 x18)	SF	\$0.16
Sheet - Color Prints and Copies – All sizes	SF	\$1.20
Sheet - Glossy Color Print/Photo – All sizes	SF	\$2.60
Roll - Plots and Copies (Roll Paper)		
- Bond (B/W)	SF	\$0.88
- Bond (Color)	SF	\$1.56
Roll - Vellum or Mylar Plots	SF	\$2.60
Roll - Glossy Color Plot Exhibits (Roll Paper)	SF	\$3.12
Report 3-Ring Binders		
≤ 1.5"	EA	\$10.40
1.5" to 3"	EA	\$15.60
> 3"	EA	\$26.00
Coil or GBC Punch Binding	EA	\$1.04

*Note: All reimbursable expenses will be invoiced at the above rates + 10%



AGREEMENT BETWEEN CLIENT AND CONSULTANT

AGREEMENT ENTERED INTO AT Scottsdale, AZ made this 10th day of July 2026, by and between **City of Show Low** hereinafter called "Client," and **Pacific Advanced Civil Engineering, Inc. (PACE)**, a California corporation, herein called "Consultant."

Client and Consultant agree as follows:

- A. Client retains Consultant to perform services for:

Fools Hollow – SCADA Upgrades

hereinafter called "Project."

- B. Consultant agrees to perform the following scope of services:

(See attached Scope of Services – Section "A" for a detailed description)

- C. Client agrees to compensate Consultant for such services as follows:

Fee

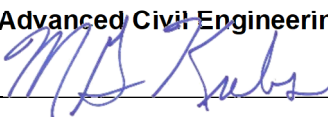
(See attached Compensation Page – Section "B" for a detailed description)

- D. This Agreement is subject to Provisions of Agreement 1 through 28 attached herewith, and the terms and conditions contained in initialed exhibits attached herewith and made a part hereof.

IN WITNESS WHEREOF, the parties hereby execute this agreement upon the terms and conditions stated above and on the day and year indicated above.

Pacific Advanced Civil Engineering, Inc. (PACE)

CLIENT: City of Show Low

By: 

By: _____

Name: Michael G. Krebs, PE

Name: _____

Title: Vice President of Environmental Water

Title: _____

Job #: C357-30

Date: _____

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GENERAL PROVISIONS ATTACHED TO THAT CERTAIN

AGREEMENT BETWEEN CLIENT AND CONSULTANT

DATED July 10, 2026 (collectively, the "Agreement")

Pacific Advanced Civil Engineering, Inc. (PACE) shall be hereinafter referred to as "CONSULTANT" and **City of Show Low** will be hereinafter referred to as "CLIENT" with respect to the "PROJECT" known as "**Fools Hollow – SCADA Upgrades**".

GENERAL

1. In the performance of the services under the Agreement, CONSULTANT shall at all times be an independent contractor, contracting services to CLIENT solely pursuant to the Agreement, and CONSULTANT is not, nor shall CONSULTANT represent CONSULTANT to be at any time, an agent or employee of CLIENT except as expressly set forth in the Agreement.
2. CLIENT agrees to cooperate in any and every way or manner with CONSULTANT on the PROJECT.
3. In addition to the printed provisions, the drawings and specifications shall become the property of CLIENT at completion of construction of the PROJECT. The CLIENT shall not reuse project design, drawings, and specifications without written consent of CONSULTANT. CONSULTANT will provide reproducible transparencies of the final PROJECT plans to CLIENT at completion of construction of the PROJECT. CONSULTANT, however, does not assume any professional responsibility or liability for use of the final plans and/or the drawings or specifications at any location other than this particular PROJECT site. CLIENT will defend, indemnify and hold CONSULTANT harmless from any errors and/or omissions arising out of the use of the final plans and/or the drawings and specifications at any other location.
4. All agreements on CONSULTANT'S part are contingent upon and subject to, the fact that CONSULTANT shall not be responsible for damages, or be in default or be deemed to be in default, by reason of delays in performance by reason of strike, lockouts, accidents, acts of God and other delays unavoidable or beyond CONSULTANT'S reasonable control or due to shortages or unavailability of labor at established area wage rates or delays caused by failure of CLIENT or CLIENT'S agents to furnish information or to approve or disapprove CONSULTANT'S work promptly, or due to late or slow, or faulty performance by CLIENT or Client's consultants or contractors, or by governmental agencies. In the case of the happening of any such cause of delay, the time of completion of CLIENT'S work under the Agreement shall be extended accordingly.
5. In the event that all of the obligations of CONSULTANT or CLIENT, respectively, required to be performed under the Agreement have not been performed as agreed for any reason other than a default by other party hereto, the non-defaulting party shall have the right, upon giving 30 calendar days prior written notice to the other party hereto, to terminate the Agreement and CONSULTANT shall be paid to the date of termination for all services rendered and cost incurred hereunder.
6. CONSULTANT makes no warranty, either expressed or implied, as to CONSULTANT'S findings, recommendations, specifications or professional advice except that these were promulgated after being prepared in accordance with generally accepted Civil Engineer practices and under the direction of a Civil Engineer and/or a professional staff.
7. CONSULTANT makes no representations concerning soil conditions unless specifically included in writing in the Agreement and CLIENT is not responsible for any liability that may arise out of the making, or any failure to make, soil surveys or subsurface soil tests or general soil testing.
8. CONSULTANT makes no representation concerning construction cost figures estimated in connection with maps, plans, specifications or drawings other than that all cost figures are estimates only.
9. In consideration of CONSULTANT'S fee for services, CLIENT agrees that, unless otherwise specified, CONSULTANT will perform no on site construction review for this PROJECT, unless specifically included in writing in this Agreement, that such services will be provided by others and that CLIENT shall defend, indemnify and hold CONSULTANT harmless from any and all liability, real or alleged, that might be occasioned by others performing construction review for this PROJECT.
10. CLIENT agrees that in accordance with generally accepted construction practices, the construction contractor will be required to assume sole and complete responsibility for the PROJECT site, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours and CLIENT further agrees to defend, indemnify and hold CONSULTANT harmless from any and all liability, real or alleged, in connection with the performance of work of this PROJECT, except liability arising from the sole negligence of CONSULTANT.
11. Notwithstanding anything else to the contrary contained herein or in the Agreement, CLIENT agrees to limit CONSULTANT'S exposure to liability and damages to CLIENT and to all contractors and subcontractors on the PROJECT, due to professional negligent acts, errors or omissions of CONSULTANT, to the lesser of the limits of CONSULTANT'S errors and omissions and general liability insurance policies, or the fee paid to CONSULTANT for the performance of the services under the Agreement. IN NO EVENT WILL CONSULTANT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, EXPENSES, LOST PROFITS, OR OTHER DAMAGES ARISING OUT OF THE PERFORMANCE OR NON-PERFORMANCE OF THE SERVICES UNDER THE AGREEMENT, EVEN IF CONSULTANT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. THIS SECTION WILL SURVIVE THE TERMINATION OF THE AGREEMENT.
12. Upon written request, each of the parties hereto shall execute and deliver, or cause to be executed and delivered, such additional instruments and documents which may be necessary and proper to carry out the terms of the Agreement.
13. The terms and provisions of the Agreement shall not be construed to alter, waive or affect any lien or stop notice rights, which CONSULTANT may have for the performance of services under the Agreement.
14. No conditions or representations, altering, detracting from or adding to the terms of the Agreement or hereof shall be valid unless printed or written hereon or evidenced in writing by either party to the Agreement and accepted in writing by the other party hereto.
15. One or more waivers of any term, condition or covenant by CONSULTANT shall only be effective if in writing and shall not be construed as a waiver of any subsequent breach of the same or any other term, condition or covenant.
16. In the event any provision of the Agreement shall be held to be invalid and unenforceable, the other provisions of the Agreement shall be valid and binding on the parties hereto.
17. Should litigation be necessary to enforce any term or provision of the Agreement, or to collect any portion of the amount payable under the Agreement, then all litigation and collection expenses, witness fees and court costs and attorneys' fees shall be paid to the prevailing party.

18. The Agreement binds CONSULTANT and CLIENT and their successors and permitted assigns. Neither party hereto shall assignor transfer, whether by operation of law or otherwise, all or any portion of such party's interest, rights or obligations in the Agreement without the prior written consent of the other party hereto.
19. The Agreement and the documents, drawings, plans and specifications referred to therein, and these General Provisions, constitute the entire agreement of the parties hereto with respect to the matters set forth therein and herein and are the final, complete and exclusive expression of the terms and conditions thereof. All prior or contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.
20. The Agreement shall be construed and enforced in accordance with the laws of the State of Arizona. Each Party hereby irrevocably consents that all proceedings arising in connection with the Agreement shall be tried and litigated exclusively in the State and Federal courts located in the County of Maricopa, State of Arizona. The aforementioned choice of venue is intended by the parties to be mandatory and not permissive in nature, thereby precluding the possibility of litigation between the parties with respect to, or arising out of, the Agreement in any jurisdiction other than that specified in this Section.
21. All notices, demands or other communications given hereunder shall be in writing and shall be delivered personally, by facsimile or electronic mail transmission, or by United States certified or registered mail, return receipt requested, postage prepaid, addressed to the address for such party set forth in the Agreement. All notices shall be deemed given upon the earliest of receipt, confirmed facsimile or electronic mail transmission, or three 3 calendar days after deposit in the United States mail.
22. In the event of any conflict or inconsistency between the provisions of these General Provisions and the provisions of the Agreement, the provisions of these General Provisions shall control.

PAYMENT

23. CONSULTANT shall present all invoices to CLIENT prior to the last day of each calendar month based upon percentage of completion, per the fee set forth in the Agreement. Invoices shall be due and payable when delivered. Payment is to be made at 8723 E Via de Comercio #A-204, Scottsdale, AZ 85258.
24. CLIENT shall promptly review invoices and notify CONSULTANT of any objection thereto; absent such objection in writing within 10 calendar days of the date of the invoice, the invoice shall be deemed proper and acceptable and immediately payable in full.
25. If the undisputed amount of any invoice is not paid within 30 calendar days of the date of the invoice, such undisputed amount shall commence bearing interest from the date of the invoice at the rate of 1.5% per month or the maximum rate allowed by law, whichever is greater, and CLIENT agrees to pay all accrued interest thereon, together with the undisputed amounts set forth in such invoice.
26. In the event that any undisputed amount of any invoice is not paid in full within 60 calendar days following the date of the invoice, such failure shall constitute a material breach of the Agreement and CONSULTANT may exercise all rights and remedies CONSULTANT may have at law, in equity or under the Agreement with respect to such material breach including, without limitation, termination of the Agreement following 10 calendar days' written notice of such material breach to CLIENT and CLIENT'S failure to cure such breach within such 10-day period.
27. CLIENT shall pay, in addition to the stated fee, the cost of all reimbursable items such as fees, permits, bond premiums, title company charges, delivery charges, blueprints, and reproductions and all other charges and expenses not specifically covered by the terms of the Agreement. In the event such reimbursable items are paid directly by CONSULTANT, then such charges and expenses shall be invoiced at CONSULTANT'S direct cost **plus** 10% for handling.
28. Any additional services not covered in the Scope of Work of the Agreement, which CLIENT requests CONSULTANT to perform, such as site reconnaissance and inspections during construction, additional visits out of town or to other places of business, will be requested in writing and will be invoiced on a time and material basis based on CONSULTANT'S then current schedule of fees and costs.

2026 PACE Hourly Rate Schedule	
Description	Hourly Rate
Principal	\$324
Sr. Proj. Mgr./Sr. Consulting Engr.	\$281
Project Manager /Consulting Engr./Sr. I&C Specialist	\$270
Sr. GIS Analyst / Manager	\$276
Sr. Electrical Engineer	\$265
Sr. Proj. Engr./Sr. Design Engr.	\$229
Proj. Engr/Design Engineer II/Electrical Engineer	\$206
Instrumentation & Controls Specialist	\$200
Sr. CAD Designer	\$189
Design Engineer	\$162
CAD Designer/GIS Analyst	\$157
Graphic Designer / Technical editor	\$135
Project Coordinator	\$113
Administrative Support	\$108
Assistant Designer	\$92
G.P.S. Survey Unit (w/Operator)	\$314
Expert Witness/Legal Consultation	\$400 + Exp.

2025 PACE Hourly Rate Schedule	
Description	Hourly Rate
Principal	\$312
Sr. Proj. Mgr./Sr. Consulting Engr.	\$270
Project Manager /Consulting Engr./Sr. I&C Specialist	\$260
Sr. GIS Analyst / Manager	\$265
Sr. Electrical Engineer	\$255
Sr. Proj. Engr./Sr. Design Engr.	\$220
Proj. Engr/Design Engineer II/Electrical Engineer	\$198
Instrumentation & Controls Specialist	\$192
Sr. CAD Designer	\$182
Design Engineer	\$156
CAD Designer/GIS Analyst	\$151
Graphic Designer / Technical editor	\$130
Project Coordinator	\$109
Administrative Support	\$104
Assistant Designer	\$88
G.P.S. Survey Unit (w/Operator)	\$302
Expert Witness/Legal Consultation	\$400 + Exp.

2021 PACE Hourly Rate Schedule	
Description	Hourly Rate
Principal	\$255
Sr. Proj. Mgr./Sr. Consulting Engr.	\$225
Sr. Electrical Engineer / Sr. GIS Analyst	\$215
Project Manager /Consulting Engr./Sr. I&C Specialist	\$210
Sr. Proj. Engr./Sr. Design Engr.	\$185
Instrumentation & Controls Specialist	\$155
Proj. Engr/Design Engineer II	\$160
Design Engineer	\$130
Sr. CAD Designer	\$140
CAD Designer/GIS Analyst	\$110
Graphic Designer	\$110
Project Coordinator	\$95
Administrative Support	\$85
Assistant Designer	\$80
G.P.S. Survey Unit (w/Operator)	\$240
Expert Witness/Legal Consultation	\$350 + Exp.



**ENGINEERING FEE ESTIMATE
PROJECT WORKSHEET**

Project Data	
Project Name:	Fools Hollow - SCADA Control Panel and Integration
Client:	City of Show Low
PACE Job Number:	C357
Estimate Date:	July 17, 2026

2026 PACE Hourly Rate Schedule	
Description	Hourly Rate
Principal	\$324
Sr. Proj. Mgr./Sr. Consulting Engr.	\$281
Project Manager /Consulting Engr./Sr. I&C Specialist	\$270
Sr. GIS Analyst / Manager	\$276
Sr. Electrical Engineer	\$265
Sr. Proj. Engr./Sr. Design Engr.	\$229
Proj. Engr/Design Engineer II/Electrical Engineer	\$206
Instrumentation & Controls Specialist	\$200
Sr. CAD Designer	\$189
Design Engineer	\$162
CAD Designer/GIS Analyst	\$157
Graphic Designer / Technical editor	\$135
Project Coordinator	\$113
Administrative Support	\$108
Assistant Designer	\$92
G.P.S. Survey Unit (w/Operator)	\$314
Expert Witness/Legal Consultation	\$400 + Exp.

Total Fee Amount	\$50,388
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Item No.	Work Item Description	Estimated Manhours										Man-Power Subtotal	Subconsultant Cost	Expenses	Total Task Costs
		Principal	Sr. Project Manager/Sr. Consulting Engr.	Sr. I&C Specialist / Consulting Engineer/ Project Manager	Sr. Project Engineer/Sr. Design Engr.	Instrumentation & Controls Specialist	Project Engineer /Design Engr. II	Sr. CAD Designer	CAD Designer /GIS Analyst	Graphic Designer/ Technical Editor	Project Coordinator				
		324	281	270	229	200	206	189	157	135	113				
30	SCADA CONTROL PANEL AND INTEGRATION											\$18,308	\$31,080	\$1,000	\$50,388
30.1	PLC Control Back Panel							2	6		4	\$1,772	\$31,080	\$1,000	\$33,852
30.2	Programming & Installation Assistance		4	8		64					4	\$16,536			\$16,536
TOTALS		0	4	8	0	64	0	2	6	0	8	\$18,308	\$31,080	\$1,000	\$50,388

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Contract for Nikolaus Park Soccer Field Lighting, City of Show Low Project No. 44527010 (Rick Austin)

RECOMMENDATION

I **MOVE** to award a contract for Nikolaus Park Soccer Field Lighting, City of Show Low Project No. 44527010, to Musco Sports Lighting, LLC in an amount not to exceed \$300,000.

BACKGROUND

The City's 2027 fiscal year budget includes a capital improvement project labeled "Lighting at Nikolaus Park" with a construction budget of \$300,000. The scope of work includes furnishing of all labor, materials, and incidentals as may be required to construct field lights at the Nikolaus Park soccer field. The project will utilize the existing controls at the Nikolaus Park ball fields. Staff selected Musco Sports Lighting, LLC, a vendor with Sourcewell to complete the lighting project through cooperative purchasing Contract Number: 041123-MSL.

Staff recommends awarding the construction contract for the Nikolaus Park Soccer Field Lighting, City of Show Low Project No. 44527010, to Musco Sports Lighting, LLC, in an amount not to exceed \$300,000. A standard form contract will be used for this project.

ATTACHMENTS

1. 44527010 Quote.MUSCO.07132026

FISCAL IMPACT

Anticipated cost: \$300,000

Funding source (account no.): Improvements (11-445-495-7310-0000/44527010)

Date: 13 July 2026
Expiration date: 13 August 2026

Project: Nikolaus Park Multipurpose
Show Low, AZ
Musco Project Number: 248646

Sourcewell

Master Project: 199030, Contract Number: 041123-MSL, Expiration: 06/16/2027
Category: Sports lighting with related supplies and services

All purchase orders should note the following:
Sourcewell Purchase – Contract Number: 041123-MSL
Sourcewell Member Number: 43929

Quotation Price – Materials Delivered to Job Site and Turnkey Installation

Lighting

Multipurpose Area – 500' x 200' \$ 300,000.00

Sales tax, labor, installation, and unloading of the equipment are included.

Quote is confidential. Pricing and lead times are effective for 30 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase.

Light-Structure System™ with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 30fc and uniformity of 2.2max/min

System Description

- Factory aimed and assembled luminaires
- Galvanized steel poles
- Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- Disconnects
- UL listed assemblies
- Corrosion protection

Control Systems and Services – Utilizing Existing Controls from Project 175427 Nikolaus Park Ball Fields

- Control-Link® control system to provide remote on/off control with 24/7 customer support

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco's Lighting Services Team – over 200 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors
- Warranty starts the date of shipment

Musco Scope

- Provide design and layout for lighting system
- Test and final aim equipment
- Installation Services Provided

Responsibilities of Buyer

- Confirm pole or luminaire locations, supply voltage and phase required for lighting system prior to production
- Provide electrical design and materials for electrical distribution system
- Buyer is responsible for getting electrical power to the site, coordination with the utility, and any power company fees

Payment Terms

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Email a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC
Attn: Musco Contracts
Email: musco.contracts@musco.com

All Purchase orders should note the following:

Sourcewell Purchase – Contract Number: 041123-MSL

Sourcewell Member Number: 43929

Delivery Timing

8 - 10 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

Notes

Quote is based on following conditions:

- Shipment of entire project together to one location.
- Voltage and phase system requirements to be confirmed.
- Structural code and wind speed = IBC 2018 ed., 105 mi/h, Exposure C, Importance Factor 1.0.
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production. Changes to pole or luminaire locations after the product is sent to production could result in additional charges.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Alex Cisewski
Sales Representative
Musco Sports Lighting, LLC
211 2nd Avenue West – PO Box 808
Oskaloosa, IA 52577, USA
Phone: +1 (480)450-0017
E-mail: alex.ciszewski@musco.com

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of a Construction Contract for City Hall Elevator Modernization, City of Show Low Project No. 44527001 and Authorization Associated Budget Transfers (Shane Hemesath)

RECOMMENDATION

I **MOVE** to award a construction contract for the City Hall Elevator Modernization project, City of Show Low Project No. 44527001, to Schindler Elevator Corporation in an amount not to exceed \$265,732 and authorize the associated budget transfers.

BACKGROUND

In the City's FY2027 Fiscal Year Budget there is \$175,000 for a new elevator at City Hall. The City Hall Elevator has been repaired multiple times over the past couple of years and is currently non-operational. The elevator is the original elevator that was constructed with the structure and is over 40-years old. Parts to continue to repair the elevator are becoming extremely hard to find in the marketplace. An elevator modernization will be required to get the elevator operational. Schindler Elevator Corporation has prepared a quote for an elevator modernization under the Sourcewell Contract # 050224-SCH for an amount not to exceed \$265,732. The scope of the work is to rebuild the elevator car, install new electronic controls and required hydraulic improvements to modernize the elevator.

A standard form contract will be used for the project.

Staff recommends awarding a construction contract to Schindler Elevator Corporation in the amount of \$265,732 for the City Hall Elevator Modernization project, City of Show Low Project No. 44527001 and authorize associated budget transfers.

ATTACHMENTS

1. Schindler Revised Proposal 073026

FISCAL IMPACT

Anticipated cost: \$265,732

Funding source (account no.): Improvements (11-445-495-7310-0000/44527001) & Land Acquisition & Clean Up (11-402-495-7400-1209)



SHOW LOW CITY HALL

Modernization Proposal



Schindler Elevator Corporation

Modernization



Proposal

Logan Hooper
Phone: +14804829444
Email: logan.hooper@schindler.com

July 29, 2026

Customer Information

City of Show Low
180 N 9th st
Show Low, AZ 85901

Project Information

SHOW LOW CITY HALL
180 N 9TH ST
SHOW LOW, AZ 85901

Offer #:400772708

Dear Trampas Johnston:

Schindler Elevator Corporation is pleased to submit our proposal to furnish and install in the referenced building, our products for the sum of **Two hundred sixty nine thousand two hundred eighty three point four two and 00/100 USD (\$269,283.42)** including applicable taxes.

Project Summary:

Qty	Product	Capacity	Speed	Number of Stops	Material Delivery Date	Customer Handover Date
1	Schindler Hxpress Restore	2000 lbs	125 fpm	2 (2F 0R)	11/24/2026	06/30/2027

Project Specific Qualifications and Clarifications: (Enter Qualification Info here)

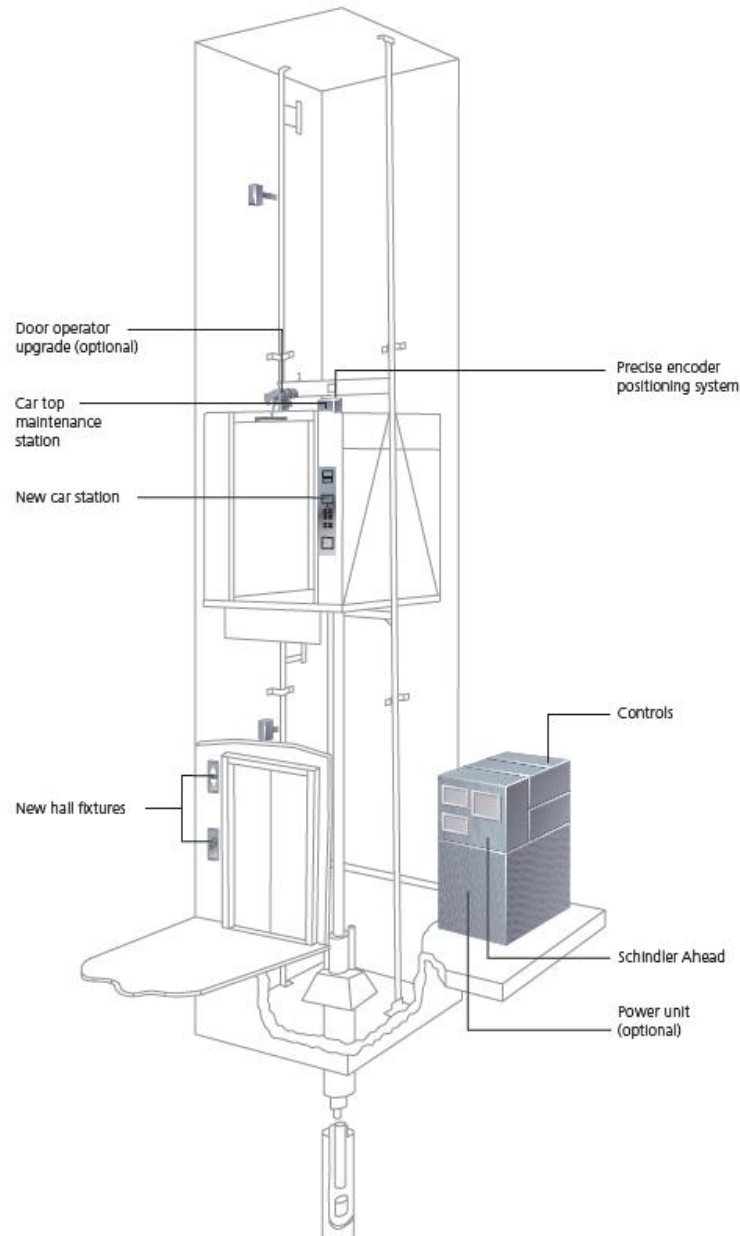
Price based on building drawings dated _____ and/or specifications dated _____

The price is based on the tentative Scheduled Dates in the table above. Delivery Dates and Completion Dates are subject to change depending on approval package receipt and job site readiness dates.

Best Regards

Logan Hooper

What does this all mean?



Hydro Package will provide:

Enhanced performance and reliability

Ensures a higher level of passenger satisfaction with a smoother riding experience.

Greater sustainability and efficiency

Delivers cutting-edge technologies to significantly reduce energy consumption and costs.

Improved safety and code compliance

Employs the latest equipment designs with advanced safety features.

SHOW LOW CITY HALL

Schindler Hxpress Restore



Schindler

Main Data

Unit Number	01
Type	HX
Machine Location	undefined
Capacity	2000
Speed	125
# of stops (# of openings)	2 (Front: 2)

Machine Room

Control and Power Unit (Control, Power Unit, Valve, Pump, Pump Motor, Muffler, HFI, CFI, Hush Kit)	HX Controller + Power Unit (NEW)
Schindler Ahead	(NEW)

Governor

Battery Lowering	(NEW)
Oil Feed Line	(REUSE)
Tank Heater	(REUSE)
Rupture Valve	Rupture Valve - Blain R10 (2") (NEW)
Machine Room Wiring	(NEW)

Door Operator

Door Operator - Package: Front	GAL MOVFR II - 1SSO (NEW)
Door Operator : Rear	(NA)
Clutch: Front	(Included)
Clutch: Rear	(NA)
Door Gibs	(NEW)
Door Fire Tabs	(NEW)
Electronic Door Detector: Front	3D Door Detector (2019 Code) (NEW)

Hoistway Door Equipment

Sill Closers	(REUSE)
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Car and Hall Fixtures

Code Compliant Main COP	(NEW)
Car PI	Other - In Transom (NEW)

Car Lantern

Other (NEW)

Access Switch	Other - Top & Bottom (NEW)
Hall Pushbutton Station	Other - Surface (NEW)
Fixture Finish	#4 STAINLESS STEEL

Car and Hoistway

Hoistway Wiring	Traveling Cable + Hoistway Wiring (NEW)
Car Top Inspection Station and Work Light	HX (NEW)
Car Top Railing	Front Opening (NEW)
Cab Fan	(NEW)
Car Door: Front	1SSO - #4SS (NEW)
Car Roller Guides	(REUSE)
Spring Buffers	(REUSE)
Car Rails	(REUSE)
Cab Interior	(REUSE)
Jack Assembly	(REUSE)
Packing	(REUSE)

Miscellaneous

Pre-Paid Maintenance (PPM): 24 Months

All other systems and components not noted above will be reused and integrated into the new elevator system.

SHOW LOW CITY HALL

Price & Payment Terms



1. Our price for the work proposed is as noted below. including appropriate tax and will be added to the invoice/billings. This price is firm for 90 days, and thereafter subject to change without notice.

Total Price including applicable taxes: \$265,732.00

You agree to the following payment schedule for the lump sum option:

- Initial Invoice: 52.60 % of the price quoted above upon execution of this Contract;
- Material Invoice: 23.70 % of the price quoted above;
- Labor Invoice: 23.70 % of the price quoted above;

All invoices, including final invoice are payable within 30 days of application.

Any late or overdue payments will bear interest at the rate of 1 ½% per month. Attorneys' fees and other costs of collection will be included in the event that we must pursue legal action for payment or in the event that you are otherwise in breach of this contract.

We will not release to manufacture until the above initial invoice is paid. We will not schedule on-site work until the above progress invoice is paid. We will not turn over equipment prior to receipt of 95% of the price for the work inclusive of change notices.

2. Schindler understands the costs for capital improvement can put a strain on a property's budget. Schindler has partnered with leading Finance organizations in an effort to help our clients sort through the best options to fund these capital improvements. We have simplified the process so all private financial information as well as future payments are handled between the Finance organization's representative and our client. Schindler facilitates the transaction and only requires a new 5-year maintenance contract as part of the agreement. Financing option is subject to credit check and approval.

Often times there are other building components which require upgrade due to the upgrade of the elevator system. These costs can be rolled into the total finance package with the lender.

If for some reason our contract is cancelled prior to the 60-month term all remaining balances become due immediately. *Monthly finance payment is an approximation and will be finalized following the credit check and contract.

Your sales representative, , will be happy to facilitate the process moving forward if you are interested in our financing option. The finance credit approval form can be found attached to this document.

SHOW LOW CITY HALL

Terms & Conditions



Schindler

1. The price quoted in Article 1 above is based upon all the work being performed during our regular working hours of regular working days. If overtime is required, the additional price usually charged by us shall be added to the contract price. Your advance approval in writing is required before we will schedule or perform any overtime work.
2. The equipment furnished hereunder remains personal property and we retain title thereto until final payment is made, with the right to retake possession of the same at the cost of the Purchaser if default is made in any of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, or the sale, mortgage or lease of the premises.
3. The completion of the work as covered by this Agreement or acceptance thereof shall constitute a waiver by you of all claims for loss or damage due to delay. It is also understood and agreed that we shall not be liable for the condition, design, application or compliance with acceptable codes of any equipment not furnished under this Agreement or for the omission of any work or equipment not covered by this Agreement. We reserve the right to remove and retain all equipment that has been replaced or new materials not used in construction.
4. Schindler reserves the right to furnish its most modern of equipment and no statements contained in this contract are to make it obligatory for us to furnish equipment, the design of which has been discontinued or supplanted by new standards or codes.
5. All previous communication between us, whether written or verbal, with reference to the subject matter of this Agreement, is hereby abrogated, and this contract when duly accepted and approved constitutes the agreement between us, and no modification of this agreement shall be binding upon the Purchaser or Schindler, or either of us, unless such modification shall be in writing, duly accepted by the Purchaser and approved by Schindler. The contract date shall be the date of approval by Schindler.
6. The Purchaser is to provide suitable connections from the power mains to the controller, together with any cutouts, line switches, phase reversal or lightning arresters, and any other such components as that may be necessary to meet purchaser and/ or local code requirements.
7. Any changes in the building required to meet any local or state building or electrical codes are to be made by the Purchaser. Any cutting or patching necessary for the installation of equipment furnished under this contract shall be done by the Purchaser. Schindler shall not under any circumstances be liable for any redecorating that may be necessary upon the completion of its work. No work or service other than that specifically mentioned herein is included or intended. Such work by others must be coordinated by Purchase with Schindler in order to avoid delays to Schindler's work.
- 8A. It is expressly understood, in consideration of the performance of the service enumerated herein at the price stated, that nothing in this agreement shall be construed to mean that Schindler assumes any liability on account of injury or damage to persons or property, except to the extent directly and solely due to the negligent acts or omissions of Schindler or its employees; and that the Purchaser's responsibility for injury or damage to persons or property while riding on or being in or about the equipment referred to is in no way affected by this Agreement.

Schindler shall not be responsible or liable for any loss, damage, detention or delay caused by labor trouble, strikes, lockouts, fire, explosion, theft, lightning, windstorm, earthquake, floods, storms, epidemics, pandemics, riot, civil commotion, malicious mischief, embargoes, shortages or materials or workmen, unavailability of material from usual sources, Government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of the Purchaser's or Schindler's suppliers, orders or instructions of any federal, state or municipal government or any department or agency thereof, Act of God, or by any cause whatsoever beyond its reasonable control. Dates for the performance or completion of work shall be extended to the extent of such delays.

8B. Purchaser agrees to defend, indemnify and hold Schindler harmless from and against any claims, lawsuits, demands, judgments, damages, costs and expenses arising out of this Agreement except to the extent caused by or resulting from the established sole and direct fault of Schindler.

8C. We will not be liable for damages of any kind, whether in contract or in tort, or otherwise, in excess of the price of this Agreement. We will not be liable in any event for special, indirect, liquidated or consequential damages, which include but are not limited to loss of rents, revenues, profit, good will, or use of equipment or property, or business interruption.

9. Schindler guarantees that the equipment furnished hereunder will comply with the foregoing specifications and if promptly notified in writing will, at our expense, correct any defects in such equipment occurring within one year from the date of completion or acceptance whichever occurs first, which are not due to ordinary wear and tear or improper use, care or maintenance. The correction of such defects constitutes the limit of our responsibility. THERE ARE NO OTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, OTHER THAN OF TITLE. The equipment installed under this agreement requires maintenance service, such as periodic examinations, lubrication and adjustment by competent elevator mechanics. Our guarantee is not intended to supplant this normal servicing of the equipment and it is not to be construed that we will provide free maintenance service of this type, except as may be provided under other provisions of the contract, or that we will correct, without charge, breakage, maladjustment or other troubles occurring as a result of improper or inadequate maintenance.

10. We will defend any suit or proceeding brought against you so far as based on a claim that any equipment, or any part thereof, furnished under this contract constitutes an infringement of any patent of the United States, provided that such equipment or part is not supplied according to your design, and it is used as sold by us, if notified promptly in writing and given authority, information and assistance (at our expense) for the defense of same, and we shall pay all damages and costs awarded therein against you. In case said equipment or any part thereof is in such suit held to constitute infringement and the use of said equipment or part is enjoined, we shall at our own expense either: procure for you the right to continue using said equipment or part; or replace same with non-infringing equipment; or modify it so it becomes non-infringing; or remove said equipment and refund the purchase price and the transportation and installation costs thereof. The foregoing states our entire liability for patent infringement by said equipment or any part thereof.

SHOW LOW CITY HALL

Terms & Conditions



Schindler

11. Purchaser will have the hoistways and machine room in safe and proper condition and the proper electrical current available as indicated on our attached schedule. Purchaser will also provide adequate access for delivery and a dry protected place for storage of equipment. Storage requirement of a minimum of 150 sq ft will be required for this project. If storage constraints force double handling of equipment, we will be compensated by you for all additional costs for labor and materials to overcome such obstacles at our standard billing rate. If the locations where the work is to be performed are not ready or are unsafe, we reserve the right not to begin or to discontinue the work. If adequate storage is not available, we will be compensated for all storage costs, as well as costs for demobilization and remobilization if necessary.

If completion of our work is delayed beyond our control and the following date: _____, our price will be increased in proportion to any additional costs to complete, including but not limited to labor rate increases, component material price increases, storage costs, demobilization and remobilization expenses and the like.

12. Should latent or concealed conditions be encountered in the performance of the work below the surface of the ground or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Contract Documents, or should unknown physical conditions below the surface of the ground or should concealed or unknown conditions in an existing structure of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in the work of the character provided for in this contract be encountered, the contract price and time shall be equitably adjusted by change order upon claim by either party made within 20 days and after the first observance of the conditions.

13. Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software (which is subject to a limited license for use in this building/premises/equipment only), modems, source/access/object codes, passwords and the Schindler Remote Monitoring feature ("SRM") (if applicable) which will deactivate and remove if the Agreement is terminated.

14. Our bid is based on reusing existing components as is in regard to seismic conditions except as herein noted. Any required changes to existing components resulting from seismic requirements will need to be bid separately.

15. You agree to pay, as an addition to the price stated herein, the amount of any federal excise tax, state and local sales, use or transaction tax, or increase of any tax, or similar charges based upon the sale, use, ownership or possession of materials and/or equipment imposed by any law enacted after the date of this proposal, or imposed upon you by any existing law. In the event of legislative change to the applicable tax rates, including but not limited sales tax, use tax, excise tax, privilege tax, transaction tax and similar charges, Supplier reserves the right to adjust the contract price accordingly. In the event the customer claims an exemption from sales and/or use tax the customer shall provide a valid executed exemption certificate

In the event you claim an exemption which Supplier accepts in good faith and it is later determined by a taxing authority that such exemption does not apply, Schindler reserves the right to adjust the contract price to reflect the change.

Customer shall pay any penalty, interest, additional tax, or other charge that may be levied or assessed as a result of the delay or failure, caused by the Customer, to pay any tax or file any return or information required by law, rule or regulation or by this Agreement to be paid or filed by Supplier.

If either Party is audited by a taxing authority or other governmental entity in connection with taxes under this Taxes Section, the other Party shall reasonably cooperate with the Party being audited in order to respond to any audit inquiries in an appropriate and timely manner, so that the audit and any resulting controversy may be resolved expeditiously.

In the event of governmental changes to applicable tariffs, Schindler reserves the rights to adjust the contract price accordingly to account for all additional cost impacts.

16. We are not responsible for the removal of any hazardous materials. In addition, Schindler is not responsible for the removal of used hydraulic oil. If requested, we can share our contacts for licensed and certified third-party companies that recycle used hydraulic oil.

17. We will take possession, remove and dispose of any elevator equipment not being reused, unless contaminated and considered hazardous materials.

18. Schindler reserves the right to make technical modifications - in conformity with technological progress and/or safety regulations - to the products and/or to replace the components with components of equal or superior quality at any time until delivery and without further notice.

19. In the event of any change to the applicable code, after the date of this proposal that may affect this installation, you agree to pay Schindler any additional costs and provide the necessary extension of time to comply with the code change.

ACKNOWLEDGED AND ACCEPTED BY

For. _____
By: _____

City of Show Low

Signature

Title: _____
Date: _____

By: _____

Schindler Elevator Corporation

Signature

Title: _____
Date: _____

4. BIDDER will complete the Work for the following price(s):

BID SCHEDULE^A City Hall Elevator Modernization Show Low, Arizona Project Number: 44527001				City of Show Low 180 N. 9th Street Show Low, Arizona 85901	
Company Name: <u> Schindler Elevator </u>					
Item	Description	Unit	Number of Units ^B	Unit Price	Total Price
1	Mobilization	LS	1	132,980.64	132980.64
2	Remove Existing Elevator	LS	1	61,375.68	61,375.68
3	Complete Elevator Modernization	LS	1	61,375.68	61,375.68
4	Force Account ^C	LS	1	\$10,000.00	\$10,000.00
Grand Total					\$265,732.00
Grand Total in Written Words two hundred sixty-five thousand seven hundred thirty-two and 00/100					

Notes:

^A The Contractor's Total Bid is based upon unit prices and allowances. If there is an error in the Total Bid or other computed totals by the bidder it shall be changed and the unit price amounts shall govern. Unit prices shall include all costs for the required labor, equipment, and materials, and unit prices 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.

^C Force Account line item is provided for City approved work outlined during construction based on site conditions. The cost of any approved work shall be mutually agreed upon between the City and the Contractor prior to performing any work. Only those costs agreed upon by both parties shall be charged to this line item. The dollar amount in the Bid Schedule is an estimate only and the actual work shall determine payment.

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

**TOTAL BID: Two hundred sixty-five thousand seven hundred thirty-two and
00/100**

**TOTAL BID: \$265,732.00
(Numerals)**

Bidder: Schindler Elevator

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution R2026-23 Accepting Donation of Land and Re-Conveyance of Parcels Pursuant to the Fifth Amendment to Show Low Bluff Development Agreement (Anna Atencio)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-23 accepting a donation of land known as A.P.N. 210-28-040A and re-conveying A.P.N.s 210-28-036 and 210-28-035 to SRH Holdings, LLC, and approving the Fifth Amendment to the Show Low Bluff Development Agreement.

BACKGROUND

On December 7, 2010, the City entered into the Show Low Bluff Agreement with the then owners and developers. Since 2010 there have been four amendments to the Development Agreement.

The City approved the Third Amendment to the Show Low Bluff Development Agreement whereby SRH Holdings deeded specific land, A.P.N.s 210-28-036 and 210-28-03, approximately nine (9) acres, for the Show Low Sports and Event Center Project. This deed was not recorded. It was then determined that alternative parcels were better suited for the project, and A.P.N.s 210-28-036 and 210-28-035, approximately nine point five (9.5) acres, were deeded to the City for the Show Low Sports and Event Center Project in the Fourth Amendment to the Show Low Bluff Development Agreement. The deeds for A.P.N.s 210-28-036 and 210-28-035 were recorded with Navajo County.

As the Show Low Sports and Event Center Project has progressed in the design phase, it was again determined that alternative parcels were better suited for the project. City staff and the developer have identified a parcel for the project, A.P.N. 210-28-040A, which is approximately 12.26 acres. In accepting A.P.N. 210-28-040A, the City will re-convey A.P.N.s 210-28-036 and 210-28-035 back to SRH Holdings, LLC.

Staff recommends adopting Resolution No. R2026-23 accepting the donation of land known as A.P.N. 210-28-040A and re-conveying A.P.N.s 210-28-036 and 210-28-035 to SRH Holdings, LLC, and approving the Fifth Amendment to the Show Low Bluff Development Agreement.

ATTACHMENTS

1. Resolution No. R2026-23
2. Map of Land Donation for Sports and Event Center
3. Map of Recoveyance Parcels

FISCAL IMPACT

N/A

CITY OF SHOW LOW RESOLUTION NO. R2026-23

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, ACCEPTING DONATION OF LAND KNOWN AS A.P.N. 210-28-040A FROM SRH HOLDINGS, LLC AND RECONVEYING A.P.N.S 210-28-036 AND 210-28-035 TO SRH HOLDINGS, LLC

RECITALS:

WHEREAS, SRH Holdings, LLC owns of real property parcels aggregating approximately 1,427 acres in the southeast quadrant of the City of Show Low, roughly located south of US 60, east of Show Low Creek, west of U. S. Forest Service lands, and bisected by Penrod Road, also known as The Bluffs; and

WHEREAS, pursuant to A.R.S. §9-500.05, the City of Show Low and SRH Holdings, LLC, have entered into the Show Low Bluff Development Agreement, and the amendments thereto; and

WHEREAS, in the Fourth Amendment to the Development Agreement, A.P.N.s 210-28-035 and 210-28-036 were deeded to the City for the Show Low Sports and Event Center Project; and

WHEREAS, more suitable land for the Show Low Sports and Event Center Project has been identified; and

WHEREAS, in furtherance of the Show Low Sports and Event Center Project, SRH Holdings, LLC, seeks to donate to the City specific land identified as A.P.N. 210-28-040A and the City would contemporaneously re-convey A.P.N.s 210-28-035 and 210-28-036 back to SRH Holdings, LLC; and

WHEREAS, the Fifth Amendment to Show Low Bluff Development Agreement, and associated documents, sets forth said agreement between the City and SRH Holdings, LLC.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Show Low, Arizona, hereby accept the donation of land by SRH Holdings, LLC known as A.P.N. 210-28-040A.

BE IT FURTHER RESOLVED the City of Show Low will contemporaneously re-convey back to SRH Holdings, LLC A.P.N.s 210-28-035 and 210-28-036.

BE IT FURTHER RESOLVED, authorizing the Mayor to sign said Agreement and all associated documents.

PASSED AND ADOPTED this 11th day of August, 2026, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

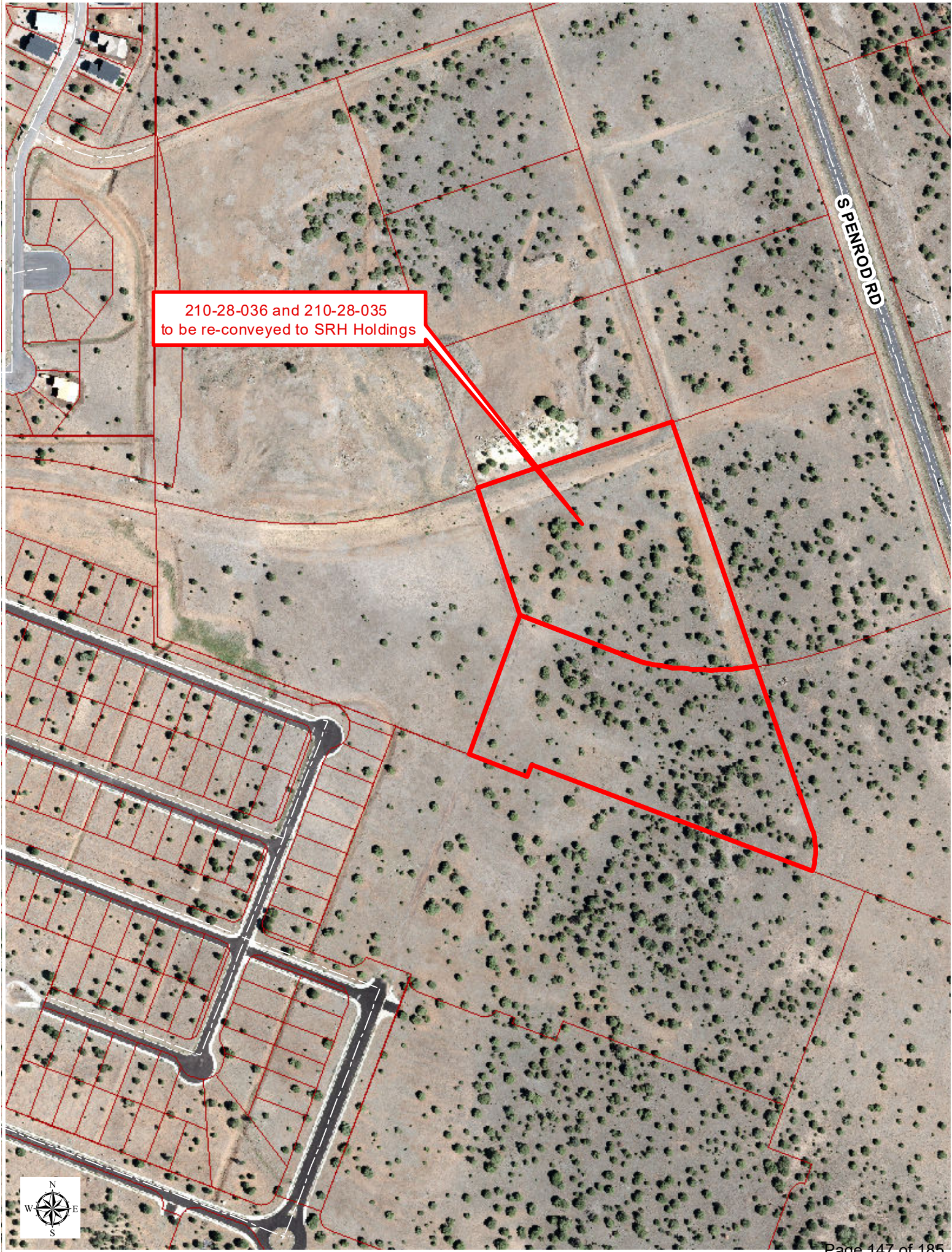
APPROVED AS TO FORM:

Anna M. Atencio, City Attorney



SUBJECT PROPERTY





**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Show Low Sports and Events Center Design Development Phase of Plans and Approval to Move into Construction Document Phase of the Design Contract, City of Show Low Project No. FM-4625 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to approve the updated Design Development Phase Plans and cost estimate for the Show Low Sports and Events Center, and to approve moving into the Construction Document phase for the design project, City of Show Low Project No. FM-4625.

BACKGROUND

At its regular meeting on July 15, 2025, the City Council awarded the pre-construction contract to Haydon Companies LLC for the Show Low Sports and Event Center. The scope of work for this contract is the first phase of the design build contract for the facility. Over the past few months, the design team has been working to finalize the Design Development phase of the facility. The design team has finalized the Design Development Phase Plans, including an updated cost estimate for the project. The Haydon, Architekton, and 4-Line Studio team are here to present a review of the Design Development Phase of the plans, including the updated cost estimate for the facilities and items included.

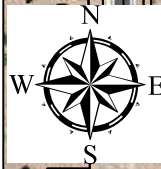
Staff recommends approving the updated Design Development Phase of the plans and cost estimate for the Show Low Sports and Events Center and approving moving into the Construction Documents phase of the design contract, City of Show Low Project No. FM-4625.

ATTACHMENTS

1. Sports and Event Center Aerial Map
2. Show Low Council Presentation
3. Show Low Sports and Events Center 100% DD Estimate

FISCAL IMPACT

N/A



SHOW LOW SPORTS AND EVENT CENTER

CITY COUNCIL PRESENTATION - 08.11.2026



PROGRESS UPDATE

07.15.2025 - DB (DESIGN-BUILD) TEAM PRESENTED INITIAL DESIGN CONCEPT DEVELOPED DURING CITY'S PROCUREMENT PROCESS PRIOR TO APPROVAL OF PRE-CONSTRUCTION CONTRACT. PROPOSED DESIGN WAS SHOWN AS ROUGHLY 83,500 SF ON ORIGINAL BUILDING SITE SOUTH OF WOOLFORD ROAD AND WAS ESTIMATED AT +/- 35 MILLION DOLLARS.

08.05.2025 - DB TEAM PRESENTED A DESIGN UPDATE TO CITY COUNCIL BASED ON INITIAL MEETINGS WITH SFA AND CITY STAFF AND INCLUDED INITIAL DISCUSSIONS ON CRITICAL QUALITY COMPONENTS SUCH AS SEATS, GYM FLOOR, AND SCOREBOARDS.

09.16.2025 - DB TEAM PRESENTED A DESIGN UPDATE TO CITY COUNCIL, IN COORDINATION WITH A COMMUNITY OUTREACH MEETING, BASED ON INTERIM WORKSHOPS AND DRAFT ROOM DATA SHEETS PROVIDED BY SFA. IT WAS NOTED THAT THE BUILDING'S SIZE WAS TRENDING +/- 40% HIGHER THAN THE ORIGINAL CONCEPT PRESENTED IN JULY JUST BASED ON REQUIRED ROOM CONFIGURATIONS. ADDITIONALLY SELECT DESIGN ELEMENTS WERE PRESENTED WITH CRITICAL COST IMPLICATIONS NOT CAPTURED IN ORIGINAL DESIGN CONCEPT SUCH AS REAL WOOD FLOOR AND AN EXPANDED KITCHEN EQUIPMENT LIST.

10.01.2025 - DB TEAM PRESENTED VARIOUS SITE LOCATIONS FOR CONSIDERATION, SITE 2 THE CURRENT PROJECT SITE NORTH OF WOOLFORD ROAD, WAS APPROVED BY CITY COUNCIL

11.18.2025 - DB TEAM SUBMITTED THE 100% PROGRAMMING PACKAGE TO CITY STAFF AND BEGAN THE PROGRAMMING ESTIMATION PROCESS.

PROGRESS UPDATE

12.09.2025 - DB TEAM PRESENTED THE PROGRAMMING PACKAGE TO CITY COUNCIL THAT INCLUDED FULL UPDATED CONCEPTUAL DESIGN CONCEPTS BASED ON CITY INPUT AND SFA RECOMMENDATION. FINAL DESIGN WAS +/- 118,000 SF

01.06.2026 - DB TEAM PRESENTED THE PROGRAMMING COST ESTIMATE OF THE DESIGN PRESENTED DURING 12.09.2025 CITY COUNCIL MEETING. TOTAL COST ESTIMATE OF THE COMPLETE PROGRAMMING DOCUMENT PACKAGE WAS ESTIMATED AT 56.44M. COUNCIL AUTHORIZED THE DB TEAM TO PROCEED INTO SCHEMATIC DESIGN BASED ON THE APPROVED PROGRAMMING DESIGN/BUDGET BUT WAS ASKED TO LOOK AT A HANDFUL OF BUDGET CUT OPTIONS.

02.03.2026 - DB TEAM PRESENTED TO CITY COUNCIL, IN COORDINATION WITH A COMMUNITY OUTREACH MEETING, THE HANDFUL OF COST REDUCTION STRATEGIES INCLUDING A REDUCTION IN THE OVERALL BUILDING FOOTPRINT TO +/- 114,000 SF WITH A TOTAL ESTIMATED SAVINGS OF +/- 500K. THE DB TEAM ALSO PRESENTED THE FIRST ITERATIONS OF THE INTERIOR DESIGN CONCEPT FOR THE FACILITY.

02.24.2026 - DB TEAM SUBMITTED THE 100% SCHEMATIC DESIGN DRAWINGS TO CITY STAFF AND BEGAN THE SCHEMATIC DESIGN COST ESTIMATION PROCESS.

03.24.2026 - DB TEAM PRESENTED THE SCHEMATIC DESIGN COST ESTIMATE OF THE SUBMITTED SCHEMATIC DESIGN PACKAGE. TOTAL COST ESTIMATE OF THE COMPLETE SCHEMATIC DESIGN PACKAGE WAS ESTIMATED AT 57.97M. THE DB TEAM ALSO PRESENTED UPDATED INTERIOR DESIGN CONCEPTS. THE DB TEAM WAS ASKED TO COME BACK WITH COST REDUCTION STRATEGIES.

PROGRESS UPDATE

04.21.2026 - DB TEAM PRESENTED PROPOSED COST REDUCTION STRATEGIES. COUNCIL VOTED ON THE CRITICAL PATH REDUCTION ITEMS AND AUTHORIZED THE DESIGN BUILD TEAM TO PROCEED INTO THE DESIGN DEVELOPMENT PHASE WITH A PROPOSED BUDGET OF 56.85M

06.23.2026 - DB TEAM SUBMITTED THE 100% DESIGN DEVELOPMENT DRAWINGS TO CITY STAFF AND BEGAN THE DESIGN DEVELOPMENT COST ESTIMATION PROCESS.

08.11.2026 - DB TEAM INTENDS TO PRESENT 100% DESIGN DEVELOPMENT DESIGN AND BUDGET TO COUNCIL REQUESTING AUTHORIZATION TO MOVE INTO THE CONSTRUCTION DOCUMENT PHASE

PROGRESS UPDATE

FUTURE DEADLINES

09.01.2026 - CITY STAFF TO PRESENT GMP #1 PACKAGE TO COUNCIL FOR APPROVAL WHICH WILL INCLUDE MASS GRADING AND EARLY STEEL PACKAGE - ESTIMATED START OF EARLY SITE CLEARING TO BE SEPTEMBER AND PERMITTED MASS GRADING TO BE LATE OCTOBER/EARLY NOVEMBER

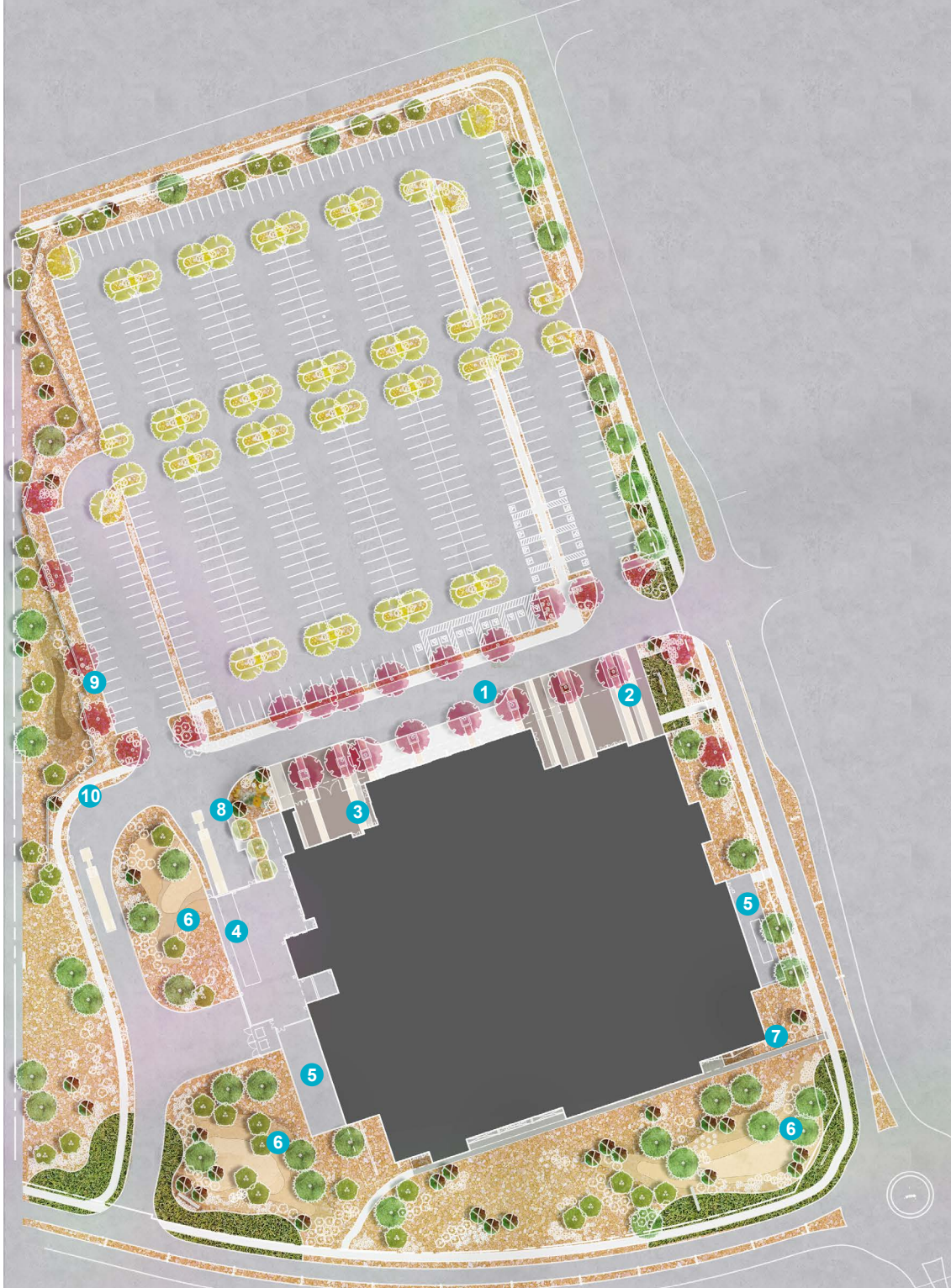
09.22.2026 - DB TEAM TO PRESENT 75% CD PACKAGE FOR GMP #2 BIDDING

10.20.2026 - DB TEAM TO SUBMIT 100% CD PACKAGE FOR PERMIT REVIEW

11.17.2026 - DB TEAM TO PRESENT GMP #2 PACKAGE TO COUNCIL FOR APPROVAL

11.20.2026 - FINAL BUILDING PERMITS TO BE ISSUED

SITE PLAN



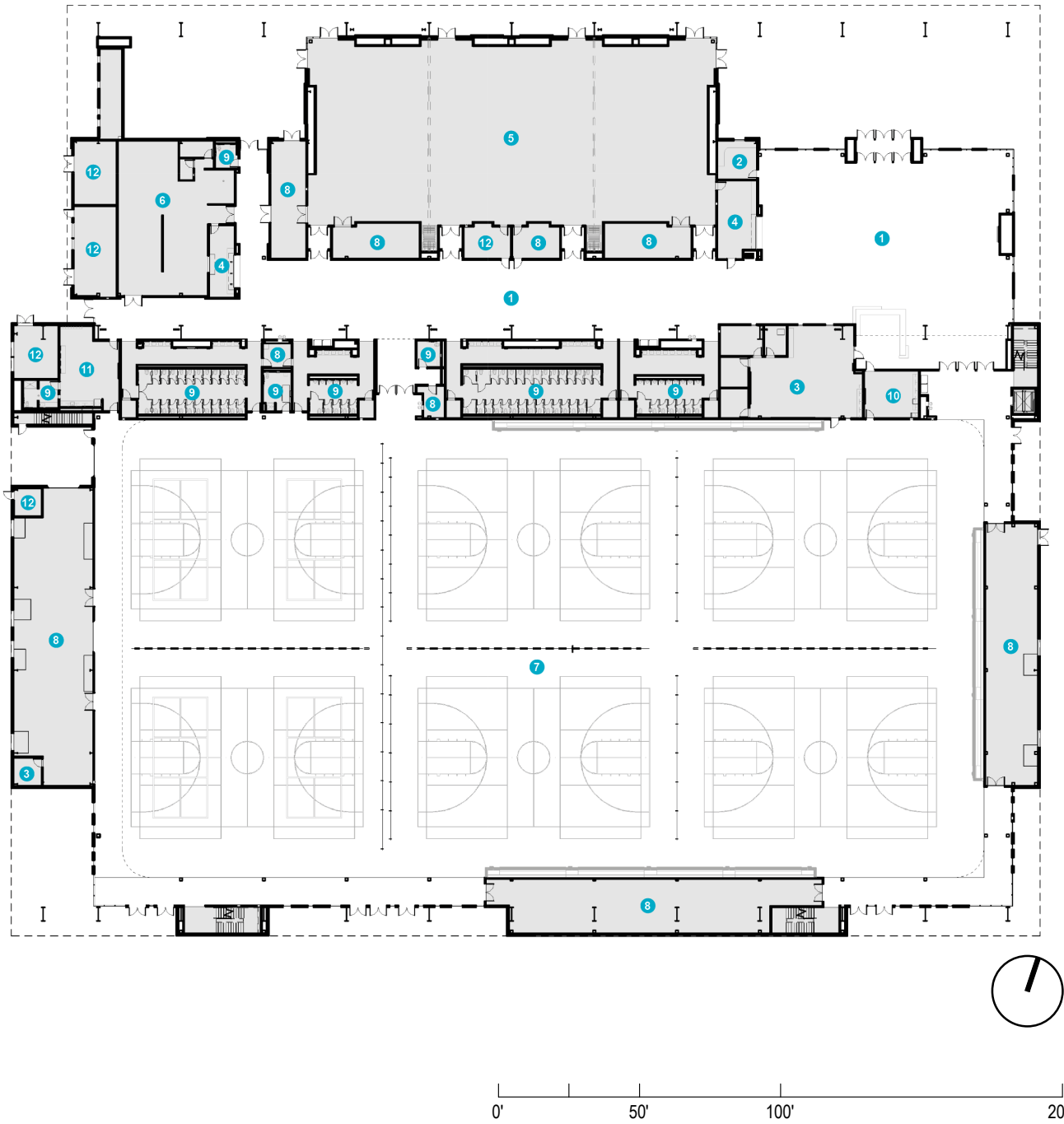
LEGEND

- 1 DROP-OFF
- 2 ENTRY PLAZA
- 3 SECURED PATIO
- 4 LOADING DOCK
- 5 MECHANICAL YARD
- 6 LANDSCAPE BERM
- 7 DECOMPOSED GRANITE PATH
- 8 RAINWATER GARDEN
- 9 MASONRY SCREEN WALL
- 10 SITE PATHWAY

TOTAL PARKING SPACES REQUIRED:
1,125

TOTAL ON-SITE PARKING SPACES PROVIDED:
476

FLOOR PLAN - LEVEL 1



LEGEND

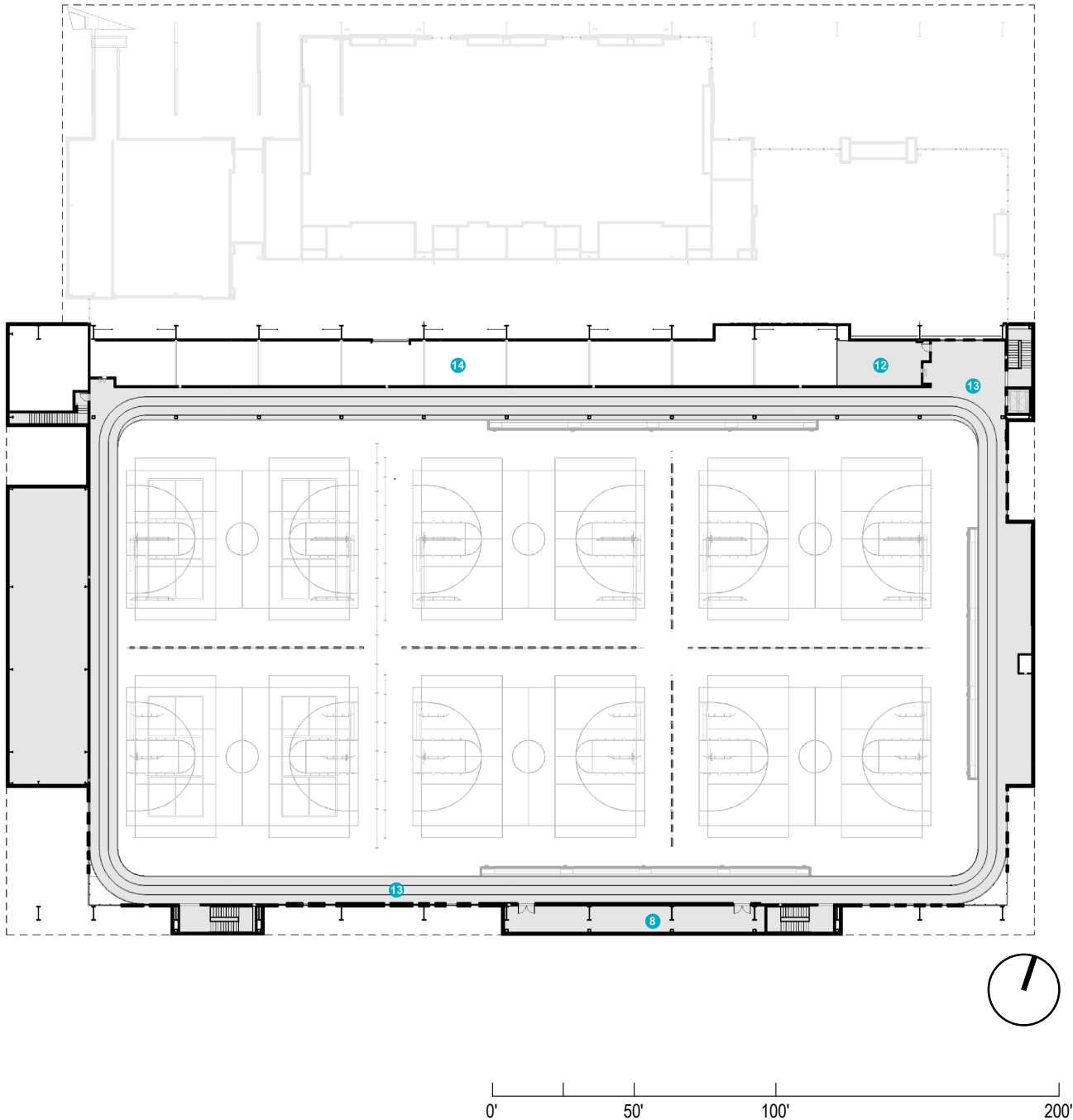
1	LOBBY / PRE-FUNCTION	13,569 SF
2	TICKETING	200 SF
3	OFFICES	1,634 SF
4	CONCESSIONS	600 SF
5	BANQUET HALL / MEETING ROOMS	9,893 SF
6	KITCHEN	1,938 SF
7	SPORT COURTS	57,095 SF
8	STORAGE	8,832 SF
9	RESTROOMS	4,387 SF
10	TRAINING	333 SF
11	GREEN ROOM / REFEREE	582 SF
12	BUILDING SUPPORT	2,000 SF
13	ELEVATED TRACK	11,940 SF
14	MECHANICAL PLENUM	

LEVEL 1	99,627 SF
LEVEL 2	12,780 SF

OVERALL approx. 112,407 SF



FLOOR PLAN - LEVEL 1



LEGEND

1	LOBBY / PRE-FUNCTION	13,569 SF
2	TICKETING	200 SF
3	OFFICES	1,634 SF
4	CONCESSIONS	600 SF
5	BANQUET HALL / MEETING ROOMS	9,893 SF
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13	ELEVATED TRACK	11,940 SF
14	MECHANICAL PLENUM	

LEVEL 1	99,627 SF
LEVEL 2	12,780 SF
OVERALL	approx. 112,407 SF



NORTH EAST CORNER





NORTH EAST CORNER NIGHT





PARKING LOT



NORTH WEST CORNER





SOUTH WEST CORNER



SOUTH EAST CORNER



SOUTH EAST CORNER NIGHT



FRONT ENTRY



LOBBY



LOBBY

SIGNAGE

LOBBY



MAIN CORRIDOR



MAIN CORRIDOR



MEETING ROOM





MEETING ROOM



SECURED PATIO





CHAMPIONSHIP BASKETBALL





CHAMPIONSHIP BASKETBALL





RECREATIONAL BASKETBALL

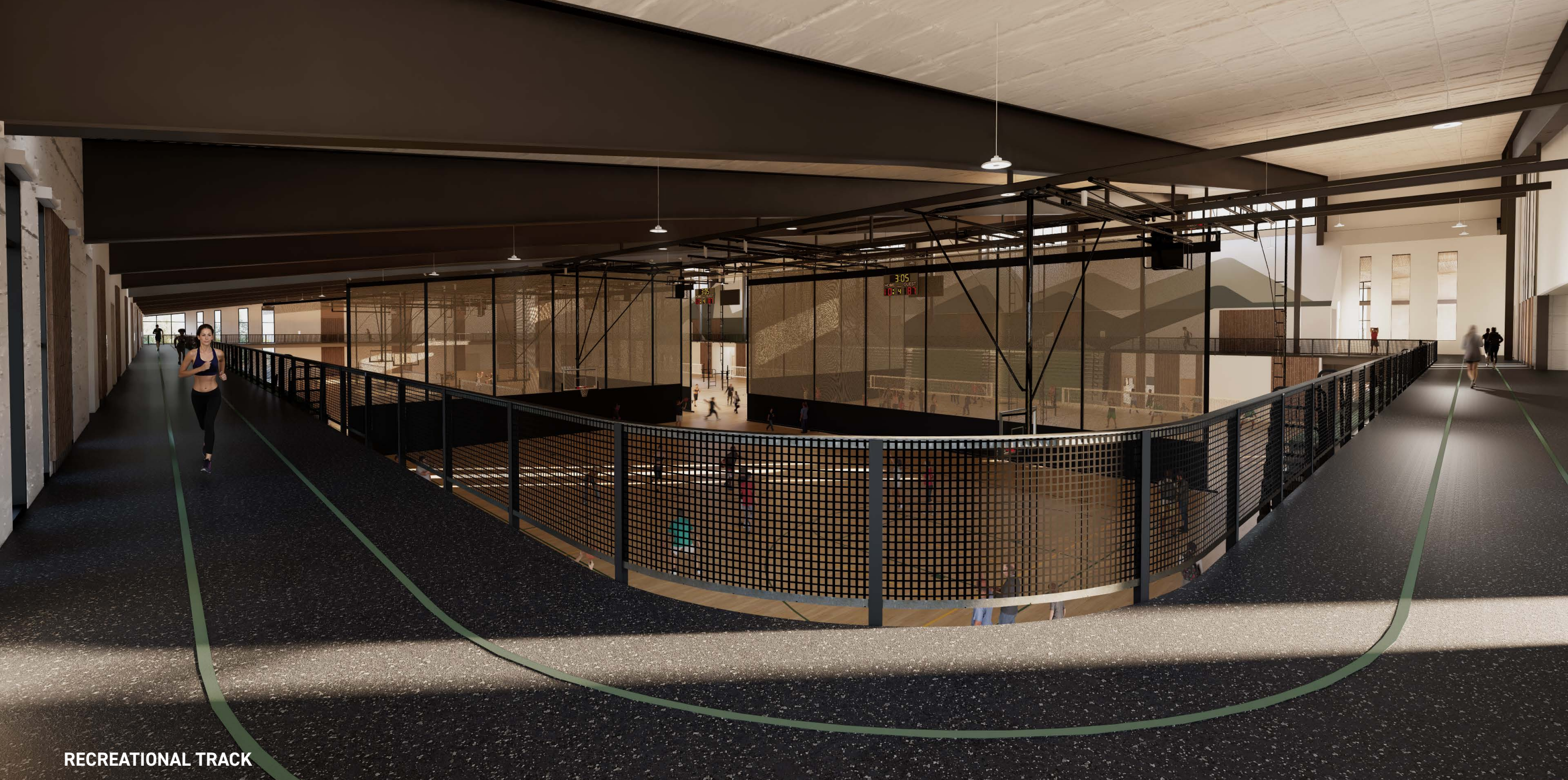




RECREATIONAL VOLLEYBALL



RECREATIONAL TRACK



RECREATIONAL TRACK



DESIGN DEVELOPMENT COST ESTIMATE

Phase 1 Design Contract - \$4,008,654
(Already Approved)

Phase 2 Construction Estimate - \$52,841,346
(Included Phase 1 Additional Design Services, FFE Allowance, and Phase 2 DD Estimate)

Total Design + Construction - \$56,850,000

Bid Alternates Still Tracking (To Be Determined At Final GMP Approval)

- 1. Upgraded Sound In Gym - TBD
- 2. Install Acoustic Curtain Day 1 - TBD
- 3. Add MT-1 At The Lobby - 40K
- 4. Provide "Tournament Grade" Acoustic Treatment In Gym -180K
- 5. Provide "Performance Grade" Acoustic Treatment In Gym - 320K
- 6. Use Precast Walls At Back of House ILO Masonry - 75K
- 7. Delete Wood Treatments At Gym Entry Portals - 100K
- 8. Use Regular Colored Block ILO Honed Block - 125K
- 9. Use Hard Wired Access Control System - 45K
- 10. Use Tectum Ceiling In Meeting Rooms ILO Of Standard ACT - 125K
- 11. Add Electrical Floor Boxes To Meeting Room/Lobby - 40K
- 12. Add Furring And Gyp At Stairwells -30K

SHOW LOW SPORTS AND EVENT CENTER

CITY COUNCIL PRESENTATION - 08.11.2026





LOBBY BID ALTERNATE



MEETING ROOM BID ALTERNATE

Show Low Sports and Event Center Design Development Budget Cost Breakdown 7/30/2026		 HAYDON
		Current Total
	Design and Preconstruction (CA/Envelope/BIM)	\$ 550,000
	General Conditions	\$ 2,633,859
	Staking	\$ 88,500
	Testing	\$ 62,100
	Earthwork & Paving	\$ 3,420,984
	Utilities	\$ 640,391
	Site Concrete	\$ 919,836
	Misc Site Construction	\$ 238,868
	Landscaping	\$ 548,968
	Termite Pretreatment	\$ 24,147
	Building Concrete	\$ 2,319,950
	Masonry	\$ 676,497
	Structure/Misc Steel	\$ 494,269
	Rough Carpentry	\$ 18,219
	Cabinetry	\$ 226,686
	Insulation	\$ 102,381
	Caulking	\$ 96,033
	Doors & Hardware	\$ 492,856
	Windows & Glazing	\$ 912,625
	Drywall & Stud Framing	\$ 1,638,393
	EIFS/Stucco	\$ 63,000
	Acoustic	\$ 355,095
	Floor Coverings	\$ 1,750,794
	Final Clean	\$ 73,200
	Painting & Wall Coverings	\$ 334,400
	Specialties	\$ 505,766
	Equipment	\$ 1,221,732
	Furnishings (Bleachers and Window Coverings)	\$ 736,707
	Pre-Engineered Metal Building	\$ 9,987,700
	Elevator	\$ 160,210
	Plumbing	\$ 1,339,380
	Fire Protection	\$ 462,700
	HVAC	\$ 3,661,538
	Electrical	\$ 3,891,537
	Fire Alarm	\$ 107,780
	Data Cabling	\$ 142,283
	AV/Security Allowance	\$ 300,000
	Contingency	\$ 2,792,239
	Builders Risk	\$ 207,258
	Liability Insurance	\$ 414,516
	Overhead & Profit	\$ 3,367,941
	Bond/SDI	\$ 993,964
	Sales Tax	\$ 2,839,174
	FF&E (See below)	
	TOTAL PHASE 2 - CONSTRUCTION BUDGET	\$ 51,814,475
	Phase 1 Contract	\$ 4,008,654
	Added Services - (to be added to Phase 1)	\$ 426,871
	FFE (outside of GMP)	\$ 600,000
	Total Design and Construction	\$ 56,850,000

Alternates (NIC in above budget)

Alt 1 - Upgraded sound in gym space	Pending	
Alt 2 - Install acoustical drop down curtain	\$	264,307
Alt 3 - Add MT-1 at the lobby	\$	40,869
Alt 4 - Add 15,000 sf of acoustic panels in gym - "Tournament Grade"	\$	181,313
Alt 5 - Add 40,000 sf of lapendary panels in gym - "Performance Grade"	\$	320,821
Alt 6 - Use precast walls at back of house area ILO masonry	\$	(74,129)
Alt 7 - Delete wood treatments at gym entry portals	\$	(107,166)
Alt 8 - Use regular smooth, colored block ILO honed in all locations	\$	(128,708)
Alt 9 - Add to use hard wired access control system	\$	46,030
Alt 10 - Use Tectum ceiling in meeting rooms ILO standard acoustic	\$	126,779
Alt 11 - Add 35 electrical floor boxes in meeting/lobby	\$	38,538
Alt 12 - Add furring and gyp board at stairwell walls	\$	29,985

Notes and Inclusions:

- 1 Budget is based on the 100% Design Development plans dated 6/23/2026
- 2 Work is limited to onsite and building work only per the DD document.
- 3 Site preparation is based on the soils report dated 2/12/2026 and addendum 1 dated 3/11/2026.
- 4 Excess soils from current site will be stockpiled on the site directly east of this site.
- 5 AC Pavement sections are to be 3" AC on 8" of ABC in all areas except main drives which will be 4"/8". All AC pavement areas will have geogrid installed under the base.
- 6 Foundations budgets are based on shallow bearing spread footings per the soils report.
- 7 Consultant reports are for design team information only. The work is per the design documents.
- 8 Includes video type scoreboards as provided by Major Display.
- 9 Includes kitchen equipment per the preliminary plan
- 10 Includes structured cabling for Data and IT.
- 11 Door hardware is based on wireless access control system which system shall include the wireless door locks (see AV/Security Allowance)
- 12 The following allowances are included in the Construction Budget:
 - Building Signage - \$75,000
 - AV and Security - \$300,000
- 13 \$600,000 is included in the overall budget recap for FF&E and is assumed to be procured directly by the Owner outside of the construction phase agreement.

Exclusions:

- 1 All governmental and utility provider plan check, permit, impact, development, service, tap and meter fees of any type.
- 2 Offsite work of any type (grading, roadways, adjacent sidewalks, utilities etc.)
- 3 Fire pump and Emergency Generator.
- 4 Magnetometers. Assume these will be rented on an as needed basis.
- 5 Servers or computing and communications system equipment .
- 6 Acoustical drop down curtain at events space (see alternate)
- 7 Large video displays
- 8 AV in the gym beyond basic voice/music sound system per allowance.
- 9 FFE beyond the budget stated above (furniture, tip and roll bleachers, matts, exercise equipment)