

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, FEBRUARY 6, 2024, 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 Allsop, Councilman Clark, Councilman Hatch, Councilman Judd

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Brad Provost, Police Chief; Bill Kopp, Public Works Director; Justen Tregaskes, Planning and Zoning Director; Jay Brimhall, Community Services Director; Shane Hemesath, City Engineer; Jacob Allen, Airport Manager; Lisa Robertson, Grants Manager; Steven North Business Development; Shannon Adams, Grants Coordinator; Kathy Clements, Assistant City Clerk; and Rachael Hall, City Clerk.

GUESTS: Dawn Willson-Golden, Doug Roberts, Ryan and Rhonda Ellsworth, and others.

3. Invocation.

Councilman Clark gave the invocation.

4. Pledge of Allegiance.

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

5. CALL TO THE PUBLIC:

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

None.

6. SPECIAL EVENTS:

A. Presentation of Midyear Financial Report for Fiscal Year Ending June 30, 2024

Mr. Johnson said he would be presenting the Midyear Financial Report for Fiscal Year ending June 20, 2024. A copy of the midyear financial update presentation attached.

7. **CONSENT CALENDAR:**

- A. Consideration of Resolution No. R2024-09 Authorizing Submission of Application for Public Transit (Lisa Robertson)
- B. Consideration of Approval of Scope Revision to LED Runway Lighting Project at Show Low Regional Airport and Authorize Associated Budget Transfers (Jacob Allen)
- C. Consideration of Acceptance of Well 6A Casing Repair, Pump and Motor Replacement, City of Show Low Project W-2024 (Bill Kopp)
- D. Consideration of Acceptance of Well 6C Casing Repair, Pump and Motor Replacement, City of Show Low Project W-3824 (Bill Kopp)
- E. Consideration of Acceptance of Well 12 Pump and Motor Replacement, City of Show Low Project W-4124 (Bill Kopp)
- F. Consideration of Minutes of Show Low City Council meetings:
 - 1. Study Session Meeting of January 16, 2024
 - 2. Regular Meeting of January 16, 2024

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

8. **NEW BUSINESS:**

- A. **PUBLIC HEARING** and Consideration of Application Submitted by Anita Martinez and Harry Rashad Spencer for #10, Beer and Wine Store, Liquor License on Behalf of Family Dollar #23939 for its Location at 161 East Deuce of Clubs, Show Low, Arizona (Rachael Hall)

Ms. Hall said Antia Martinez and Harry Rashad Spencer, representing Family Dollar #23939, submitted a liquor application for a #10, Beer and Wine Store Liquor License for its location at 161 East Deuce of Clubs, Box 7. As required by state law, the property was posted, and no public input was received.

Ms. Hall said the Show Low Police Department conducted a background check on the applicants and found nothing amiss. The Department of Liquor Licenses and Control conducts its own internal investigations and background checks. Based on the investigator's findings and the recommendation of the City Council, the State Liquor Board would decide whether to approve or deny the application. If the City Council decided to recommend denial of the application, the motion must state the reasons for the denial.

VICE MAYOR KAKAVAS MOVED TO RECOMMEND APPROVAL TO THE STATE LIQUOR BOARD OF THE APPLICATION SUBMITTED BY ANTIA MARTINEZ AND HARRY RASHAD SPENCER FOR #10, BEER AND WINE STORE, LIQUOR LICENSE ON BEHALF OF FAMILY DOLLAR #23939 FOR ITS LOCATION AT 161 EAST DEUCE OF CLUBS, BOX 7 SHOW LOW, ARIZONA; SECONDED BY MAYOR LEECH; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD VOTING IN FAVOR.

- B. Consideration of Ordinance No. 2021-07, Timeline for Removal of Remaining Manufactured Homes on Property Located at 700 North 4th Avenue, More Particularly described as A.P.N. 210-04-032, 034, 036, 038, 040, 042, 044, 046, 047, 049, and 051 (Justen Tregaskes)

Mr. Tregaskes said at their regular meeting on November 1, 2016, the City Council approved Ordinance No. 2016-03 to rezone the subject property from MH (manufactured housing) and R1-7 (single-family residential, seven thousand square feet) to R2-7 (single-family and multiple-family residential, seven thousand square feet) to allow the construction of 58 apartment units on the Paradise Trailer Park property. Condition number seven of this ordinance stated, "All manufactured homes/mobile homes and similar dwelling units located on the west property boundary shall be removed within five years from the date of approval of this zone change." This condition was based on a commitment made by the applicant to the Planning and Zoning Commission as part of the public hearing process.

Mr. Tregaskes said on November 16, 2021, the City Council approved Ordinance No. 2021-07, amending the zoning conditions of the previous ordinance to allow for a two-year extension to the originally approved time frame for removal of the manufactured/mobile homes along the west property line of the subject property. Included in this ordinance was the requirement that a solid material wall be constructed on the south and west property lines of the subject property. This wall was constructed. Notice of any future meetings regarding the timeline to remove the homes along the west property line to property owners within three hundred feet of the subject property was also included in this ordinance.

Mr. Tregaskes said staff recently contacted the property owner regarding the timeline approved by Ordinance 2021-07. In response, the owner submitted a letter requesting an extension of the current deadline for removal. The Council

may deny the request, extend the removal timeline for a specific period, or delete the timeline for removal entirely.

Vice Mayor Kakavas asked if the property owner contacted staff in advance of the November 2023 deadline. Mr. Tregaskes said staff reached out to the property owner, and this item was put on the February agenda instead of an earlier one because of the number of items on the December and January agendas.

Vice Mayor Kakavas asked Mr. Ellsworth why he had not contacted the City regarding the deadline. Mr. Ellsworth said he did not contact City staff because he thought the extension was for five years, not two years. He said he would like to see all the mobile homes gone. In the past two years, he removed four of them. He also discovered that people were selling their mobiles or signing their titles to other family members and friends to keep the cheap rent. About six months ago, he notified all owners that no new tenants could move into the mobile homes; if a tenant needed to move out, they needed to take their mobile home with them or sign their title over to him. He said he was ready to move forward with building the apartments.

Mr. Ellsworth said the current tenants told him they had nowhere to move to, and he did not want to be the bad guy. He wanted the Council to vote to have him remove the mobile homes from the property. He said he was ready to build apartments but did not know what to do to remove the current tenants. So, little by little, he was getting rid of the mobile homes when someone moved out or did not pay rent.

Councilman Adams asked if Mr. Ellsworth could start building some of the apartments now on the vacant lots he owned. Mr. Ellsworth said he did not have enough lots next to each other to start building. He said he hoped to get two to four more lots this year, and then he could start one apartment building.

Councilman Allsop asked what had changed because when Mr. Ellsworth originally presented this project, he was going to remove all the mobile homes and build the apartments. The people in the mobile homes would have first choice for the apartments. Mr. Ellsworth said only three people moved into the apartments. Most tenants could not afford the increased rent for the apartment and did not want to downsize.

Councilman Allsop asked Mr. Ellsworth to tell the Council what his current plan was to finish the project. Mr. Ellsworth said he wanted the Council to be the bad guys and would not make any more commitments to the Council. There was no plan other than to have the Council not grant the extension. He said he was all for the City Council to be the bad guys, then he would have no problem telling people to move their mobile homes.

Mr. Ellsworth said he tried to work with the residents to get them to move, but they had nowhere in the City to move their homes. He said he had built a block fence and removed sheds, trash, and debris from the property to make the

property more presentable to the surrounding neighbors.

Councilman Allsop said he wanted to know Mr. Ellsworth's plan because he would not vote to kick out the tenants. He told Mr. Ellsworth when he came to the City Council with this plan and it was approved, it became his responsibility to do what was needed. It was not the Council's responsibility to tell the tenants to move.

Mr. Ellsworth said he tried following through with everything he told the Council he would do. However, the tenants did not want to move into the apartments. He said he was doing everything possible to move the mobile homes off the property.

Councilman Allsop asked Mr. Tregaskes what the Council's options were other than what was presented in the staff summary. Mr. Tregaskes said the Council could remove the timeline. The zoning, masterplan, and conditions of approval would remain in place and allowed for the development of the apartments at some future date. This would allow the existing tenants to stay until such a time when Mr. Ellsworth or future owners moved forward with the apartments. He said the original five-year timeline was added as part of the conditions of approval based on Mr. Ellsworth's input and neighborhood comments.

Councilman Allsop said the intention was to make this a better place, but promises had fallen short. Mr. Tregaskes said the intent of this project was that it be completed in five years. He said he believed Mr. Ellsworth did not know when he would be able to remove all the mobile homes. Options for the people who lived there were extremely limited. He said that now that homes could no longer be transferred from one person to another, that would help phase out some of the units.

Mr. Tregaskes said one option for the Council would be to add a stipulation that as the units were vacated or acquired by Mr. Ellsworth, they be removed, and no other units could be placed on those vacant spaces. Those lots would remain vacant until such a time as the apartment buildings were constructed. He said he believed this would show Mr. Ellsworth's intent to move forward with the project and would not perpetuate the current situation.

Vice Mayor Kakavas asked if notice was given to the tenants in 2016. Mr. Ellsworth said, yes, notice was given. State statute required a one-year notice, which had been met; however, the current residents said they had nowhere to go and could not afford the new apartments he was building.

Mr. Ellsworth said he believed he could get one apartment building started this year. Once a unit was removed from a lot, he would not allow an RV to come in and replace it. He said he was okay with keeping vacant lots vacant. Councilman Hatch asked Mr. Ellsworth, what the opportunity for a condemnation proceeding would be and then move those mobile homes to a different location. Mr. Ellsworth said most of the remaining mobile homes were

built before 1976 and could not be moved to a new location. Also, two years ago, when the extension was given, the world was in the middle of COVID, and home prices and rents went crazy along with building costs. He said he was more optimistic about things today, even with the higher interest rates.

Mayor Leech said he came to this meeting not wanting to give an extension, but after listening to Council members, staff, and Mr. Ellsworth, he thought this project could happen in the next couple of years. He would like to include a stipulation that if an extension was granted, nothing else could go on that lot once a trailer was moved.

Mayor Leech asked if the City Council could stipulate that construction needed to start once enough lots were cleared to accommodate an apartment building. Mr. Tregaskes said that the Council could stipulate that no new mobile homes, trailers, or RVs could be put on a lot once it was vacated, but they could not require Mr. Ellsworth or future property owners to construct an apartment building.

Mayor Leech told Mr. Ellsworth that he had to have enough patience to answer all the questions from the Council members, whether he liked them or not. It did no good to get mad and walk away. The City Council was trying to solve this issue, too, and when he walked away or interrupted, it gave the impression that he did not want to work with the City Council.

Mr. Ellsworth said that when he purchased the property, tenants paid \$200.00 monthly in rent. He had since moved it up to \$400.00 a month, and after the Council meeting, he would move it up to \$450.00, and maybe in six months, he would raise rents again. He said he did not want to be the greedy developer, but he would raise the rents, and if people left, he would crush the mobile home and prepare to build apartments.

Councilman Allsop said he understood that Mr. Ellsworth could not tell the Council how long it would take to remove all the mobile homes, so it would be necessary for the Council to place stipulations on the extension. Mr. Ellsworth said he would commit to raising the rent by \$50.00 every six months.

Ms. Atencio asked Mr. Ellsworth if he agreed to keep the lots vacant once they became available. Mr. Ellsworth said not only did he agree but that it was important for the Council to know that this was important to him so he could move the project forward.

Mr. Ellsworth asked the Council to agree that there would not be another extension. He would notify the remaining tenants that he was raising the rent to \$450.00 a month and would not raise the rent for the next two years, but each mobile home had to be gone two years from March 1, 2023.

COUNCILMAN ALLSOP MOVED TO APPROVE THE REQUEST FOR A TWO-YEAR EXTENSION TO THE TIMELINE FOR THE REMOVAL OF THE MANUFACTURED HOMES/MOBILE HOMES ON THE WEST SIDE OF THE

SUBJECT PROPERTY WITH THE STIPULATION THAT ALL UNITS WILL BE REMOVED FROM THE PROPERTY BY MARCH 1, 2026; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD VOTING IN FAVOR.

C. Consideration of Resolution No. R2024-08 Adopting Workforce Housing Incentives Policy (Steve North)

Mr. North said the City was proposing a Workforce Housing policy to encourage the development of housing for the workforce. The incentives would be available for new or renovated housing projects in the City of Show Low, specifically for people in the workforce with a salary between \$38,000.00 and \$77,000.00 per year.

Mr. North said the proposed incentives included expedited review and permit processing, waiver of permit fees, reimbursement of capacity fees, reimbursement of sales tax on construction, infrastructure improvements, and flexible development standards. He said the eligibility requirements included that all housing must comply with City development requirements, the housing must be approved as workforce housing, the participant must provide proof of compliance, the housing must be completed, sold or rented, and occupied within 18 months, housing sales prices or rents must remain attainable to the workforce for ten years and were prohibited from becoming short-term rentals for ten years. Housing could only be owned or rented by legal U.S. residents, occupied by at least one person employed full-time, and occupied full-time by people who did not own or have ownership in another home.

Mayor Leech said the Workforce Housing Policy was a great idea and was glad the policy could be tweaked as needed as the City moved forward with implementation.

COUNCILMAN JUDD MOVED TO APPROVE RESOLUTION NO. R2024-08 ADOPTING WORKFORCE HOUSING INCENTIVES POLICY; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD VOTING IN FAVOR.

D. Consideration of Resolution No. R2024-06 Rescinding Resolution No. R2013-22 to update the ShowMobile Rental Policy (Jay Brimhall)

Mr. Brimhall said on September 17, 2013, the City Council adopted Resolution No. R2013-22, which approved the ShowMobile Policy and user fees. The ShowMobile was acquired in 2012 and was available for rent to individuals and organizations within and outside City limits. The portable stage was a centerpiece at many of Show Low's signature events, such as the

Independence Day FreedomFest, the annual anniversary party and BBQ Throwdown, and many others. It had been in active use since its acquisition.

Mr. Brimhall said recently that staff was informed that Wenger, the maker of the ShowMobile, had discontinued production of the portable stage. The manufacturer no longer provided repair or replacement parts for the ShowMobile. Towing the ShowMobile long distances and extra use accelerated normal wear and tear. To preserve the ShowMobile, staff assessed how best to maintain and preserve this asset.

Mr. Brimhall said to preserve the ShowMobile, staff recommended rescinding Resolution Number R2013-22 and adopting a new policy limiting the use of the ShowMobile to events within City limits and adjusting the fees to reflect this limitation.

Mayor Leech said that the ShowMobile had been everywhere and had a lot of use, and at some point in the future, the Council would need to look at doing something different or consider the purchase of another portable stage.

VICE MAYOR KAKAVAS MOVED TO ADOPT RESOLUTION NO. R2024-06, RESCINDING RESOLUTION NO. R2013-22, UPDATING THE SHOWMOBILE RENTAL POLICY AND APPROVING USER FEES; SECONDED BY COUNCILMAN HATCH; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD VOTING IN FAVOR.

- E. Consideration of Resolution No. R2024-07 for the City of Show Low Memorial Bench Donation Program (Jay Brimhall)

Mr. Brimhall said City staff had managed an informal memorial bench donation program since 2011. Staff sought to formalize a policy establishing a Memorial Bench Donation Program and associated fees. The Memorial Bench Donation Program was intended for the public to honor and remember someone special while enhancing the beauty and utility of public parks and open spaces. The Memorial Bench Donation Program was a lasting gift to the entire community.

Mr. Brimhall said the bench fee did not currently cover the costs associated with the bench. The proposed park benches would be uniform, six-foot long, standard brown, recycled plastic plank, slated park bench with black steel frame. The benches would be mounted in concrete by City employees. A memorial plaque would be mounted to the bench seat back. The benches were fabricated locally in Show Low. The cost of the bench, plaque, and installation was \$2,000.00.

Mr. Brimhall said the memorial benches would be purchased by the applicant and donated to the City. The applicant could request a location, but the final placement would be determined by City staff in consultation with the donor(s). Benches were meant to honor a loved one and not a commercial advertisement.

The bench plaques would be evaluated and approved.

Mr. Brimhall said staff recommended adopting the policy to formally establish a Memorial Bench Donation Program.

VICE MAYOR KAKAVAS MOVED TO ADOPT RESOLUTION NO. R2024-07 ESTABLISHING A MEMORIAL BENCH DONATION PROGRAM IN THE CITY OF SHOW LOW AT DESIGNATED AREAS IN PARKS AND ALONG TRAILS; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD VOTING IN FAVOR.

- F. Consideration of Award of Construction Contract for Nikolaus Park East Mills Parking Lot Improvements, City of Show Low Project No. R2324 (Shane Hemesath)

Mr. Hemesath said the 2024 Capital Improvement Project budget included \$80,000.00 for Nikolaus Park pedestrian bridge access and \$250,000.00 for Nikolaus Park Phase III. The combination of these projects was to construct paved parking at Nikolaus Park near the intersection of East Mills and East Owens and provide a pedestrian crossing at Whipple Wash for the proposed parking lot. The site was currently covered with asphalt millings. The scope of work included installing asphalt over the existing base material, conduit for future lighting, and landscaping improvements. Drainage improvements would be installed to provide a crossing for Whipple Wash. The work would take place in Nikolaus Park in Show Low, Arizona.

Mr. Hemesath said the City's engineering staff designed the project with a construction estimate of \$350,000.00. The project was publicly bid according to statutory requirements with the following results:

<u>Contractor</u>	<u>Total Bid</u>
Western Grade, LLC	\$401,628.90
Show Low Construction	\$442,119.56
Perkins Cinders Inc.	\$477,911.87
Linden Pierce Construction	\$563,006.24

Mr. Hemesath said staff recommended awarding the construction contract for the East Mills Parking Lot Improvements, City of Show Low Project No. R-2324, to Western Grade LLC in an amount not to exceed \$401,628.90 and authorize the associated budget transfers.

Mayor Leech asked if there would still be gated access to the fields. Mr. Hemesath said that once the project was completed, removable, lockable bollards would be put in place to allow access to the grass when events required.

Vice Mayor Kakavas said she had been recently informed that a BMX race was scheduled for June 15 and wanted to know if this project would be completed by that date. Mr. Hemesath said yes, that was the hope. This bid was planned with that date in mind, and that date was communicated to the contractor.

COUNCILMAN ALLSOP MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR THE EAST MILLS PARKING LOT IMPROVEMENTS, CITY OF SHOW LOW PROJECT NO. R-2324, TO WESTERN GRADE LLC IN AN AMOUNT NOT TO EXCEED \$401,628.90 AND AUTHORIZE THE ASSOCIATED BUDGET TRANSFERS; SECONDED BY VICE MAYOR KAKAVAS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD VOTING IN FAVOR.

- G. Consideration of Ordinance No. 2024-01 Authorizing Purchase Real Property Known as Assessor Parcel No. 210-58-009 from Cari, LLC (Anna Atencio, Morgan Brown)

Mr. Brown said the Public Works department was outgrowing the current facility. There were 50 employees based out of the Public Works building in the Industrial Park. Numerous vehicles and equipment were stored at the facility. Space was limited inside and outside the facility. The building needed improvements, including meeting space, workspace, and bathrooms.

Mr. Brown said the parcel behind the Public Works facility, at 1480 East Lumberman's Loop, Assessor Parcel Number 210-58-009, was available for sale. The parcel was a little over two acres, and the location was ideal for the City's needs.

Mr. Brown said the real estate agent was contacted with the City Council's consent, and a price was negotiated. The negotiated purchase price was \$222,000.00. The anticipated total cost was \$223,588.00 with closing costs.

Mr. Brown said staff recommended authorizing the purchase of the real property at 1480 East Lumberman's Loop.

By unanimous consent, Ms. Hall read Ordinance No. 2024-01 by title only since all Council members had a copy.

VICE MAYOR KAKAVAS MOVED TO APPROVE ORDINANCE NO. 2024-01 AUTHORIZING THE PURCHASE OF REAL PROPERTY KNOWN AS ASSESSOR PARCEL NO. 210-58-009 FROM CARI, LLC; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN ALLSOP, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD VOTING IN FAVOR.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Councilman Allsop said Show Low Main Street was getting everything ready for the Farmers Market and Art Walk, which was almost full.

B. Mayor

None.

C. City Manager

Mr. Brown thanked the Whipple family for their help with the Groundhog Day breakfast at the Turn of a Card Community Center.

Mr. Brown said candidate packets for anyone interested in running for a seat on the City Council were available. The necessary paperwork must be filed between March 9 and April 5. The Primary Election would be held on August 6. Contact the City Clerk's office for an appointment for more information.

Mr. Brown said that in public works projects, the City's contractor started working on the City Park waterline replacement project and installed about 50 percent of the waterline. The contractor would need to work around existing utilities. Once the weather cleared, construction would begin on the East Cooley sidewalk improvements by Chase Bank. This week, work was being done on the water main tie-overs on the Fools Hollow Waterline Replacement Phase 1 project. Trenching was finished for the Show Low Lake Campground power improvements, and the contractor would install the conduit soon. He thanked the citizens for their patience as improvements were made around the City.

10. **SCHEDULE OF MEETINGS:**

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

Mr. Brown said that on Tuesday, February 20, in addition to the regular Council meeting, there would be a Study Session at 5:00 p.m. for interviews with Essential Air Service providers and a presentation by the Show Low Police Department about safety procedures.

The Show Low City Council recessed into Executive Session at 8:36 p.m.

11. **EXECUTIVE SESSION:**

A. Confidentiality Statement.

B. Discussion or consultation with the attorney or attorneys of the public body for legal advice; or to consider its position and instruct its attorneys regarding pending or contemplated litigation or settlement discussions conducted in order to avoid or resolve litigation; or discussion regarding negotiations with members

of a tribal council. Pursuant to A.R.S. Sections 38-431.03(A)(3), 38-431.03(A)(4) and 38-431.03(A)(6)

(1) Update on Pending Litigation and Claims

12. **POST EXECUTIVE SESSION:**

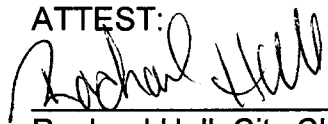
A. Consideration of any item on the Executive Session portion of this agenda, which the Council may wish to take action upon in Open Session

The Show Low City Council reconvened to Open Session at 8:52 p.m.

13. **ADJOURNMENT:**

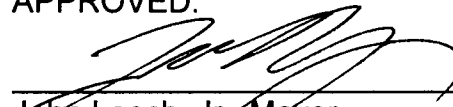
There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL OF FEBRUARY 6, 2024, AT 8:52 P.M.**

ATTEST:



Rachael Hall, City Clerk

APPROVED:

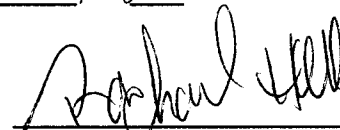


John Leech, Jr., Mayor

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 February 6, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 20th day of February, 2024.



Rachael Hall, City Clerk

City of Show Low

Mid-Year Financial Update FY2024 February 6, 2024



Overview

- 50% is our benchmark for Revenues & Expenses
- General Fund Revenue and Expenses
- Sales Tax Chart
- Key Revenues and Expenses Compared to Budget
- Debt Service Review

General Fund Revenues

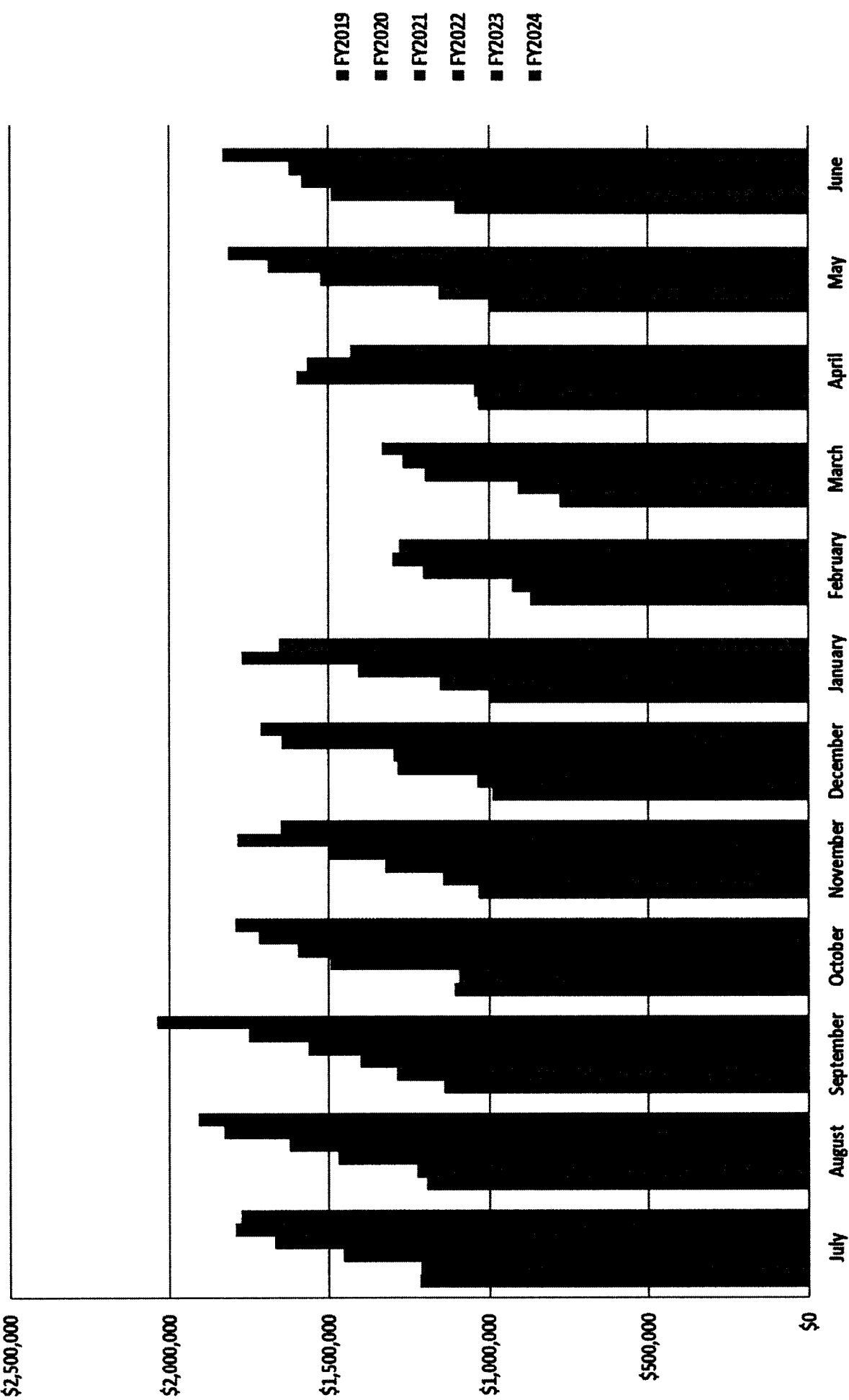
<u>DESCRIPTION</u>	<u>BUDGET</u>	<u>YTD ACTUAL</u>	<u>% COLLECTED</u>
TAXES/FRANCHISE TAXES	14,807,161	8,511,325	57.5%
STATE SHARED REVENUES	5,568,158	2,904,827	52.2%
PERMITS AND FEES	349,100	235,680	67.5%
MAGISTRATE	151,600	90,506	59.7%
POLICE (non-grant)	941,161	265,914	28.3%
PARKS & RECREATION	143,000	44,426	31.1%
LIBRARY	5,000	7,430	148.6%
SHOW LOW TV	8,400	7,500	89.3%
GRANTS	604,246	149,929	24.8%
TRANSFERS FROM OTHER FUNDS	452,091	-	0.0%
All other	139,500	661,486	474.2%
TOTALS	\$ 23,169,417	\$ 12,879,023	55.6%

General Fund Expenses

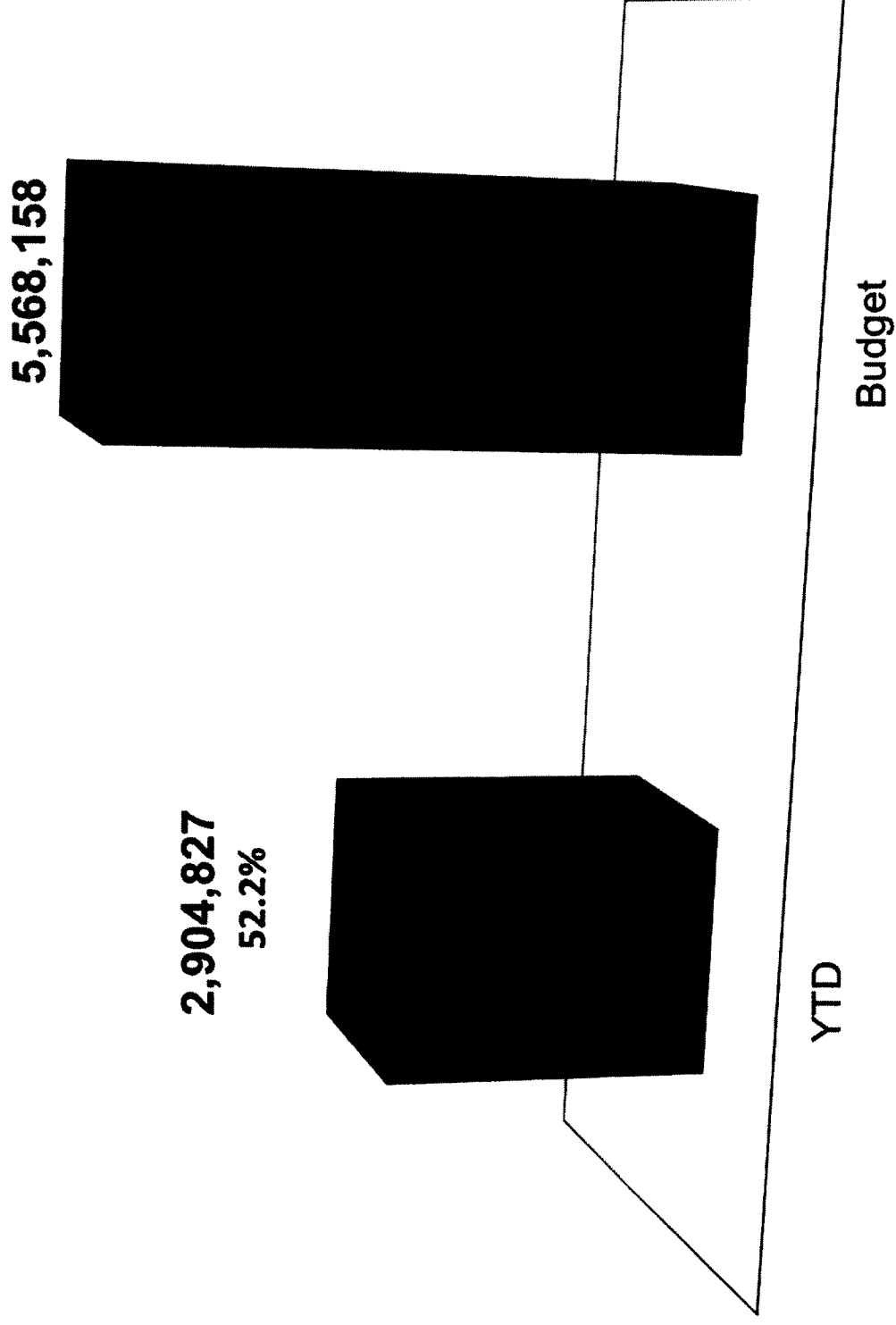
GENERAL FUND EXPENDITURES

<u>DESCRIPTION</u>	<u>BUDGET</u>	<u>YTD ACTUAL</u>	<u>% EXPENDED</u>
Council	\$ 434,212	\$ 54,980	12.7%
General Operations	14,260,525	825,766	5.8%
Transfers to Other Funds	6,970,227	-	0.0%
Administrative Services	1,736,277	844,283	48.6%
City Magistrate	108,795	75,844	69.7%
City Attorney	331,866	163,523	49.3%
City Manager	533,746	230,359	43.2%
Planning & Zoning	819,734	354,536	43.3%
Library	711,900	323,056	45.4%
Information Services	752,419	444,756	59.1%
Parks & Facilities Maintenance	4,848,506	1,009,266	20.8%
Engineering	1,129,130	555,376	49.2%
Police	11,194,151	4,904,292	43.8%
Recreation	585,193	254,292	43.5%
City Clerk	224,018	105,616	47.1%
Show Low TV	339,210	110,062	32.4%
Community Services	407,285	167,861	41.2%
TOTALS	\$ 45,387,194	\$ 10,423,867	23.0%

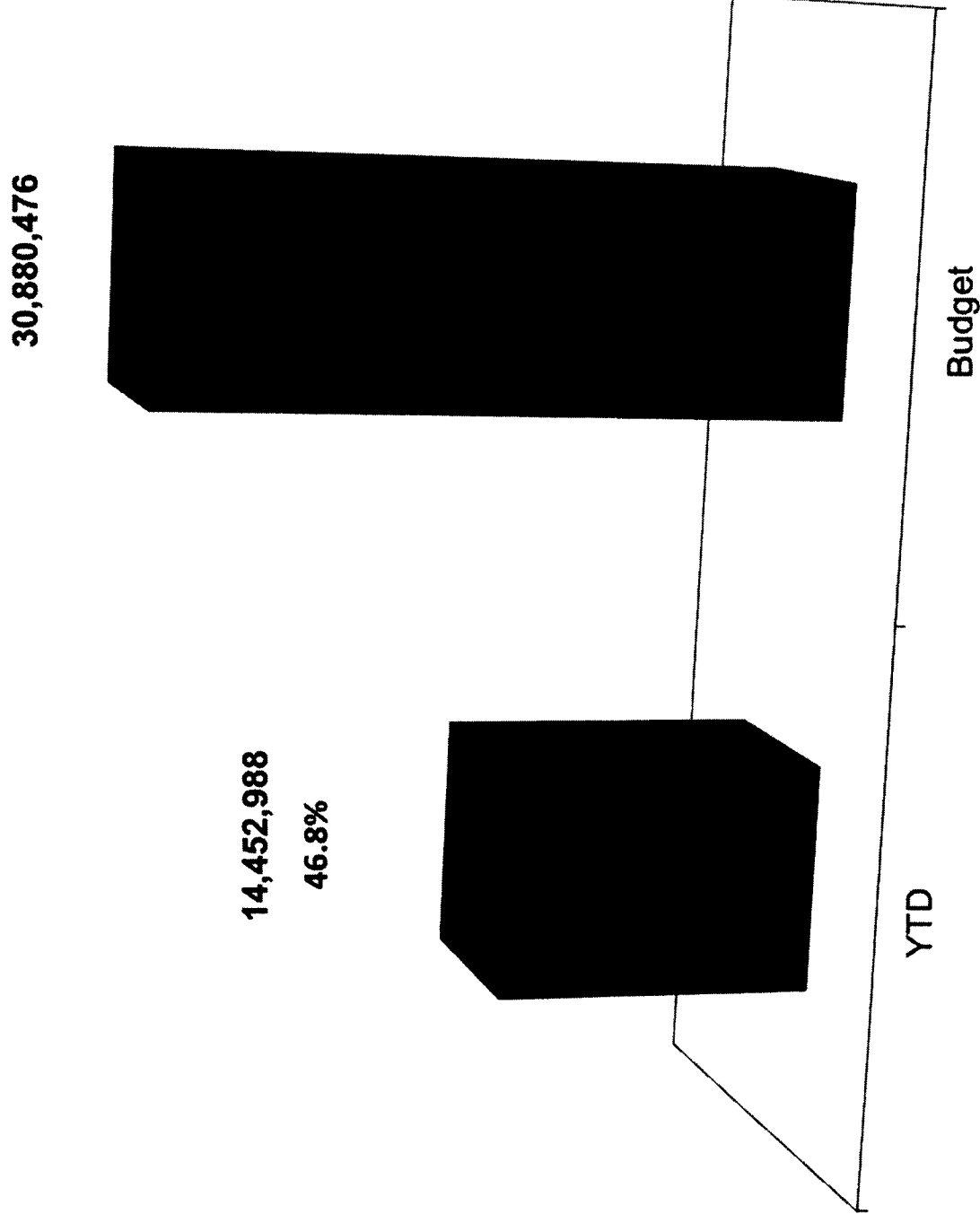
City of Show Low, Sales Tax Data FY2019 through FY2024



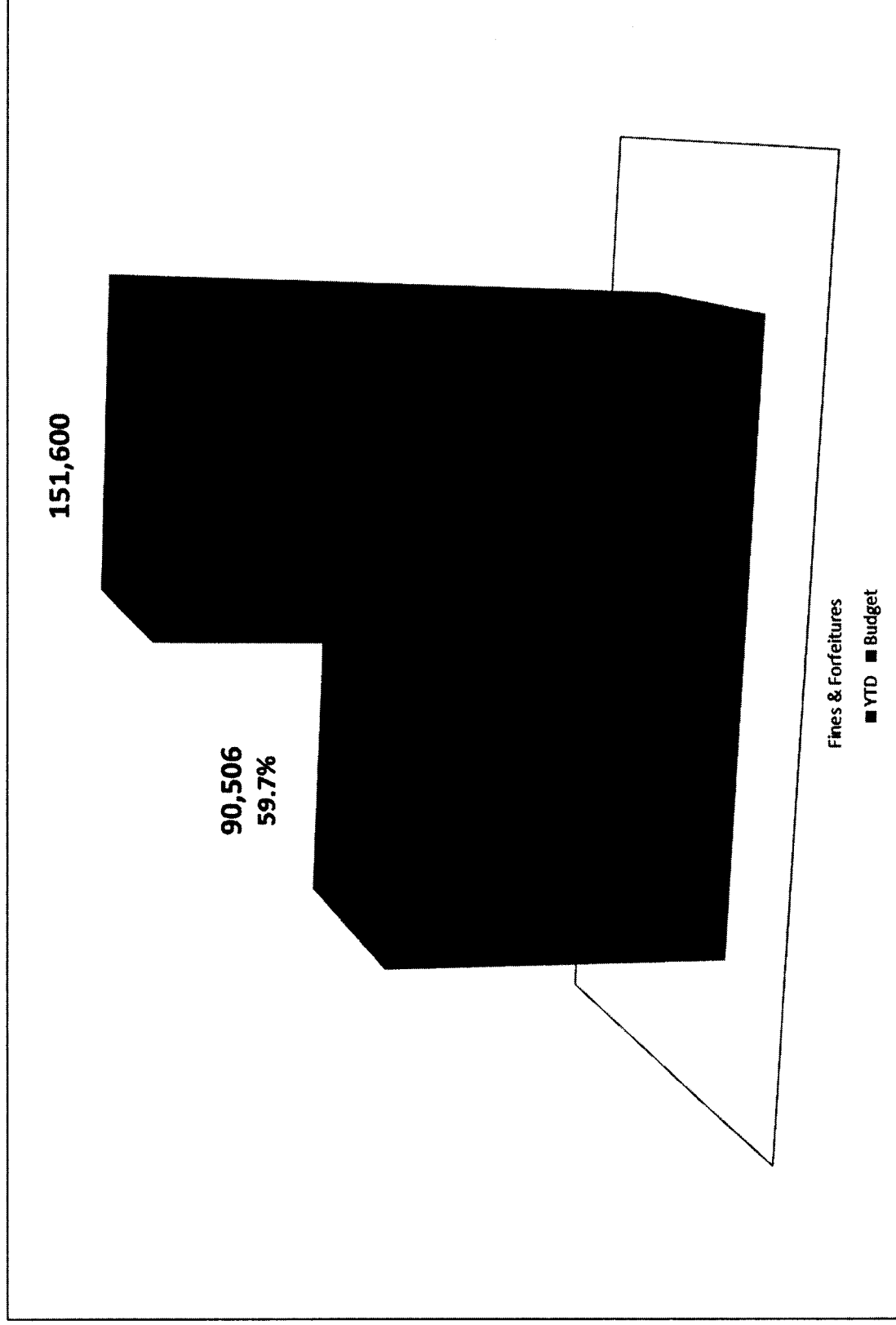
State Shared Revenues



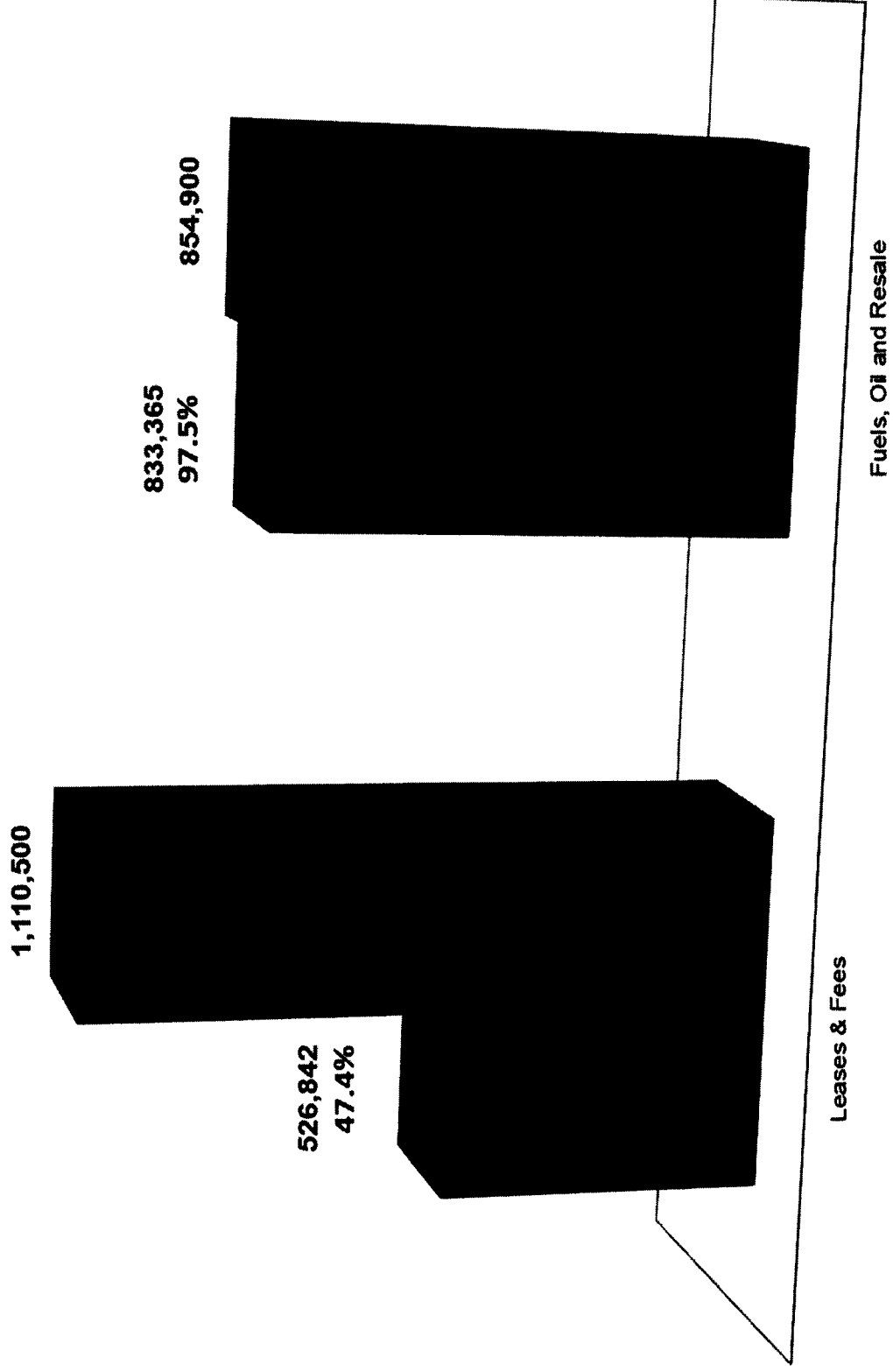
General Fund/HURF Revenues



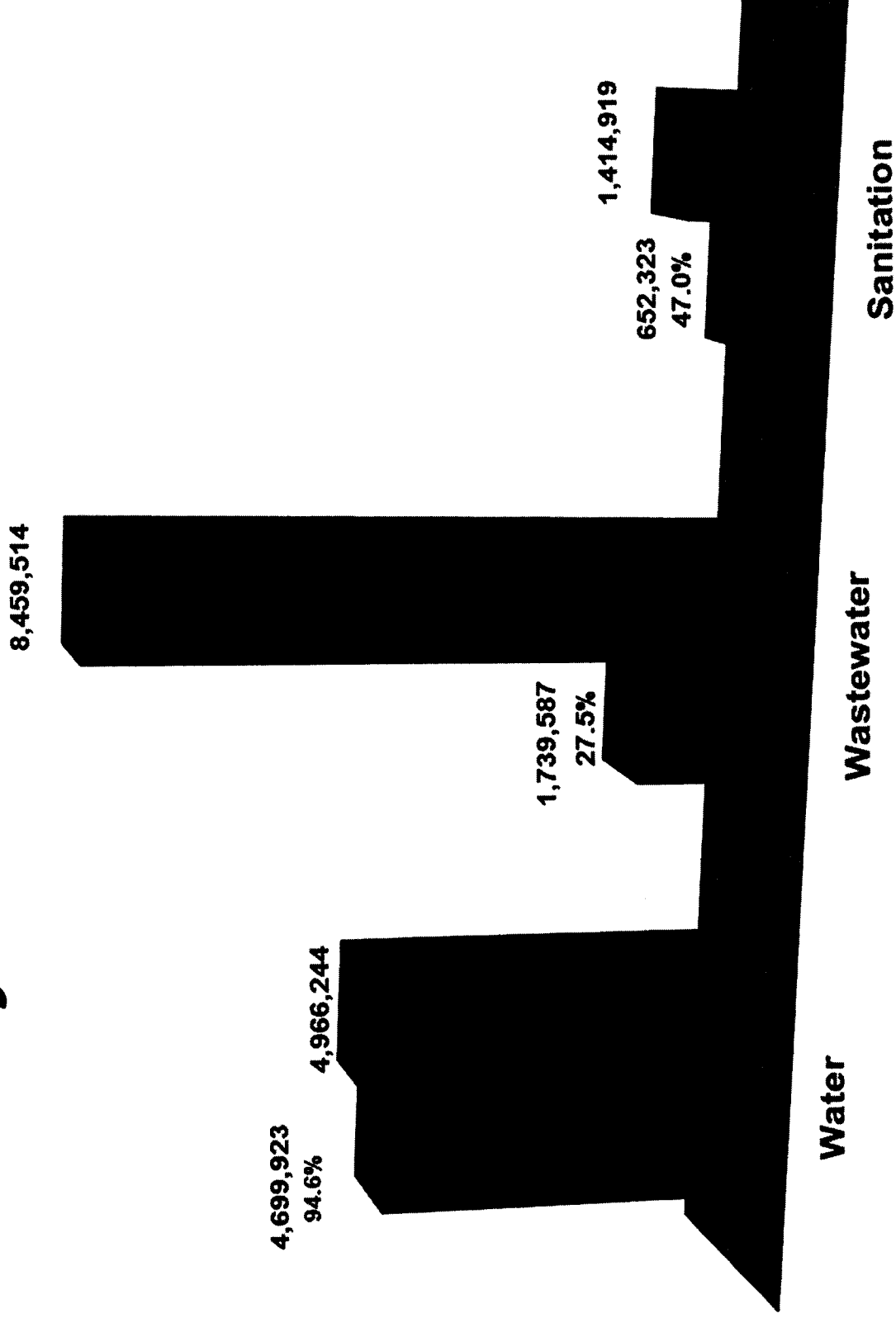
Fines & Forfeitures



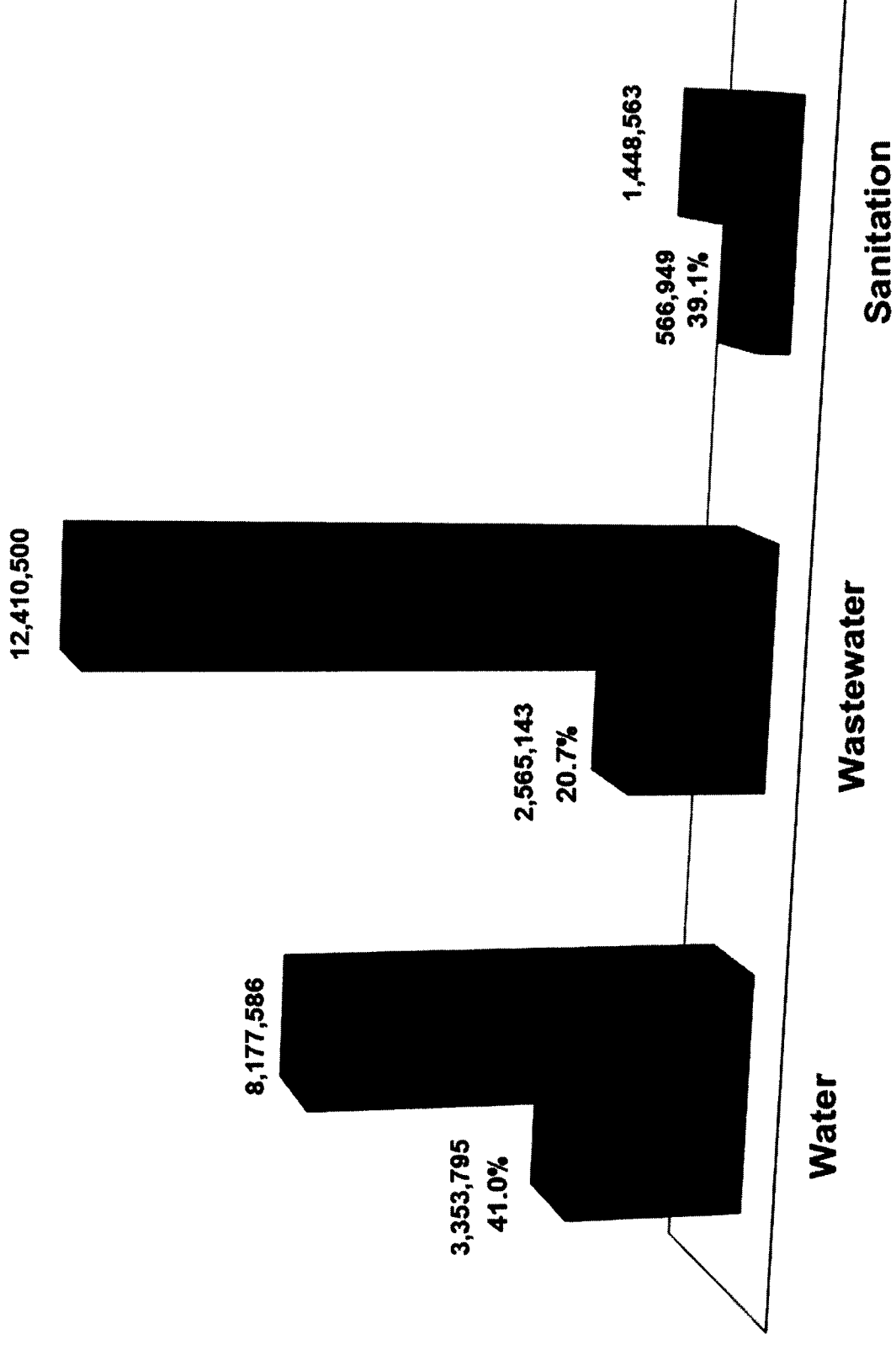
Airport Revenue



Utility Fund Revenues

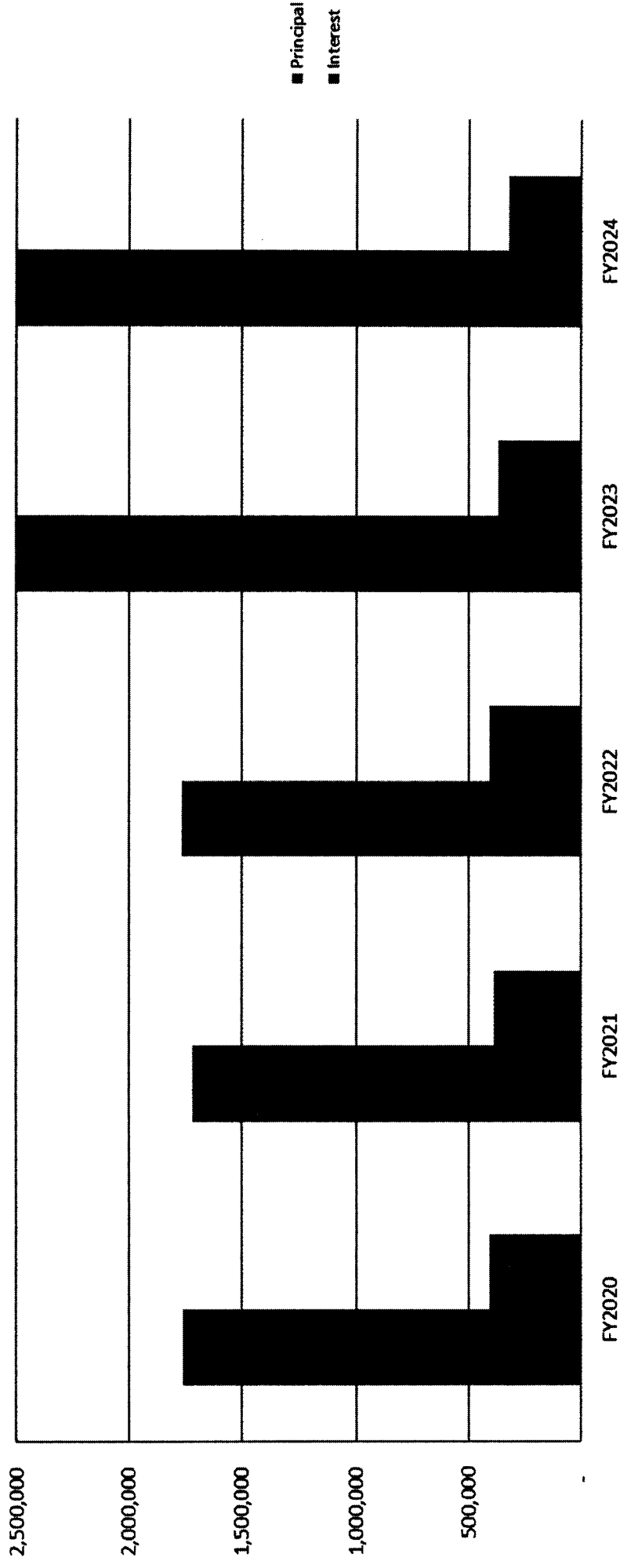


Utility Fund Expenses



Debt Service

Debt Service - 5-Year



Questions?