

SHOW LOW CITY COUNCIL
Regular Meeting – Tuesday, July 18, 2023

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low City Council and to the general public, that a **Regular Meeting** of the Show Low City Council will be held on Tuesday, July 18, 2023, at 7:00 p.m. 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 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.

6. **SPECIAL EVENTS**

- A. Recognition of Floyd Gilmore for 50 Years of Service.
- B. Recognition of Lauren Clark, Dispatcher of the Year.

7. **CONSENT CALENDAR:**

- A. Consideration of Resolution No. R2023-17 Approving Modification 1 to the Memorandum of Agreement for Federal Land Access Program for Reconstruction of Joe Tank Road From State Route 260 to Los Caballos Trailhead. (Shane Hemesath)
- B. Consideration of Acceptance of West McNeil Roadway Improvements, City of Show Low Project No. R-2922. (Shane Hemesath)

- C. Consideration of Acceptance of 5th and 6th Place Sewer Main Replacement, City of Show Low Project No. S-1022 (Shane Hemesath)
- D. Consideration Authorization to Purchase a Crane Truck. (Rick Austin)
- E. Consideration of Award of Purchase of a 440 Backhoe Loader with Thumb Attachment and Brush Cutter and Broom Attachment for 299D Skid Steer and authorize the associated budget transfers. (Rick Austin)
- F. Consideration of Award of Purchase of Mini Track Loader with Attachments. (Rick Austin)
- G. Consideration of Award of Purchase of Groundmaster 4100-D Mower. (Rick Austin)
- H. Consideration of Approval of Third Lease Amendment with General Services Administration for Transportation Security Administration at Show Low Regional Airport. (Jacob Allen)
- I. Consideration of Approval of Exchange Agreement with Experimental Aircraft Association Chapter 586. (Jacob Allen)
- J. Consideration of Acceptance of Donation of Show Low Fire Engine #1 from Show Low Historical Society Museum, Inc. (Anna Atencio)
- K. Consideration of Approval to Purchase Police Vehicles. (Brad Provost)
- L. Consideration of Acceptance of Water Storage Tank 8B, City of Show Low Project No. W-2222. (Bill Kopp)
- M. Consideration of Acceptance of Final Reports and Maps for Jacques Dam Spillway Study, City of Show Low Project G-2222. (Bill Kopp)
- N. Consideration of Acceptance of City Hall Roof, City of Show Low Project No. FM-5623. (Bill Kopp)
- O. Consideration of Acceptance of City Park Restroom, City of Show Low Project No. FM-1922A. (Bill Kopp)
- P. Consideration of Minutes of Show Low City Council meetings:
 - (1) Regular Meeting of June 20, 2023.

8. **NEW BUSINESS:**

- A. **PUBLIC HEARING** – Ordinance No. 2023-04 Amending the Zoning Ordinance of the City, Changing the Zoning on a portion of property

described as A.P.N. 212-03-159X from the current PUD (Planned Unit Development) zoning to C-2 (General Commercial) zoning to allow for all uses as outlined in the C-2 zoning district. (Katie Fechtelkotter)

- B. Consideration of Ordinance No. 2023-04 Amending the Zoning Ordinance of the City, Changing the Zoning on a portion of property described as A.P.N. 212-03-159X from the current PUD (Planned Unit Development) zoning to C-2 (General Commercial) zoning to allow for all uses as outlined in the C-2 zoning district. (Katie Fechtelkotter)
- C. Consideration of Request submitted by Property Owner to Annex a Portion of A.P. Nos. 212-11-002 and 212-11-003A - #P-1523. (Anna Atencio)
- D. Consideration of Resolution No. R2023-16 Establishing Street Light Improvement District Secondary Property Tax Levy for Fiscal Year 2024 at \$225,000.00. (Cari Bilbie)
- E. Consideration of Award of Construction Contract for Nikolaus and McNeil Acres Subdivision Roadway Improvements, City of Show Low Project No. R-5723. (Shane Hemesath)
- F. Consideration of Award of Professional Services Contract for Design of Woolford Road Reconstruction Project City of Show Low Project No. R-1424. (Shane Hemesath)

9. **SUMMARY OF CURRENT EVENTS:**

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

10. **SCHEDULING OF MEETINGS:**

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

11. **ADJOURNMENT.**

SCHEDULED MEETINGS/EVENTS:

07/18/23	7:00 PM	CITY COUNCIL – REGULAR MEETING
07/25/23	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.

Rachael Hall, City Clerk

I, Rachael Hall, do hereby certify that the foregoing notice was posted on Friday, July 14, 2023.

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CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Resolution No. R2023-17 Approving Modification 1 to the Memorandum of Agreement for Federal Land Access Program for Reconstruction of Joe Tank Road from State Route 260 to Los Caballos Trailhead (Shane Hemesath)

RECOMMENDATION

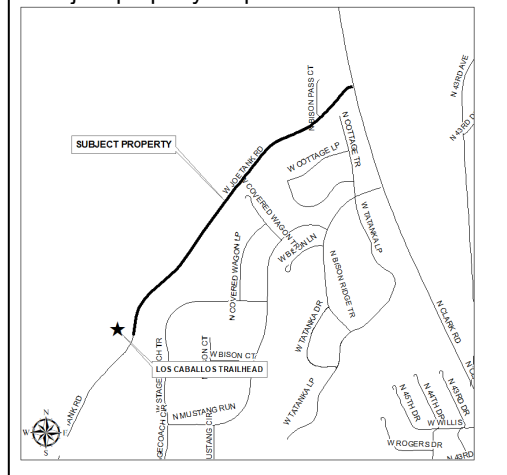
I **MOVE** to adopt Resolution No. R2023-17 to approve Modification 1 of the Memorandum of Agreement with the U.S. Department of Transportation, Federal Highway Administration, and Central Federal Lands Highway Division and approve the City match in an amount not to exceed \$522,755.00 for the Arizona Federal Land Access Program for reconstruction of 0.61 miles of Joe Tank Road from State Route 260 to the Los Caballos Trailhead and authorize the Mayor or City Manager to sign any and all documents to complete the project.

BACKGROUND

The Arizona Federal Land Access Program (FLAP) is a competitive grant opportunity for local governments to improve transportation infrastructure that provides access to Federal lands with emphasis on high-use recreational areas such as the Los Caballos Trailhead. On April 10, 2020, the City applied for FLAP grant funding to improve Joe Tank Road from State Route 260 (SR260) to the Los Caballos Trailhead, a total of 0.61 miles. On July 13, 2020, the Federal Highway Administration approved the grant request to reconstruct the first 0.31 miles of deteriorated roadway from SR260 to the United States Forest Service boundary at a total cost of \$1,300,000.00. Subsequent discussions with the Central Federal Lands Highway Division resulted in approval of a grant award by the Federal Highway Administration to improve all 0.61 miles of Joe Tank Road from SR260 to the Los Caballos Trailhead for a total construction cost of \$2,050,000.00. The project scope includes widening the roadway to a consistent 28-foot width, installing a new aggregate base course and two-foot ribbon curb on both sides, new culverts, side slopes, signage, and a cattle guard replacement. The City's minimum funding commitment for the 0.61 miles roadway improvement is 20.7% of total project costs, or \$425,000.00.

On June 8, 2023, the Federal Highway Administration submitted Modification 1 to the Project Memorandum of Agreement for reconstruction of Joe Tank Road, which requires execution by the City within 60 days. Modification 1 addresses the City's matching fund amount as required by the grant. The final design is fully complete, and a new project construction estimate was provided based off current pricing. Total project cost, including design and construction services, are estimated at \$3,765,000.00. After discussions with the Federal Highway Administration, they agreed that the City pay the original 20.7% match on the initial construction costs of \$2,050,000.00 and only 5.7% on the project costs that exceed that amount. This will result in an additional City match of \$97,755.00.

Subject property map:



If the Agreement is approved, the City's total match for the project will be increased by \$97,755.00, resulting in a total project match cost of \$522,755.00. To date, \$77,400.00 has already been paid toward the matching costs. Construction is anticipated in the summer of 2024.

Attachments:

Resolution No. R2023-17

Federal Lands Access Program-Memorandum of Agreement

Federal Highway Administration Funds Transfer Agreement

FISCAL IMPACT

Anticipated cost: \$522,755.00

Funding source (account no.): Joe Tank Road (12-500-495-7300-2016/5002016)

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CITY OF SHOW LOW RESOLUTION NO. R2023-17

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, APPROVING MODIFICATION 1 TO THE MEMORANDUM OF AGREEMENT WITH THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION AND CENTRAL FEDERAL LANDS HIGHWAY DIVISION CERTIFYING THAT THE AGREEMENT MEETS THE ELIGIBILITY FOR FEDERAL FUNDING, AND AUTHORIZING ALL ACTIONS NECESSARY TO IMPLEMENT AND COMPLETE THE ACTIVITIES OUTLINED IN THE APPLICATION

RECITALS:

WHEREAS, the City of Show Low desires to undertake transportation reconstruction activities on Joe Tank Road; and

WHEREAS, the Federal Highway Administration and Central Federal Lands Highway Division, in cooperation with the Arizona Federal Lands Access Programming Decision Committee, will evaluate and make final programming decisions; and

WHEREAS, the City of Show Low must comply with Federal Access Lands Program guidelines and federal statutes and regulations; and

WHEREAS, in July 2020, the City of Show Low entered into a Project Memorandum of Agreement with the Federal Highway Administration and Central Federal Lands Highway Division for an amount not to exceed \$425,000.00 within 60 days of notification of award for the purpose of reconstructing 0.61 miles of deteriorated roadway on Joe Tank Road by the Central Federal Lands Department; and

WHEREAS, on June 8, 2023, the Federal Highway Administration submitted Modification 1 to the Project Memorandum of Agreement for the reconstruction of Joe Tank Road, which requires execution by the City within 60 days; and

WHEREAS, Modification 1 addresses the City's additional matching fund requirement of \$97,755.00 resulting in a total project match cost of \$522,755.00.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Show Low, Arizona, authorize approval of Modification 1 of the Memorandum of Agreement with the U.S. Department of Transportation, Federal Highway Administration, and Central Federal Lands Highway Division for a roadway improvement project on Joe Tank Road from State Route 260 to the Los Caballos Trailhead parking lot.

BE IT FURTHER RESOLVED authorizing the Mayor or his designee to sign said Agreement and grant documents and authorize the Mayor or his designee to take all actions necessary to implement and complete the activities of the Agreement.

BE IT FURTHER RESOLVED that the City of Show Low will comply with all U.S. Department of Transportation, Federal Highway Administration, and Central Federal Lands Highway Division guidelines, federal statutes, and regulations applicable as they apply to the Federal Lands Access Program as contained in this application.

PASSED AND ADOPTED this 18th day of July 2023, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Kathy Clements, Assistant City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

FEDERAL LANDS ACCESS PROGRAM
PROJECT MEMORANDUM OF AGREEMENT

Modification 001

June 8, 2023

Project / Facility Name: AZ FLAP NAV FR136(1)

Project Route: Joe Tank Road

State: Arizona

County: Navajo

Owner of Federal Lands to which the Project Provides Access: US Forest Service, Apache-Sitgreaves

Entity with Title or Maintenance Responsibility for Facility: City of Show Low

Type of Work:

Preliminary Engineering: Environmental compliance, preliminary and final design, all necessary permits

Right of Way: Acquisition of all right of way and easements needed for the project

Construction/Construction Contracting: Acquisition by contract of construction work in accordance with the (plans, specifications, and estimate

Construction Engineering: Administration of the construction contract

This Agreement does not obligate (commit to) the expenditure of Federal funds nor does it commit the parties to complete the project. Rather, this Agreement sets forth the respective responsibilities as the project proceeds through the project development process.

Parties to this Agreement: Federal Highway Administration, Central Federal Lands Highway Division (FHWA-CFLHD); City of Show Low; United States Forest Service (USFS).

The Program Decision Committee approved this project on

June 10, 2021

Date

AGREED:

John Leech Jr.
Mayor, City of Show Low

Date

Rob Lever
Forest Supervisor, United States Forest Service

Date

Judy Salomonson
Chief of Business Operations
FHWA-CFLHD

Date

FEDERAL LANDS ACCESS PROGRAM
PROJECT MEMORANDUM OF AGREEMENT

Modification 001

June 8, 2023

A. PURPOSE OF THIS AGREEMENT

This Agreement documents the intent of the parties and sets forth the anticipated responsibilities of each party in the development, construction, and future maintenance of the subject project. The purpose of the Agreement is to identify and assign responsibilities for the environmental review, design, right-of-way, utilities, acquisition and construction as appropriate for this programmed project, and to ensure maintenance of the facility for public use if improvements are made. The parties understand that any final decision as to design or construction will not be made until after the environmental analysis required under the National Environmental Policy Act (NEPA) is completed (this does not prevent the parties from assigning proposed design criteria to be studied in the environmental review process.) Any decision to proceed with the design and construction of the project will depend on the availability of appropriations at the time of obligation and other factors, such as issues raised during the environmental review process, a natural disaster that changes the need for the project, a change in Congressional direction, or other relevant factors.

If Federal Lands Access Program funds are used for the development or construction of this project, City of Show Low agrees to provide a matching share equal 20.7% of the total cost of the project, as detailed more fully in Sections J and K below.

Modification 001 updates Sections F and J related to project funding and the project points of contact.

B. AUTHORITY

This Agreement is entered into between the signatory parties pursuant to the provisions of 23 U.S.C. 204.

C. JURISDICTION AND MAINTENANCE COMMITMENT

The City of Show Low has jurisdictional authority to operate and maintain the existing facility and will operate and maintain the completed project at its expense.

D. FEDERAL LAND MANAGEMENT AGENCY COORDINATION

The City of Show Low has coordinated project development with the USFS. The USFS support of the project is documented in the Arizona Federal Lands Access Program Project Application for this project submitted by City of Show Low to FHWA-CFLHD. Each party to this agreement has a primary role in the environmental review process, design, or construction shall coordinate their activities with the USFS.

E. PROJECT BACKGROUND/SCOPE

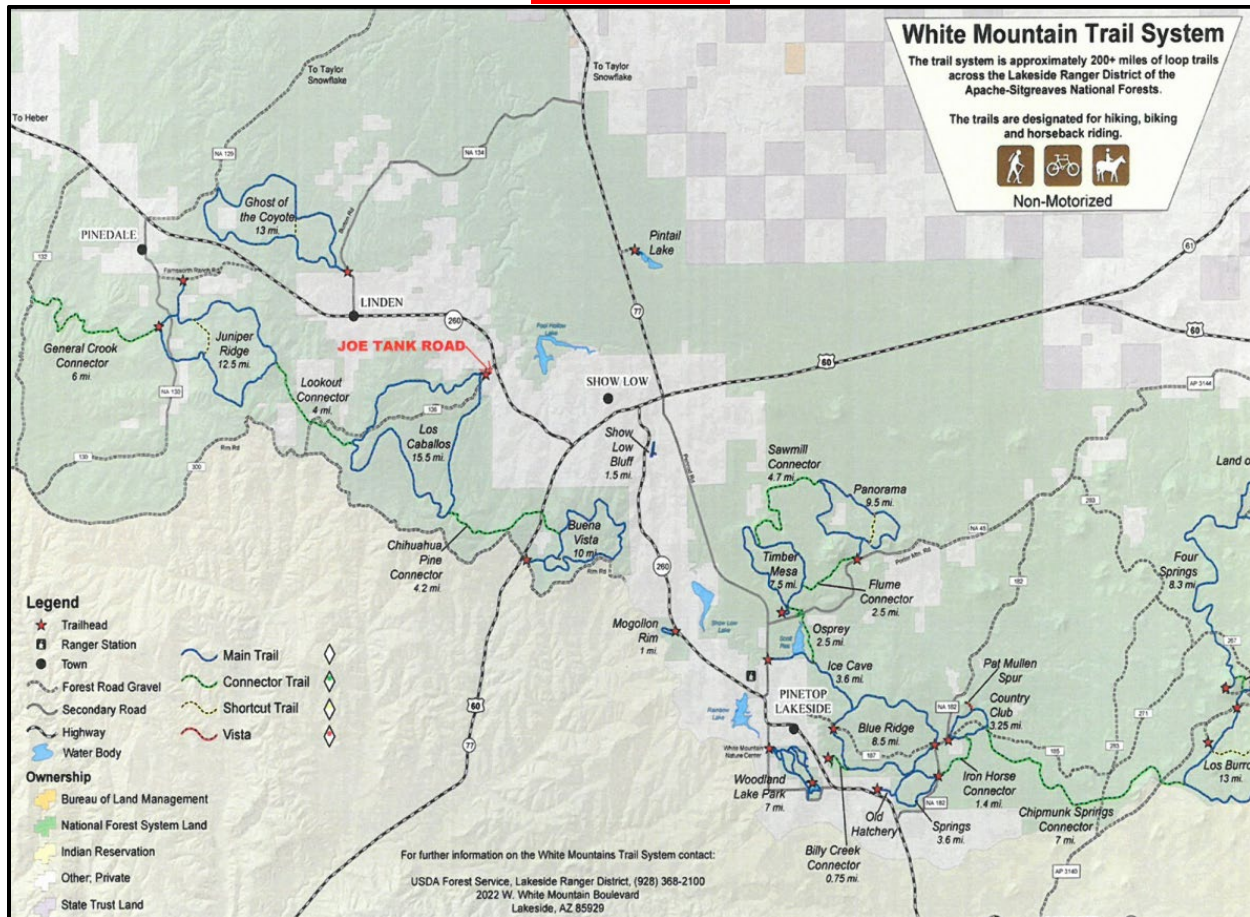
FHWA-CFLHD, in cooperation with the United States Forest Service(USFS) and City of Show Low (City), are proposing improvements to Joe Tank Road. This roadway accesses the Apache-Sitgreaves National Forest.

Project Location: Improvements will begin at Joe Tank Road (FR136) at the intersection of State Route 260 and proceeds west for approximately 0.61 miles ending at the Los Caballos Trailhead parking area.

FEDERAL LANDS ACCESS PROGRAM **PROJECT MEMORANDUM OF AGREEMENT**

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General Project Description: The project scope includes the rehabilitation and widening of approximately 0.61 miles of Joe Tank Road. The project includes pulverization, grading, drainage improvements, placement of crushed aggregate base, asphalt pavement, signing, striping, and other safety-related features necessary to meet current design practices.

Environmental Compliance and Permitting: NEPA compliance is expected to be documented in a Categorical Exclusion (CE). CFLHD is the lead agency for the environmental compliance supported by input from the City of Show Low and the USFS. Review of data from available environmental resource databases as well as the scoping site visit identified limited environmental concerns in the project area. Except for the Bison Ridge Community off of SH 260 and south of Joe Tank Road, there are no neighborhoods or communities in the area. The City intends to inform the Bison Ridge Community of the project prior to the construction period. CFLHD will initiate the tribal consultation.

Joe Tank Road provides access to the Apache Sitgreaves National Forest and over 20 recreational trails (accessible via the Los Caballos Trailhead just outside the project terminus). The project is expected to be constructed within existing right of way and under traffic without detours or closures. The use of Section 4(f) Property is not anticipated. Roadway improvements are expected to enhance recreational access by the public.

FEDERAL LANDS ACCESS PROGRAM
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According to data from the USFWS Information for Planning and Consultation (IPaC) system, five federally threatened species have the potential to occur in the project area: the Mexican Spotted Owl (*Strix occidentalis lucida*), Yellow-billed Cuckoo (*Coccyzus americanus*), Northern Mexican Gartersnake (*Thamnophis eques megalops*), Chiricahua Leopard Frog (*Rana chiricahuensis*), and the Little Colorado Spinedace (*Lepidomeda vittata*). There are no critical habitats. The IPaC system also identifies nine species of migratory birds, which are protected under the Migratory Bird Treaty Act of 1918. The Apache-Sitgreaves National Forests Land Management Plan (2014) notes that there are more than two dozen plant species designated by the regional forester as sensitive species. Coordination with the regional forester will be needed to determine whether any of these could be present in the project area. A biological survey will be performed by the consultant and informal consultation will need to be conducted with the USFWS.

Survey: FHWA-CFLHD will perform on the ground surveys supplemented with data provided by the City.

Highway Design and Safety: The existing roadway is about 20 feet wide, and the proposed roadway will be 28 feet wide with 2' ribbon curb on both sides. The proposed roadway profile will be close to existing. There are no pedestrian or bicycle facilities; this was discussed with City staff, and they said there is no need to provide. The roadway alignment has curves which may warrant superelevation.

Pavement Design: The preliminary pavement recommendation is 8-inch full-depth reclamation, additional aggregate base, and 3 inches of asphalt. Additional base must be imported to accommodate the widening.

Geotechnical: City of Show Low staff noted that clay is common in the area and suggested using a thick roadway base with geogrid underneath to mitigate it, if encountered. A geotechnical investigation consisting of test pits to evaluate subgrade conditions will be performed.

Hydrology/Hydraulics: The drainage on the site generally flows toward the east and north. There are open ditches on both sides of Joe Tank Road for most of the project length, except the easternmost 350 feet where the road is in a steep cut. In that area, there are no roadside ditches and no curbs. All the culverts found on site were metal.

A culvert crosses Joe Tank Road about 700 feet east of the cattle guard, and another one about 350 feet further east. There is a culvert crossing under the north driveway. The roadside ditches end about 350 feet west of SR 260 at which point the drainage from the ditches on both sides enters into culverts. These culverts tie into a manhole north of Joe Tank Road and west of SR 260. The water leaves the manhole through a culvert that outfalls into the roadside ditch on the west side of SR 260, north of the Joe Tank Road intersection.

Many of the culverts have partially crushed ends, are heavily sedimented and will be impacted by the roadway widening. Additionally, they probably have inadequate cover for metal pipes.

Right of Way: The right of way drawing submitted with the FLAP application indicates that the existing dedicated ROW is 80 feet wide, owned by the City of Show Low. There is no need for additional right of way.

Utilities: There are communications and electric vaults, sanitary manholes and cleanouts, water valves and a fire hydrant to the south of Joe Tank Road. There are some water valve boxes in the existing road that will need to be adjusted to match the final roadway grade, and a fire hydrant in the south cut slope near the intersection with SR 260 that will need to be relocated to the new ditch backslope. These adjustments and relocations should be done by the contractor during the roadway construction.

Construction: Construction is anticipated to take about 3 months. Nighttime temperatures in Show Low stay above 50 degrees from June through September, so paving should happen during that time. No trees

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PROJECT MEMORANDUM OF AGREEMENT

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will be removed, and there are no structures, so the Migratory Bird Treaty Act (MBTA) will not affect the timing of advertisement.

F. PROJECT BUDGET

Item	Estimated Cost	Comments
Preliminary Engineering (PE) and Environmental Compliance	\$385,000	Includes Scoping Costs
ROW Acquisition & Utility Relocation	N/A	
Construction Contract (CN)	\$2,700,000	
Construction Engineering (CE)	\$410,000	
Contingency	\$270,000	10% Contingency on CN
Total	\$3,765,000	

Project costs include assumed escalation to federal fiscal year 2024.

G. ROLES AND RESPONSIBILITIES

Responsible Party	Product/Service/Role	Comments
FHWA-CFLHD	- Develop and sign this Memorandum of Agreement - Manage project schedule and all project costs - Lead the development of the plans, specifications, and estimate (PS&E) in accordance with FHWA-CFLHD standards, policy and guidance (note that engineering deliverables prepared by federal employees will not be signed or stamped) - Document any design exceptions to the AASHTO standards, agreed upon by the project team, on FHWA-CFLHD's highway design standards form - Lead all federal environmental compliance (including, but not limited to, NEPA, the National Historic Preservation Act, and the Endangered Species Act) - Prepare and approve environmental documents and make project decisions based on the documents	

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Responsible Party	Product/Service/Role	Comments
	• Conduct ROW research and obtain title reports for private parcels as required • Prepare right-of-way plans, legal descriptions, and other documents required for a Highway Easement Deed and any private parcels to be acquired • Identify utility conflicts and prepare utility conflict maps • Conduct preliminary engineering towards the development of the PS&E construction contract package • Ensure all permits required for Federally constructed projects are obtained • Advertise and award the contract (bids will not be solicited by FHWA-CFLHD until maintaining agency has concurred with the plans and specifications and provided signed ROW and utility certifications) • Perform construction engineering/administration of the construction contract • Potentially enter into a formal partnering work session and agreement with all parties involved in the construction contract • Provide a Project Engineer on site for construction administration • Determine the need for any proposed changes to contract documents, evaluate change impacts, coordinate technical reviews as needed, and ensure that the construction is consistent with the PS&E • Ensure that the contractor will bear all expenses of maintaining traffic, other than snow removal and normal state, county, and city maintenance work • Verify adherence to environmental documents and permits • Set up and lead final inspection upon completion of construction	
City of Show Low	• Review and sign this Memorandum of Agreement and other required financial agreements to satisfy match requirements or overmatch, if necessary, within sixty days of receiving the notification letter	

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Responsible Party	Product/Service/Role	Comments
	• Attend reviews and meetings • Provide available data, including on traffic, crashes, material sources, construction costs, agreements, and other technical subjects, within two weeks of request • Review the environmental documents, plans, estimate, and specifications at each phase of design, and provide comments within two weeks of receipt • Coordinate with FHWA-CFLHD on environmental related issues • Coordinate with the other parties to create an appropriate revegetation plan and provide a seed mix and any recommendations for soil amendments for inclusion in the Special Contract Requirements • In coordination with the FHWA-CFLHD project manager, ensure that completed PS&E documents are consistent with the intended outcome • Acquire and fund appropriate local and state permits prior to advertisement of the project • Provide survey grade ROW mapping and a list of property owners (names and addresses) along the project corridor prior to project scoping • Review ROW plans and legal descriptions provided by FHWA-CFLHD • Acquire ROW and Temporary Construction Easements (TCEs) if necessary • Conduct value findings or appraisals for Fair Market Values if necessary • Approve value findings or appraisals for Fair Market Values if necessary • Prepare offers to landowners if necessary • Conduct ROW negotiations as necessary to acquire adequate rights from private landowners • Sign statement of legal sufficiency upon review of the draft Highway Easement Deed • Accept and record the Highway Easement Deed upon receipt • Complete all ROW activities prior to advertisement of the project	

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Responsible Party	Product/Service/Role	Comments
	• Sign FHWA-CFLHD Right of Way Certification certifying that all rights on private property necessary to construct, operate, and maintain the road have been obtained • Obtain all rights necessary to construct, operate, and maintain the facility • Provide all available utility information and identify key points of contact for coordination with utility companies • Request utility surface locates prior to topographic survey by FHWA-CFLHD • Coordinate utility relocations if necessary per scope described above • Sign FHWA-CFLHD Utility Certification • Provide overall direction regarding agency policy and administration for the project • Concur with the final plans and specifications • Issue required encroachment permits at no cost to FHWA-CFLHD • Develop a public information plan in coordination with FHWA-CFLHD and the FLMA • If required, enter into a formal partnering work session and agreement with all parties involved in the construction contract • Designate a representative who will be the primary contact for FHWA-CFLHD's construction staff during construction • Consider proposed design changes, evaluate change impacts, and concur with changes as needed, ensuring that changes meet the requirements intended in the PS&E • Attend a final inspection and approve and provide final acceptance upon completion of construction • Upon final acceptance of the project, assume responsibility of the NPDES permit until the Notice of Termination is filed and accepted • Provide long term maintenance and operation of the project upon completion • Perform reviews and provide information needed to support FHWA-CFLHD in resolution of contract disputes.	

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Responsible Party	Product/Service/Role	Comments
United States Forest Service	• Review and sign this Memorandum of Agreement within 60 days of receiving the notification letter • Attend reviews and meetings • Provide in a timely manner available data including but not limited to existing agreements or technical data • Review the environmental documents, plans and specifications at each phase of design, and provide comments within two weeks • In coordination with the FHWA-CFLHD project manager, ensure that completed PS&E documents are consistent with the intended outcome • Provide overall direction regarding FLMA policy and administration for the project • Concur with the final plans and specifications • If required, issue a right of entry and Letter of Consent to transfer a Highway Easement Deed within 4 months of receipt of request • Provide a fire plan for incorporation into the Special Contract Requirements or approve the use of standard specification language • Coordinate with FHWA-CFLHD to identify an appropriate revegetation plan and provide a seed mix and any recommendations for soil amendments for inclusion in the Special Contract Requirements • Provide support to FHWA-CFLHD (respond to questions regarding environmental issues), as requested, for the development of environmental documents • Develop a public information program in coordination with FHWA-CFLHD and the maintaining agency • If required, enter into a formal partnering work session and agreement with all parties involved in the construction contract • Designate a representative who will be the primary contact for the FHWA-CFLHD's Construction staff • Continue to update and implement the public information program	

FEDERAL LANDS ACCESS PROGRAM **PROJECT MEMORANDUM OF AGREEMENT**

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Responsible Party	Product/Service/Role	Comments
	- Consider proposed design changes, evaluate change impacts, and concur with changes as needed, ensuring that changes meet the requirements intended in the PS&E - Attend final inspection upon completion of construction	

H. ROLES AND RESPONSIBILITIES—SCHEDULE

Responsible Lead	Product/Service/Role	Schedule Finish	Comments
Maintaining Agency	Signed MOA and other financial documents	October 2021	
FHWA-CFLHD	Preliminary Design	February 2022	30 Percent Design
FHWA-CFLHD	Environmental Compliance	June 2022	Development and completion of environmental studies and documentation
Maintaining Agency	Signed ROW and Utility Certifications	August 2022	
FHWA-CFLHD	Final Design	September 2022	Development of PS&E
FHWA-CFLHD	Obtain appropriate Permits	September 2022	
Maintaining agency	Obtain appropriate local and state permits	September 2022	
FHWA-CFLHD	Advertise, Award and NTP	October 2023	
FHWA-CFLHD	Administer Construction Contract	March 2024	Construction Engineering

I. PROPOSED DESIGN STANDARDS

Final design standards will be determined through the NEPA process.

Criteria		Comments
Standard	AASHTO	
Functional Classification	Urban Minor Collector	
Surface Type	Asphalt	
Design Volume	250	

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J. FUNDING

Funding Source	Estimated Funding	Comments
Federal Lands Access Program	\$3,067,790	
City of Show Low	\$425,000	Cash Match of 20.7% on Initial \$2,050,000
	\$97,755	Estimated Cash Match of 5.7% of project costs over \$2,050,000
Total	\$3,765,000	

City of Show Low is responsible for support costs incurred in completing the roles and responsibilities detailed in Section G. These costs will not be included in the total project cost and are the financial responsibility of the applicant in addition to the funding as described in the table above.

City of Show Low is responsible for \$425,000 for the first \$2,050,000 in project costs and 5.7% of project costs exceeding \$2,050,000.

If during implementation of the project it is determined that the total project cost exceeds \$3,765,000, the Central Federal Lands Highway Division, the City of Show Low, and USFS will either mutually agree to reduce the scope of the project, or execute a modification to this agreement to change funding amounts.

K. MATCHING SHARE REQUIREMENTS

City of Show Low will provide matching funds of 20.7% for the first \$2,050,000 of project costs and 5.7% in match of all project costs over \$2,050,000 of the total Federal Lands Access Program eligible project costs required for the project through construction contract completion, closeout, and resolution of any disputes, in an amount not to exceed that provided in separate funding agreements.

Matching or cost sharing requirements will be satisfied following the obligation of funds to the project as detailed above in Section J.

L. PROJECT TEAM MEMBERS—POINTS OF CONTACT

The following table provides the points of contact for this project. They are to be the first persons to deal with any issues or questions that arise over the implementation of each party's role and responsibility for this agreement.

Name/Title	Organization	Phone Number/Email
Shane Hemesath City Engineer	City of Show Low	(928) 532-4090 shemesath@ci.show-low.az.us

FEDERAL LANDS ACCESS PROGRAM
PROJECT MEMORANDUM OF AGREEMENT

Modification 001

June 8, 2023

Rusty Williams NEPA Planner	Apache-Sitgreaves National Forest	(928) 368-2116 rusty.williams@usda.gov
Dustin Robbins Project Manager	FHWA-CFLHD	(720) 963-3586 dustin.robbsins@dot.gov

M. CHANGES/AMENDMENTS/ADDENDUMS

The agreement may be modified, amended, or have addendums added by mutual agreement of all parties. The change, amendment, or addendum must be in writing and executed by all of the parties.

The types of changes requiring agreement of all parties include, but are not limited to, changes that significantly impact scope, schedule, or budget; changes to the local match, either in type or responsibility; and changes that alter the level of effort or responsibilities of a party. The parties commit to consider suggested changes in good faith. Failure to reach agreement on changes may be cause for termination of this agreement.

A change in the composition of the project team members does not require the agreement to be amended.

It is the responsibility of the project team members to recognize when changes are needed and to make timely notification to their management in order to avoid project delivery delays.

N. ISSUE RESOLUTION PROCEDURES MATRIX

Issues should be resolved at the lowest level possible. The issue should be clearly defined in writing and understood by all parties. Escalating to the next level can be requested by any party. When an issue is resolved, the decision will be communicated to all levels below.

FHWA-CFLHD	Local/State Agency	FLMA	Time
Dustin Robbins, Project Manager	Shane Hemesath, City Engineer	Rusty Williams, NEPA Planner	30 days
Wendy Longley, Project Management Branch Chief	Morgan Brown, City Manager	Rob Lever, Forest Supervisor	60 days
Curtis Scott, Chief of Engineering	Morgan Brown, City Manager	Rob Lever, Forest Supervisor	90 days

O. TERMINATION

This agreement may be terminated by a funding party upon 30 calendar days after written notice to the other parties. This agreement may also be terminated if either the environmental review (or other state environmental compliance) process or funding availability requires a change and the parties are not able to agree to the change. Any termination of this agreement shall not prejudice any rights or obligations accrued to the parties prior to termination. If Federal Access funds have been expended prior to termination, the funding parties' financial liabilities shall be in the amount of the applicable share percentages of the total

FEDERAL LANDS ACCESS PROGRAM
PROJECT MEMORANDUM OF AGREEMENT

Modification 001

June 8, 2023

reasonable costs expended on the project prior to the effective date of termination. Reasonable costs shall include all items/services rendered and the costs of any non-cancelable obligations incurred prior to the effective date of termination.

FEDERAL HIGHWAY ADMINISTRATION
FEDERAL LANDS HIGHWAY

FUNDS TRANSFER AGREEMENT

FHWA Agreement No.: 6982AF-20-K-500040, Modification No. 002

AZ FLAP NAV FR136(1) Joe Tank Road

June 8, 2023

Agency providing funding: City of Show Low

Original Agreement Amount: \$12,400

Modification #001 Amount: \$412,600

Modification #002 Amount: \$97,755

Total Agreement amount: \$522,755

Period of Performance: From August 7, 2020 to December 31, 2024

Agency receiving funding: Central Federal Lands Highway Division (CFLHD)

This Funds Transfer Agreement (FTA) is to confirm that City of Show Low has committed to provide, through electronic funds transfer, \$522,755 to CFLHD for the AZ FLAP NAV FR136(1) Joe Tank Road project to meet the matching requirements and all conditions set forth in the Memorandum of Agreement (MOA) dated September 20, 2021 and any future modifications to the MOA.

This modification increases the Agreement amount by \$97,755 to the new agreement amount of \$522,755

FUNDS TRANSFER SUMMARY					
Phase	Amount	Due	Received	Modification #	Comment
Scoping	\$12,400	10/1/2020	08/28/2020		
Design	\$65,000	11/1/2021	05/04/2022	001	
Construction	\$347,600	11/1/2023		001	
Construction	\$87,210	11/1/2023		002	
Total:	\$522,755				

AGENCY FINANCIAL AND CONTACT INFORMATION		
	City of Show Low	Central Federal Lands Highway Division
DUNS # Unique Entity Number (UEI #)	00-2505-873-0000 LK7PLRNTVKT1	126-129-936 TNG9SCVNCUW5
Financial Contact Information		
Name	Justin Johnson, Deputy City Manager	Suzanne Schmidt
Phone	(928) 532-4024	(720) 963-3356
E-mail	jjohnson@showlowaz.gov	Suzanne.schmidt@dot.gov
Address	180 N. 9 th Street Show Low, AZ 85901	12300 W. Dakota Ave. Lakewood, CO 80228
Project Contact Information		
Name	Shane Hemesath, P.E., CFM	Dustin Robbins
Phone	(928) 532-4090	(720) 963-3586
E-mail	shemesath@showlowaz.gov	dustin.robbins@dot.gov

Regardless of the estimated costs stated in the MOA, City of Show Low will provide 20.7% of the ~~total~~ initial \$2,050,000 of Federal Lands Access Program cost required for the project, or \$425,000, whichever is greater, through the construction, closeout, and resolution of any disputes. For project costs greater

**FEDERAL HIGHWAY ADMINISTRATION
FEDERAL LANDS HIGHWAY**

FUNDS TRANSFER AGREEMENT

FHWA Agreement No.: 6982AF-20-K-500040, Modification No. 002

AZ FLAP NAV FR136(1) Joe Tank Road

June 8, 2023

than \$2,050,000, City of Show Low will provide 5.7% of the total Federal Lands Access Program cost required for the project through construction, closeout, and resolution of any disputes.

CFLHD shall not incur costs which result in matching funds exceeding the maximum cost stated in this Agreement without authorization by the Requesting Agency in the form of written modification to this Agreement.

John Leech Jr., Mayor City of Show Low	Date	Contracting Officer Central Federal Lands Highway Division	Date
---	-----------------------	---	-----------------------

CFLHD requests that these payments be made through the US Treasury's website <https://pay.gov>. Pay.gov can be used to make secure electronic payments to any Federal Government Agencies via credit card or direct debit. Payment shall be submitted referencing the FHWA Agreement Number.

Option 1 (Preferred Method)

Plastic card or Automatic Clearing House Payment (ACH Direct Debit)

- Go to Treasury's website – <https://pay.gov>
- Search for Agency Name (Transportation Department)
- Select the appropriate Transportation Agency (Federal Highway Administration)
- Follow the form instructions to make your payment. Note, if making an ACH payment from your bank account, please select ACH Direct Debit as the payment type.

Option 2

Mail check payment to the following address for Paper Check Conversion (PCC) processing:

Make Check Payable To:
DOT FHWA

Mailing Address:
DOT/FEDERAL HIGHWAY ADMINISTRATION
C/O MIKE MONRONEY AERNAUTICAL CENTER
6500 S. MacArthur Blvd.
ATTN: AMZ-324, HQS BLDG RM 265
Oklahoma City, OK 73169-6918

Notice to customers making payment by check:

- Please notify cfl.finance@dot.gov if mailing a check.
- When you provide a check as payment you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.
- When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment and you will not receive your check back from your financial institution.

Privacy Act- A Privacy Act Statement required by 5 U.S.C. § 552a(e)(3) stating our authority for soliciting and collecting the information from your check, and explaining the purposes and routine uses which will be made of your check information, is available from our internet site at:

https://www.fiscal.treasury.gov/fservices/gov/rvnColl/otcNet/rvnColl_otcnet.htm

or call toll free: at 1-866-945-7920 to obtain a copy by mail. Furnishing the check information is voluntary, but a decision not to do so may require you to make payment by some other method.

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Acceptance of West McNeil Roadway Improvements, City of Show Low Project No. R-2922 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to accept the West McNeil Roadway Improvements, City of Show Low Project No. R-2922, with a final cost of \$589,440.63, release the retainage, and initiate the two-year warranty period.

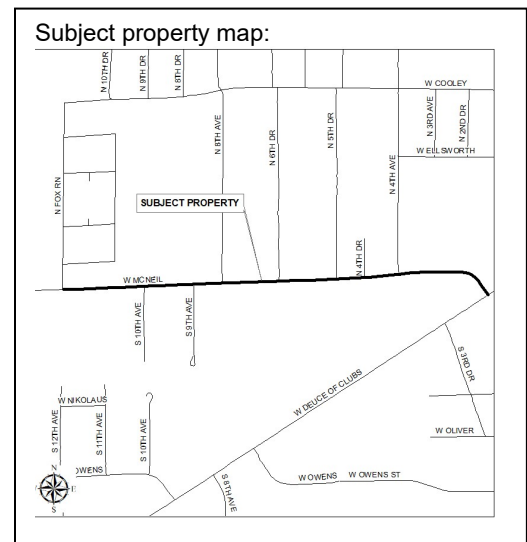
BACKGROUND

At its regular meeting on September 6, 2022, the Show Low City Council awarded a construction contract to Western Grade LLC in an amount not to exceed \$614,923.27 for the West McNeil Roadway Improvement project. The scope of work includes installing approximately 2,700 linear feet of new ribbon curb, replacing 5,500 square feet of deteriorated sidewalk, installing new Americans with Disabilities Act sidewalk ramps, and required drainage for the improvements. The project also includes pulverizing the existing roadway section and installing a new four-inch-thick asphalt section.

The improvements to West McNeil have been completed for a final project cost of \$589,440.63.

Staff recommends accepting West McNeil Roadway Improvements, City of Show Low Project No. R-2922, with a final cost of \$589,440.63, releasing the retainage, and initiating the two-year warranty period.

Attachments:
None



FISCAL IMPACT

Anticipated cost: \$589,440.63

Funding source (account no.): W McNeil (12-500-495-7300-2260/5002260)



SUBJECT PROPERTY



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Acceptance of 5th and 6th Place Sewer Main Replacement, City of Show Low Project No. S-1022 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to accept the 5th and 6th Place Sewer Main Replacement, City of Show Low Project No. S-1022, with a final cost of \$738,177.00, release the retainage, and initiate the two-year warranty period.

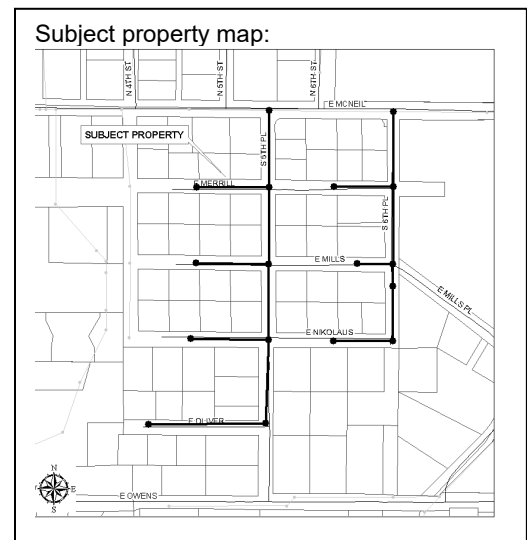
BACKGROUND

At its regular meeting on April 5, 2022, the Show Low City Council awarded a construction contract to Rawlings Specialty Contracting in an amount not to exceed \$742,760.00 for the 5th and 6th Place Sewer Main Replacement project. This project is located in the Nikolaus Subdivision. The scope of the work included installing approximately 4,000 linear feet of new eight-inch PVC sewer line, 18 new concrete manholes, new sewer services, and removing and replacing the existing asphalt.

The improvements to wastewater improvements in the Nikolaus subdivision have been completed for a final project cost of \$738,177.00.

Staff recommends accepting 5th and 6th Place Sewer Main Replacement, City of Show Low Project No. S-1022, with a final cost of \$738,177.00, releasing the retainage, and initiating the two-year warranty period.

Attachments:
None



FISCAL IMPACT

Anticipated cost: \$738,177.00

Funding source (account no.): 6th & 5th Place Sewer Replacement – Nikolaus Subdivision (42-755-180-1620-0000/7552253)

SUBJECT PROPERTY

N 4TH ST

N 5TH ST

N 6TH ST

E MCNEIL

S 6TH PL

S 6TH PL

E MERRILL

E MILLS

E NIKOLAUS

E MILLS PL

E OLIVER

E OWENS



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Authorization to Purchase a Crane Truck (Rick Austin)

RECOMMENDATION

I **MOVE** to authorize the purchase of a crane truck from Empire Truck and Trailer under the Omnia Contract # 212816 in an amount not to exceed \$334,000.00.

BACKGROUND

The fiscal year 2024 budget includes \$373,800.00 for the purchase of a crane truck, with costs being split between the Streets (\$186,900.00) and Water Departments (\$186,900.00). This truck will replace a 39-year-old model with over 340,503 miles on the odometer. Because of the age and the condition of the truck, it will no longer pass its yearly safety inspections. The boom has started showing signs of stress cracking, and this truck is showing excessive wear in the drive train.

The equipment will be purchased under the Omnia contract #212816 from Empire Truck and Trailer.

Staff recommends the purchase of a crane truck in an amount not to exceed \$334,000.00.

Attachments:

Quote

FISCAL IMPACT

Anticipated cost: \$334,000.00

Funding source (account no.): Streets Equipment Purchase (12-500-495-7410-0000/5002466) \$167,000; Water Equipment Purchase (43-760-180-1620-0000/7602450) \$167,000.00



EMPIRE TRUCK AND TRAILER

840 N. 43rd Avenue
Phoenix, AZ 85009
602-627-5721 / Phone
602-627-5719 / Fax
www.empirecat.com

Quote-Sales Order

Customer:

City of Showlow
1281 E Thornton
Showlow, AZ. 85901

Contact: Rick Austin
Phone:
Fax: -
Cell: -
Email: -

Date: 07/06/23

Quote: -

Quote Expires: 08/05/23

Est. Delivery Date:
This Sale Is FOB: Phoenix, AZ

Stock # Order

Qty	Description	Unit Price	Extension
1	2023 Freightliner HD Tractor 6x4 60,000 GVWR	312,640.00	312,640.00
	Cummins L9 350		
	Allison 3000 RDS Transmission		
	See Attachment for Specifications		
1	2023 Stinger 19-70 Crane		
	38,000 lb capacity / 70' Reach		
	Allied Product from Empire		
	Omnia Contract # 212816 Discount 3%		\$ (9,379.20)
	Freight		4,500.00

City of Showlow
Rick Austin

Date

Empire Truck and Trailer
Salesperson

Mike Shannon
Greg Smith

Date

Empire Truck and Trailer
Approved

Date

Order requires approval by manager of selling firm.

Subtotal \$ 307,760.80
F.E.T \$ -
Trade-In Value \$ -
Sales Tax (8.3%) \$ 25,544.14
Doc Fee \$ 225.00
Prep Fee \$ -
License Fee \$ -
Down Payment \$ -
Total \$ 333,529.94

**CITY OF SHOW LOW
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Purchase of a 440 Backhoe Loader with Thumb Attachment and Brush Cutter and Broom Attachment for 299D Skid Steer and Authorize Associated Budget Transfers (Rick Austin)

RECOMMENDATION

I **MOVE** to award the purchase of a 2023 Caterpillar 440 backhoe loader with thumb attachment and a brush cutter and broom attachment for the 299D skid steer in the amount not to exceed \$240,000.00 utilizing the Omnia cooperative purchasing contract #212816 to Empire Southwest Inc., and associated budget transfers.

BACKGROUND

The fiscal year 2024 budget includes \$215,000.00 to purchase a new 440 backhoe. The new equipment will replace Unit 555, a 1999 case backhoe that was acquired with the purchase of the Pineview Water Company with over 6,527 engine hours on it.

Also included in the 2024 budget are two attachments for the 299D skid steer. A brush cutter attachment that will be used to aid in right-of-way weed control in the amount of \$10,000.00, and a hydraulic angle broom attachment in the amount of \$15,000.00 to help keep streets and sidewalks clean and free of debris after snowplow operations as well as construction projects.

Staff requested a quote from Empire Southwest as it is the only local vendor able to meet the specifications for this equipment. The backhoe and attachments will be purchased through the Omnia cooperative purchasing agreement contract #212816 in an amount not to exceed \$240,000.00 and associated budget transfers.

Attachments:
Empire Southwest quotes

FISCAL IMPACT

Anticipated cost: \$240,000.00
Funding source (account no.): Backhoe - Replace Unit 555 (42-755-180-1620-0000/7552434)

Description	Account	Approved Budget	Transfer	Amended Budget
Wastewater Capital Carry Over	42-755-495-7000-0000	\$271,015	(25,000)	\$246,015
Backhoe (replace unit 555)	42-755-180-1620-0000/7552434	\$215,000	25,000	\$240,000
Total		\$486,015		\$486,015



Client Purchase Agreement

Account Manager: Greg Smith

PSR: Todd Richardson

DBS Agreement #:

Client #: 0055355

Date: 6/22/2023

Client Name: CITY OF SHOW LOW-STREET DEPT

Contact: RICK AUSTIN

Contact Phone: 928-532-4100

Address: 1281 E. THORNTON

City\State\ZIP: SHOW LOW 85901-3801

Phone: 928-532-4100

Invoicing Client: CITY OF SHOW LOW-STREET DEPT -
0055355G

PO #:

Terms: On Account - Customer PO

Special Payment Instructions: For Wire Instructions email the Empire Credit Dept. at CreditDepartment@empire-cat.com

Please include the following information with your payment or wire:

Invoicing Client: CITY OF SHOW LOW-STREET DEPT

Client Number: 0055355

Agreement Number:

Serial Number(s): 0MZX00481, CG230309349, DJ211208912

Delivery Location:

Delivery Address:

Delivery Zip Code:

F.O.B: EMPIRE

City\State: SHOW LOW, AZ

Client Required Delivery Date: 7/21/2023

Job Site Location: SHOW LOW, AZ

Bond #:

Freight: The freight will be provided by a Common Carrier and paid for by: Client Pickup

IF APPLICABLE: Cat Certified Used meets hour and age limits, inspection, remaining or min warranty specific by Model.
A Basic CVA for 2 YR or 1,000 hour, Filter Kits will be delivered on time through scheduling and notification.

Equipment

Serial Number	Year	Model	ID #	Inv	Make	Description	Sell Price
0MZX00481	2023	440-074ECP	E183174	NI	CATERPILLAR	BACKHOE LOADER WITH CAB, THUMB AND 24" BUCKET 5 Yr 5000 Hr Gov PT Hyd Tech 12 Months Of Travel Time And Mileage	\$187,452.00
CG230309349		416-24 BUD	E187406	NI	CATERPILLAR	BUCKET	\$0.00
DJ211208912		440-TH A2T	E179926	NI	CATERPILLAR	OTHER ATTACHMENT	\$0.00

Notes

OMNIA PURCHASING CONTRACT #212816

Sub Total:	\$187,452.00
State/County Sales Tax (Navajo County 6.43%):	\$12,053.16
City Sales Tax (Show Low 2.00%):	\$3,749.04
Balance Due:	\$203,254.20

Client Purchase Agreement

TERMS: Machine sales payments are due Net 10; all others Net 30. Unless otherwise agreed in writing by a vice president of Empire Southwest, LLC ("Empire"), the purchase of goods or services from Empire will be governed solely by Empire's Sales and Service Terms (www.empire-cat.com/legal/sales-service-terms-conditions); the rental of equipment from Empire will be governed solely by Empire's Rental Terms (www.empire-cat.com/legal/rental-terms-conditions); and the enrollment of equipment in Empire's Client Value Agreement ("CVA") program will be governed solely by Empire's CVA Terms (www.empire-cat.com/legal/client-value-agreement-terms-conditions), or such other successor websites at which Empire posts its Sales and Service Terms, its Rental Terms, and its CVA Terms (collectively, the "Terms") from time to time. A hard copy of the Terms is available upon written request to terms.conditions@empire-cat.com. Empire's Terms are incorporated by reference into this document and all other documents related to the purchase of goods or services from Empire or the rental of equipment from Empire. By purchasing goods or services from Empire or renting equipment from Empire, you agree to be bound by Empire's Terms exactly as written.

When operated in California, any on-road heavy-duty diesel vehicle, alternative-diesel vehicle, off-road diesel vehicle, or portable diesel engine may be subject to the California Air Resources Board's Regulation to Reduce Particulate Matter and Criteria Pollutant Emissions from In-Use Heavy-Duty Diesel Vehicles, In-Use Off-Road Diesel Vehicle Regulation, or Airborne Toxic Control Measure For Diesel Particulate Matter From Portable Engines Rated At 50 Horsepower And Greater. It therefore could be subject to retrofit, exhaust retrofit, or accelerated turnover requirements to reduce emissions of air pollutants. For more information, please visit the California Air Resources Board websites at <https://www.arb.ca.gov/dieseltruck>, <https://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>, or <https://www.arb.ca.gov/portable/portable.htm>.

Signatures:

Client

Date

Client

Date

Rick Austin

From: Smith, Greg <Greg.Smith@empire-cat.com>
Sent: Thursday, June 22, 2023 10:34 AM
To: Rick Austin
Subject: City of Show Low 299D3 attachments

EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

These prices are correct, and I am checking on the 440 backhoe, thank you!

Greg Smith
Account Manager
928-205-8747
Empire Machinery
1501 E Thornton Rd
Show Low, AZ 85901
Greg.smith@empire-cat.com

BA118C Hydraulic Angle Broom (448-5670)

Fits to standard skid steer coupler interface
Hydraulic Angling 30 degrees left or right of center
104" Overall Width
32" Brush Diameter
83" Straight Sweeping Width
73" Angled Sweeping Width
50% Polypropylene / 50% Steel Wire Brush Material
Includes Hydraulic Lines with ½" Quick Disconnects
Includes Mounting Bracket and Hardware
Includes 14 Pin Electrical Harness
Requires: Standard Flow Hydraulics
Requires: Work Tool Harness and 4 button left hand joystick on machine
Requires: Conversion harness 377-1579 for B/B2/B3/C/C2 series machines; not required for B3-Series high flow
Warranty: 2 Year Manufacturer

List Price.....	\$13,528.00
<i>Discount Per City of Tucson OMNIA Contract #161534 (15%).....</i>	<i>(\$2,029.20)</i>
Contract Sale Price.....	\$11,498.80
<i>Freight from Manufacturer.....</i>	<i>\$0.00</i>
<i>Prep.....</i>	<i>\$437.50</i>
<i>Delivery.....</i>	<i>\$250.00</i>
Subtotal.....	\$12,186.30
Sales Tax (8.43%).....	\$1,027.31

Sale Price..... \$13,213.61

*Pricing in accordance with the City of Tucson OMNIA Contract #161534

BR115 Brush Cutter (610-2670)

Fits to CAT standard skid steer coupler
Working Width: 60"
Overall Width: 62"

Hydraulic Flow Range: 15-18gpm
 Hydraulic Pressure Range: 2,176-3,500psi
Requires Standard Flow Hydraulics
Requires Turbo Guard Kit (On Machine)
Requires Debris Kit (On Machine)

****Parts/labor to install kits not included****

Warranty: 2 Year Manufacturer

List Price	\$7,764.00
<i>Discount Per City of Tucson OMNIA Contract #161534 (15%)</i>	<i>(\$1,164.60)</i>
<i>Contract Sale Price</i>	<i>\$6,599.40</i>
<i>Freight from Manufacturer</i>	<i>\$0.00</i>
<i>Prep</i>	<i>\$187.50</i>
<i>Delivery</i>	<i>\$250.00</i>
<i>Subtotal</i>	<i>\$7,036.90</i>
<i>Sales Tax (8.43%)</i>	<i>\$593.21</i>

Sale Price..... **\$7,630.11**

*Pricing in accordance with the City of Tucson OMNIA Contract #161534

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Award of Purchase of Mini Track Loader with Attachments (Rick Austin)

RECOMMENDATION

I **MOVE** to award the purchase of a mini track loader with attachments to Bingham Equipment under the Sourcewell Cooperative purchasing agreement Contract #031121 in an amount not to exceed \$60,000.00.

BACKGROUND

The fiscal year 2024 budget includes funds to purchase a mini track loader with attachments. This equipment will be used in areas at the parks where a standard backhoe cannot fit. The attachments include a trencher for irrigation and power installation at the parks, auger bits for installing trees and posts, including bases for new lights, and a loader bucket. This piece of equipment will be shared by all public works departments.

This equipment will be purchased under the Sourcewell Cooperative purchasing agreement Contract #031121 from Bingham Equipment Company for \$60,000.00.

Attachments:
Quote

FISCAL IMPACT

Anticipated cost: \$60,000.00

Funding source: Equipment Purchase (11-445-495-7410-0000) Mini Track Loader



Bingham Equipment Company

1655 S. Country Club Drive
Mesa, Arizona 85210-6098
Phone (480) 969-5516
Fax (480) 969-0271

www.binghamequipment.com

Remit to: 1651 South Country Club Dr., Mesa, AZ 85210

Ship to: IN STORE PICKUP

Invoice to: City of Show Low
1281 E Thornton Dr
Show Low AZ 85901

Branch 01 - Mesa			
Date 07/10/2023	Time 14:26:24 (O)	Page 1	
Account No. SHOWL006	Phone No. 9285324113	Quote No. 027265	
Ship Via Our Truck		Purchase Order QUOTE ONLY	
		999	
Shaun Spilsbury		Salesperson 1SD	

Sales Quote

Description ** Q U O T E ** EXPIRY DATE: 08/23/2023 Amount

New TORO TX 1000 Mini Track Loader 52958.20

1075 lbs Rated Operating Capacity

24.8 HP Kubota Diesel

Wide Track, 41" Wide

22328 Mini Track Loader	\$47,570.00
22409 Standard Bucket	\$1,015.00
22806 Swivel Head Auger	\$4,235.00
22815 24" Auger Bit	\$1,485.00
22822 12" Auger Bit	\$900.00
22473 High Torque Trencher Head	\$5,495.00
22477 Trencher Crumber	\$855.00
22489 3'x6" Rock Chain	\$1,175.00
22976 3' Trencher Boom	\$1,075.00
Sub Total	\$63,805.00
Sourcewell Discount 17%	<10,846.80>
Total	\$52,958.20

Material & Freight Surcharge Has Been Added Below.

All Pricing Is In Accordance With Sourcewell SWS Contract
#031121-TTC.

Sale Total: 52958.20

Miscellaneous Charges/Credits

EQUIPMENT FREIGHT CHARGE	Qty: 1	Price: 1500.00	1500.00
LABOR SALES	1	1340.00	1340.00

Subtotal: 55798.20

AZ COUNTY TAX: 370.71

AZ STATE TAX: 2965.66

Quote Total: 59134.57

Authorization: _____

SIGNED X _____

SIGNED X _____

The buyer represents that he owns the above Trade-in equipment free and clear
of any encumbrance except that indicated payable to: _____

in the amount of: _____

SIGNED X _____
If other than the purchaser, signer represents he is an agent of and authorized to sign for purchaser.

STATEMENT CONCERNING WARRANTIES

Except for expressed warranties made by the manufacturer of goods, THERE ARE NO WARRANTIES,
EXPRESSED STATUTORY OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MECHANABILITY,
WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE THEREOF. No warranty whatsoever is
made on any used, second-hand, altered or rebuilt goods. Such goods are sold "AS IS".

**CITY OF SHOW LOW
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Purchase of Groundsmaster 4100-D Mower
(Rick Austin)

RECOMMENDATION

I **MOVE** to award the purchase of a Groundsmaster 4100-D mower to Simpson Norton under OMNIA Cooperative purchasing agreement Contract #2017025 in an amount not to exceed \$95,000.00.

BACKGROUND

The fiscal year 2024 budget includes funds to purchase a Groundsmaster 4100-D mower. This equipment will replace a 2004 Groundsmaster mower with 11,635.9 hours on it. It is used to mow sports and playground fields.

This equipment will be purchased under OMNIA Cooperative purchasing agreement Contract # 2017025 from Simpson Norton for \$95,000.00. The Parks Maintenance budget will absorb the overage.

Attachments:
Quote

FISCAL IMPACT

Anticipated cost: \$95,000.00

Funding source: Equipment Purchase (11-445-495-7410-0000) Mower



Quotation for City of Show Low

Date: 07/11/2023
OMNIA - City of Mesa
QMS No:Q118554

Prepared For: Michael Mariscal
City of Show Low
1281 E Thornton Show Low, Arizona 85901
United States

Quote No: Q118554
Expires Date: 08/31/2023
Delivery Date: 12+ months
Contract: OMNIA - 2017025
Payment Terms: N30
Sales Person: Fred Balzarini
fred.balzarini@simpsonnorton.com
(602) 708-6950

Summary

Qty	ID	Name	MSRP	% OFF MSRP	Ext Award
1	30608	Groundsmaster 4100-D (T4)	\$112,937.00	22%	\$88,090.86



Quotation for City of Show Low

Date: 07/11/2023
OMNIA - City of Mesa
Quote No: Q118554

Configuration Product Details

Qty	ID	Name	MSRP	% OFF MSRP	Ext Award
1	30608	Groundsmaster 4100-D (T4)	\$111,904.00	22%	\$87,285.12
1	30671	Universal Sunshade, Red	\$1,033.00	22%	\$805.74
Sub Total					\$88,090.86

Totals

Equipment Total (Toro – Trades + Allied)	\$88,090.86
Set Up Total	\$0.00
Freight Total	\$0.00
State Sales Tax	\$6,342.92
Miscellaneous	\$0.00
Grand Total	\$94,433.78

Due to worldwide supply chain volatility, all prices and terms are subject to change at any time without notice. Some orders may experience price increases beyond the control of SNC and our vendors. Price adjustments may be required between the time of order and delivery. SNC will communicate any changes to customers as they occur.

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Approval of Third Lease Amendment with General Services Administration for Transportation Security Administration at Show Low Regional Airport (Jacob Allen)

RECOMMENDATION

I **MOVE** to approve the Third Lease Amendment with General Services Administration extending the lease for Transportation Security Administration at Show Low Regional Airport.

BACKGROUND

In July 2008, the General Services Administration (GSA) entered into a five-year lease with the City of Show Low for 297 square feet of office space in the Show Low Regional Airport terminal building to provide housing for the Transportation Security Administration. In September 2009, an additional 216 square feet was leased for additional office space.

In June 2013, a Second Lease Amendment was approved, extending the lease for ten years.

The GSA wishes to amend the lease to extend the lease for an additional ten years. The City has proposed, and GSA has accepted, CPI-based increases (one rate for years 1-5 and another rate for years 6-10). The new annual rate for years 1-5 will be \$29,997.26 and \$34,406.86 for years 6-10.

Staff recommends approval of the third Lease Amendment.

Attachments:
None

FISCAL IMPACT

Anticipated monthly revenue: \$2,499.77 in years 1-5 and \$2,867.24 in years 6-10, with the funds deposited into the Airport Fund.

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Approval of Exchange Agreement with Experimental Aircraft Association Chapter 586 (Jacob Allen)

RECOMMENDATION

I **MOVE** to approve the Exchange Agreement with Experimental Aircraft Association Chapter 586 for the Teeny Two experimental aircraft.

BACKGROUND

The City owns an inoperable Teeny Two experimental aircraft. The aircraft is the remnants of a downed aircraft that has been abandoned and stored at the Show Low Airport. The aircraft has an estimated value of \$500.00.

The Experimental Aircraft Association Chapter 586 (EAA) desires to refurbish the aircraft to use for advertisement and promotion of activities of the Show Low Regional Airport and EAA.

In exchange for the aircraft, EAA will make improvements to the parking area adjacent to the restroom facilities on Corporate Way at the Show Low Regional Airport, including the acquisition and spreading of approximately 10 yards of crushed cinder, with an approximate value of \$1,500.00.

Staff recommends approving the exchange.

Attachments:
Agreement

AGREEMENT BETWEEN CITY OF SHOW LOW AND EXPERIMENTAL AIRCRAFT ASSOCIATION CHAPTER 586

This Agreement ("Agreement") made and entered into this ____ day of June 2023, by and between the CITY OF SHOW LOW, a municipal corporation, hereinafter referred to as "CITY," and the EXPERIMENTAL AIRCRAFT ASSOCIATION CHAPTER 586, hereinafter referred to as "EAA," collectively referred to as "PARTIES."

WHEREAS, the CITY and EAA desire to enter into an Agreement to make improvements to the parking area adjacent to the restroom facilities on Corporate Way at the Show Low Regional Airport ("airport"); and

WHEREAS, the subject parking area is uneven and becomes unusable during wet weather; and

WHEREAS, the improvements would include acquisition, transportation and spreading of approximately 10 yards of crushed cinders, at an approximate cost of \$1,500.00; and

WHEREAS, the CITY owns an inoperable Teeny Two experimental aircraft ("Aircraft"), with an approximate fair market value of \$500.00. The aircraft is currently stored at the airport; and

WHEREAS, EAA desires to refurbish the aircraft to use for advertisement and promotion of activities of the Show Low Regional Airport and EAA; and

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions set forth herein, IT IS AGREED AS FOLLOWS:

1. EAA agrees to make improvements to the parking area adjacent to the restroom facilities on Corporate Way at the Show Low Regional Airport. The improvements shall include acquisition, transportation, spreading and leveling of approximately 10 yards of crushed cinders over the parking area, making a safe and usable parking area. EAA shall complete said improvements by July 1, 2023. The CITY will make the sole determination of the adequacy of said improvements.
2. The CITY agrees to convey all interests in the Teeny Two experimental aircraft, serial number 152131. The aircraft is deregistered with the FAA; prior registration number N586DH. The aircraft is conveyed "as is." The aircraft is missing major components and is inoperable.
3. The parties agree that the exchange consideration for the aircraft and parking improvements shall be deemed equivalent. Both parties acknowledge that no cash payment or additional consideration will be exchanged between the parties.

4. Upon completion of the parking improvements, the CITY agrees to transfer full ownership of the aircraft to EAA. The CITY will execute a Bill of Sale.
5. This Agreement constitutes the entire understanding between the Parties and supersedes any prior agreement or understandings, whether written or oral, relating to the subject matter herein. Any modification of or amendment to this Agreement must be in writing and executed by both parties.
6. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted in accordance with the laws of the State of Arizona. Venue for any dispute arising as a result of this Agreement shall be Navajo County.
7. If any sentence, phrase, paragraph, provision or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portion hereto.

IN WITNESS WHEREOF, the duly authorized representative of the parties have executed this Agreement as of the effective date above.

**EXPERIMENTAL AVIATION
ASSOCIATION CHAPTER 586,**

By: _____
Edward Hamilton, Experimental Aircraft Association,
White Mountain Chapter 586, President

CITY OF SHOW LOW

By: _____
John Leech, Jr., Mayor

ATTEST;

Kathy Clements, Assistant City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Acceptance of Donation of Show Low Fire Engine #1 from Show Low Historical Society Museum, Inc. (Anna Atencio)

RECOMMENDATION

I **MOVE** to accept Show Low Fire Engine #1 from the Show Low Historical Society Museum.

BACKGROUND

City staff was approached by Clair Thomas, the Executive Director of the Show Low Historical Society Museum, regarding the donation of Show Low Fire Engine #1, the first engine purchased by the Show Low Volunteer Fire Department that was established in 1949.

On June 15, 2023, the Show Low Historical Society Museum Board of Directors voted and approved to donate Show Low Fire Engine #1 to the City with the stipulation that if in the future the City no longer desires to keep the fire truck, the Show Low Historical Society Museum would have the first option to retake the fire truck.

The City currently stores the fire truck on behalf of the Show Low Historical Society Museum.

Show Low Fire Engine #1 has historical value and can be used for community education and promotion purposes.

Staff recommends accepting the donation of Show Low Fire Engine #1.

Attachments:
Donation Agreement

**DONATION AGREEMENT
BETWEEN
SHOW LOW HISTORICAL SOCIETY MUSEUM
AND
CITY OF SHOW LOW**

This Donation Agreement is made and entered into by Show Low Historical Society Museum, hereinafter referred to as "Donor" and the City of Show Low, an Arizona Municipal corporation, hereinafter referred to as "City."

WHEREAS, Donor owns Show Low Fire Engine #1, a 1950 Ford Fire Truck, the first fire engine purchased for the Show Low Volunteer Fire Department that was established in 1949 ; and

WHEREAS, the Donor desires to donate the fire truck to the City; and

WHEREAS, the City recognizes the historical value of Engine #1 and desires to accept donation of said fire truck; and

NOW, THEREFORE, in consideration of mutual promises, covenant, and conditions set forth herein, IT IS AGREED AS FOLLOWS:

1. Donor agrees to donate to the City the Show Low Fire Engine #1, a 1950 Ford Fire Truck, VIN 98EQ38777.
2. In the event the City no longer desires to keep the fire truck, the City will give the Show Low Historical Society Museum the first opportunity to retake the fire truck.
3. The effective date of this Agreement shall be the date it has been signed by both parties.

SHOW LOW HISTORICAL SOCIETY, INC.,

By: Bob Shamasko
Bob Shamasko, President of the Board

DATED: July 1, 2023

CITY OF SHOW LOW

By: _____
John Leech, Jr., Mayor

DATED: _____

ATTEST;

Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Purchase of Police Vehicles (Brad Provost)

RECOMMENDATION

I **MOVE** to authorize the purchase of three police vehicles from Show Low Ford in an amount not to exceed \$171,577.47, \$66,536.88 to Arizona Emergency Products for outfitting the vehicles, \$6,000.00 to Vinnedge Signworks for full police decal package, and approval of required budget appropriation and transfers.

BACKGROUND

In late June 2023, the City of Show Low solicited requests for bid (RFP) to purchase police vehicles. The RFP was delivered to three dealerships in Show Low. Show Low Ford was the only dealership to submit a completed bid packet by July 7, 2023, with a bid of \$171,577.47 for three Ford Expeditions.

The cost of the vehicles is \$158,238.00 plus \$13,339.47 tax, for a total cost of \$171,577.47.

All three vehicles will be sent to Arizona Emergency Products for up-fitting of police-related equipment (lights, radios, prisoner screens, etc.). The total cost for up-fitting is \$66,536.88 and is based on State Contract pricing.

All three Expeditions will be “wrapped” to make them black and white and receive a full police decal package at Vinnedge Signworks, which will cost approximately \$6,000.

The total cost of this project is \$244,114.35, and funds are allocated in the FY2024 budget for this purchase.

Attachments:
Bid Documents

FISCAL IMPACT

Anticipated cost: \$244,114.35

Funding source (account no.): Vehicle Purchase (11-455-495-7420-0000)

City of Show Low

180 N. 9th Street
Show Low, AZ 85901

Quote Form- Police Vehicle

Type and Year of Vehicle: 2024 Ford Expedition

Price Excluding Tax: \$52,746

Tax: \$4,446.49

Total Price: \$57,192.49

Per Vehicle

Bid/RFPQ was opened
on 7/7/23 @ 3:10 pm

Present was Jose Campos +
Justin Johnson



"YOUR FRIENDLY FAMILY FORD DEALER"

July 5, 2023
City of Show Low
Show Low, AZ 85901

RE: Proposed Vehicle Bid -- Expeditions Extended Service Plan Offer.

An extended service plan for this vehicle is available. A 6 year 75,000 mile comprehensive plan would be an additional \$2,649.

This vehicle would need to be ordered directly from the factory.

Due to current market conditions ETA delivery times are unavailable other than ASAP.

Acceptance of this bid does not guarantee factory production of the vehicle.

Sincerely,

Chuck Angell
Sales Manager
Show Low Ford
928-537-3673

EQUIPMENT GROUPS 100A, 101A AND 102A (SSV) – FLEET ONLY EQUIPMENT GROUP 104A (STX) – RETAIL AND NON-MAX ONLY/5-PASSENGER ONLY STANDARD EQUIPMENT

The following equipment is standard on XL and XL MAX Expeditions

MECHANICAL

- Engine – 3.5L EcoBoost® V6
- Four-Wheel Disc Brakes with Anti-Lock Brake System (ABS)
- Transmission – 10-Speed Automatic Transmission with SelectShift® Capability

EXTERIOR

- Acoustic-Laminate Windshield
- Active Grille Shutters
- Beltline Molding – Polished Stainless Steel
- Bumpers – Body Color Painted Upper / Dark Carbonized Gray Lower with Silver Molded-in-Color Rear Bumper Skid Plate and Trailer Hitch Cover
- Configurable Daytime Running Lamps (DRL)
- Door Handles – Body Color
- Easy Fuel® Capless Fuel Filler
- Exhaust – Single
- ★ Grille – Twin Spar (100A, 101A, 102A (SSV))
- Liftgate with Liftglass – Manual
- Privacy Glass – Second Row, Third Row and Liftgate
- Roof-Rack Side Rails – Black
- Running Boards, Platform – Black (Standard 100A, 101A and 104A (STX)); Optional with 102A (SSV)
- Tailgate Appliqué – Painted (100A, 101A, 102A (SSV))
- Taillamps – Incandescent with Metalized Bezel
- Tires (100A, 101A, 104A (Included in STX Package))
 - P275/65R18 All-Terrain (A/T)
- Wheels – 18" Machined-Face Aluminum with Magnetic-Painted Pockets (100A, 101A, 104A (Included in STX Package))
- Windshield Wipers – Intermittent Front and Rear

INTERIOR/COMFORT

- Cargo Bin
- Center Console – Armrest and Covered Media Bin (Not available on 102A (SSV))
- Climate Control
 - Cabin Particulate Air Filter
 - Dual-Zone Automatic Temperature Control (DEATC) (100A, 101A, 102A (SSV))
 - Rear Auxiliary Manual Controls – Second and Third Rows
- Coat Hooks (4) – Second Row (2), Third Row (2)
- Beverage Holders (15) – Front Row, six (6), Second Row, six (6), Third Row, three (3)
- Fixed Foot Pedals
- Floor Covering – Carpet (100A, 101A, 104A (STX))
- Floor Mats, Color-Keyed Carpet – Front and Second Rows (100A, 101A, 104A (STX))
- Grab Handles – Front Row, Second Row Pillar and Headliner Mounted
- Lighting
 - Front Overhead Console Mounted Map Lights
 - Illuminated Entry System with Courtesy Lamp Delay
 - Rear Cargo Area Light
 - Second and Third Row Dome Lights
- Overhead Console with Sunglass Storage
- Powerpoints (12V) – four (4)
 - Front row; one (1) in center stack, one (1) in front center console main bin
 - Second row; one (1) in rear section of center console
 - Rear Cargo Area; one (1)
- Rear Cargo Area – Cargo Management System (100A, 101A, 102A (SSV))¹, 104A (Included in STX Package)
- Scuff Plates – Molded-in-Color (Front and Rear)
- Seats (Refer to the Color & Trim Availability section for additional information)
 - Five (5) – Passenger
 - Front Row – Cloth Captain's Chairs
 - Front Row – 8-way Power Driver Seat and 4-way Manual Passenger
 - Second Row – Cloth on 100A, 101A and 104A (STX). Vinyl on 102A (SSV). Cloth is optional
 - Second Row – 40/20/40 CenterSlide® (Folds Flat) with Manual Recline

¹ Included in STX Package

INTERIOR/COMFORT (continued)

- Shifter
 - Rotary Gear Shift Dial, Center Console Mounted (100A, 101A, 104A (STX))
 - Steering Column Mounted (102A (SSV))
- Sliding Sun Visors with Illuminated Vanity Mirrors (Driver and Passenger)
- Steering Column
 - Manual Tilt/Telescoping
- Steering Wheel – Leather-Wrapped
 - Audio and Cruise Controls
 - Five-way Control Pads
- Storage
 - Bins, Third Row
 - Glove Box
 - Underfloor Stowage
- USB Ports:
 - Smart Charging Multimedia USB Ports, First and Second Rows (102A (SSV))
 - o First Row – Two (2) "A"
 - o Second Row – Two (2) "C" in back side of "consolette"
 - Smart Charging Multimedia USB Ports, First and Second Rows (100A, 104A (STX))
 - o First Row – One (1) "A" and one (1) "C"
 - o Second Row – Two (2) "C" in the back side of the center floor console.
- Windows, Power – Front One-Touch Up/Down Feature

SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control™)
- Airbags
 - First Row: Driver and Passenger Dual Stage and Front-Seat Mounted Side-Impact
 - All Rows: Safety Canopy® Side-Curtain with Rollover Sensor
- Cargo Protector²
- Center High-Mounted Stop Lamp (CHMSL)
- Day/Night Rearview Mirror
- Door Locks
 - Power
 - Autolock/Autounlock
 - Child-Safety Rear
- Electronic Stability Control
- Front Row Head Restraints – 2-way Manually Adjustable
- Headlamps
 - LED Reflector with Black Bezel
 - Wiper Activated
- Fleet Only Note: Not compatible with radio equipment that operates in the 39-46 MHz frequency range (VHF Low Band – Channels 1-8)
- Individual Tire Pressure Monitoring System (ITPMS)
- LATCH (Lower Anchors and Tether Anchors for Children) on all Second Row and Third Row Outboard Side Seating Positions
- Mirrors, Sideview – Manual-Folding, Power and Heated Glass, Security Approach Lamps and Molded-in Color Black Caps
- MyKey®
- Perimeter Alarm (Includes Securilock Passive Anti Theft System (PATS))
- Personal Safety System™³
- Rear Window Defroster and Washer
- Safety Belts
 - Front Row – Belt-Minder® (Front Safety Belt Reminder)
 - Front Row – Adjustable Height
 - Second and Third Rows – Outboard and Center Seat Shoulder
- Rear Seat Occupant Alert (RSOA)
- SOS Post-Crash Alert System™

² The Cargo Protector prevents small items from rolling out of the cargo area when the vehicle is parked at an incline angle.

³ Personal Safety System™ for driver and front passenger includes dual-stage front airbags, safety belt pretensioners, safety belt energy-management retractors, safety belt usage sensors, driver's seat position sensor, crash severity sensor, restraint control module and Front-Passenger Sensing System.

2024 EXPEDITION "XL & XL MAX" SERIES
EQUIPMENT GROUPS 100A, 101A AND 102A (SSV) – FLEET ONLY
EQUIPMENT GROUP 104A (STX) – RETAIL AND NON-MAX/5-PASSENGER ONLY
STANDARD EQUIPMENT

FORD CO-PILOT360™ TECHNOLOGY

- BLIS® (Blind Spot Information System) with Cross-Traffic Alert¹
- Ford Co-Pilot360™
 - Auto High-Beam Headlamps
 - Rear Cross Traffic Braking
 - Cruise Control
 - Lane-Keeping System
 - Lane-Keeping Alert
 - Lane-Keeping Aid
 - Driver Alert
 - Pre-Collision Assist with Automatic Emergency Braking (AEB)
 - Forward Collision Warning
 - Dynamic Brake Support
 - Rear View Camera²
 - Rear Parking Sensors
- Headlamps
 - Autolamp (Automatic On/Off)
- Hill Descent Control™ (4x4 Only)
- Hill Start Assist
- Post-Collision Braking
- Trailer Sway Control

FUNCTIONAL

- Audio
 - SiriusXM® with 360L³
 - Super Categories / Live Sports Categories
 - "For You" Recommendations
 - SiriusXM Listener Profiles
 - Note: With FM Stereo, Six (6) Speakers and Speed Compensated Volume
 - MP3 Capable
- Auto Stop-Start Technology
- Axle – Refer to the Axle Availability Table
- Electric Power-Assisted Steering (EPAS)
- Connected Navigation (1-Year Trial)⁴, Pinch-to-Zoom Capability, Live Traffic, Predictive Destinations and Route Guidance, and One Box Search

¹ BLIS® (Blind Spot Information System) with Cross-Traffic Alert and Trailer Coverage when Heavy-Duty Trailer Tow Package (536) is selected

² With Backup Assist Grid Lines and Camera Washer

³ Note: Includes a three (3)-month prepaid subscription. Service is not available in Alaska and Hawaii. Trial length and service availability may vary by model, model year or trim.

Details: SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Inc. Your SiriusXM service will automatically stop at the end of your trial unless you decide to subscribe. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Not all vehicles or devices are capable of receiving all services offered by SiriusXM. Current information and features may not be available in all locations, or on all receivers. Satellite and streaming lineups vary slightly.

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⁴ Navigation services require SYNC®4 and FordPass Connect (optional on select vehicles), complimentary connect service and the FordPass app (see FordPass Terms for details). Customer receives a complimentary 1-year trial of navigation services when an eligible vehicle is added to a member's FordPass

FUNCTIONAL (continued)

- FordPass™ Connect
 - 4G LTE Wi-Fi hotspot connects up to 10 devices⁵
 - Remotely start, lock and unlock vehicle⁶
 - Schedule specific times to remotely start vehicle⁶
 - Locate parked vehicle⁶
 - Check vehicle status⁶
- Note: Ford Telematics and Data Services are telematics services available for fleet customers, providing access to manufacturer-grade vehicle data including but not limited to location, speed, idle time, remaining fuel, fuel energy, range, diagnostics, and maintenance alerts. FordPass™ Connect 4G Wi-Fi Modem, enables telematics services directly from Ford or through authorized third-party providers. Learn more at commercialsolutions.ford.com or email fcs1@ford.com or by calling 833-FCS-Ford. (833-327-3673).
- Front and Rear Independent Suspension
- Instrument Panel Cluster
 - 8" Productivity Screen
 - Analog and Digital Display
 - Message Center
 - Outside Temperature Display
 - Trip Computer
- Keyless Entry
 - Fob with Push-Button Start – Two (2) (100A, 101A, 104A (STX))
 - Integrated Key Transmitter – Two (2) (102A (SSV))
- SYNC® 4⁷ with Enhanced Voice Recognition
 - 12" LCD Capacitive Touchscreen with Swipe Capability
 - Wireless Phone Connection
 - Cloud Connected
 - AppLink® w/ App Catalog
 - 911 Assist®
 - Wireless Apple CarPlay® and Android Auto™ Compatibility
 - Digital Owners Manual
 - Conversational Voice Command Recognition
- Trailer Tow Prep Pack – Class IV (Trailer Tow Connector, 4-pin/7-pin wiring, Class IV trailer hitch receiver)

4WD EXPEDITION INCLUDES

- Intelligent 4WD
 - One-Speed Transfer Case (except 102A (SSV) 4x4)
 - Terrain Management System™ (Not available on 102A (SSV))
- account. Trial period begins on the new vehicle warranty start date. At the end of the complimentary period, navigation service will terminate.

Connected service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features.

FordPass App, compatible with select smartphone platforms, is available via a download. Message and data rates may apply

⁵ Wi-Fi hotspot includes wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.att.com/ford.

⁶ FordPass Connect (optional on select vehicles), the Ford Pass App., and Complimentary Connected Services are required for remote features (see FordPass Terms for details). Connected Service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected services excludes Wi-Fi hotspot.

⁷ Included in STX Package

(3) 4x4 Full-Size SSV's				
SUBMITTED BY:				
SPECIFY Manufacturer/Model/Trim Level:		Minimum Specifications		
Description	(3) 4x4 Police SSV Rated full-size SUV's, Patrol Packages	2024 Expedition 4x4 SSV PKG.		
LIST ALL STANDARD FACTORY EQUIPMENT		See Attachment Inc.		
Color	Black	BLACK		
Overall Height		76.2 inches		
Overall Length		221.9 inches		
Overall Width		93.4inches w/mirrors		
Front Head Room		42 inches		
Front Leg Room		43.9 inches		
Rear Head Room		40.0 inches		
Rear Leg Room		41.5 inches		
Cab to Rear Axle: Specify in Inches				
Doors: Specify how many	4+Hatchback	4 + liftgate		
Cab type				
Engine: specify size & cylinders	6 or 8 cylinders	3.5L V-6 Ecoboost		
Air Conditioning	Required	included		
Brakes		power 4 wheel disc w/ABS		
Bumpers	Required	included		
Accessory Power Outlet	Min of 2			
Cruise Control	Required	Included		
Defroster	Required	Included		
Fuel Type	Gasoline	Gasoline		
Fuel Tank: INDICATE CAPACITY		27.8 gallons		
Floor Covering: Specify Rubber or Carpet	Rubber			
Glass	Standard Tint Glass - Maximum factory tint	Factory		
Keyless entry remotes and keys	(4) keys and entry remotes per vehicle	4 keys with remotes		
Power Locks	Required	Included		
Backup Camera	Required	Included		
Rear view Mirrors	Rear view mirrors on driver front and passenger front doors, largest available without upgrading to vehicle options package.	Included		
Moldings				
Radio	AM/FM with SYNC or Bluetooth	Included		
Cloth Seats, Front and Rear	Cloth	Front Cloth seats, 2nd row vinyl, 2nd row cloth available for \$110		
Tow Hooks	Skid plate package and anti slip differential, front tow hooks	skid plates, control trac with abs, tow hooks, std		
High capacity Trailer Tow Package		std 6,000 lbs tow rating		
Spare Tire	Full size spare tire [maximum towing/payload packages must be offered]	Included		
Automatic Transmission		10 speed automatic		
Power Windows	Required	Included		
Steering wheel tilt	Required	Included		
Floor Mats - Original Equipment Manufactured		rubber floor + all weather mats		
Warranty Description (years/miles)	Include full description for each vehicle offered	3 year-36k mile bumper to bumper-5yr-60k powertrain		
OPTIONS:	PLEASE INCLUDE OPTION SHEET FOR EACH VEHICLE OFFERED	not included, not factory available. Spotlight on front driver's side		

(3) 4x4 Full-Size SSV's				
SUBMITTED BY:				
SPECIFY Manufacturer/Model/Trim Level:	Minimum Specifications			
Price per Vehicle (Including All costs, delivery, fees and licenses except Transaction Privilege Tax)	Do not include licensing and title fees.	\$52,746		
Total Transaction Privilege Tax:	MUST BE SPECIFIED SEPERATELY	\$4,446.49		
Total Cost (Price plus tax):		\$57,192.49		
Specify number of days from time of order for delivery:		TBD-24MY build to begin 8/28/23. no further info available		

This bid/build includes factory platform running boards which were not requested in the bid but have been preferred previously.

2 additional keys and all weather floor mats for the 1st two rows of seats are included in this price which are not available direct from Ford.



Preview Order 3673 - U1G 4x4 XL: Order Summary Time of Preview: 07/05/2023 10:11:58 Receipt: 6/16/2023

Dealership Name: Show Low Ford, Inc.

Sales Code : F71492

Dealer Rep.	Charles Angell	Type	Fleet	Vehicle Line	Expedition	Order Code	3673
Customer Name	show Low	Priority Code	J1	Model Year	2024	Price Level	415

DESCRIPTION	MSRP	DESCRIPTION	MSRP
U1G0 EXPEDITION XL 4X4	\$58405	FORD FLEET SPECIAL ADJUSTMENT	\$0
TOTAL BASE VEHICLE	\$58405	RUNNING BOARDS,PLATFORM	\$405
AGATE BLACK METALLIC	\$0	2ND RW VINYL 40/20/40 BENCH	\$0
XL CLOTH BUCKET SEATS	\$0	17" STEEL WHEELS	\$0
BLACK ONYX	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
EQUIPMENT GROUP 102A	\$-2080	SPECIAL FLEET ACCOUNT CREDIT	\$0
.CONTROLTRAC WITH 3.73 ELSD	\$0	FUEL CHARGE	\$0
.SKID PLATES	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
.3.5L ECOBOOST V6 ENGINE	\$0	PRICED DORA	\$0
.10SPD AUTO TRANS W/SLCTSHFT	\$0	ADVERTISING ASSESSMENT	\$0
P265/70R17 A/T OWL TIRES	\$0	DESTINATION & DELIVERY	\$1895
.3.73 RATIO REGULAR AXLE	\$0		
			MSRP
TOTAL BASE AND OPTIONS			\$58625
DISCOUNTS			NA
TOTAL			\$58625

ORDERING FIN: QC108 END USER FIN: QC108 PO NUMBER: 12345

Customer Name:
Customer Address:

Customer Email:

Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.

This is not an invoice.



Quotation

Date Jul 10, 2023	Page 1
Order Number QTE0035771	

Arizona Emergency Products

3433 E Wood St
Phoenix, AZ 85040
Phone: (602) 453-9111
Fax: (602) 453-3743

Sold To:**Ship To:**

Show Low Police Dep, Town of
P O Box 1497
Show Low, AZ 85901

Show Low Police Dep, Town of
411 E. Deuce of Clubs
Show Low, AZ, 85901

Reference TR, 202 Ford Expediton Patrol	PO Number	Customer No. SHO10603	Salesperson TR1P	Order Date Jul 10, 2023	Ship Via	Terms NET30
Year 2024	Make Ford	Model Expedition	Color	State Contract # CTR049796		

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		POC: Brad Provost 928-537-4366 Email: bprovost@showlowaz.gov Soundoff QE084224 < Show Low PD (2) 2023 Ford Expedition Patrol Up-fits >			
3.00	INST05685 / CSM	CSM - Tait 8200 Radio ** Front of Vehicle ** Spot Light	0.0000	N	0.00
3.00	SPOT00429 / 221016-0002	Standard d LED Spotlight - Black Open Market	645.3300	Y	1,935.99
3.00	SPOT00426 / 9078	Unity Installation Kit for driver side Open Market	106.6500	Y	319.95
3.00	BUMP00811 / BK0534EPD18	Setina PB400 2020+ Ford Expedition A	485.1000	Y	1,455.30
Quotation continued on next page ...					



Quotation

Date Jul 10, 2023	Page 2
Order Number QTE0035771	

Arizona Emergency Products

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Reference TR, 202 Ford Expedition Patrol	PO Number	Customer No. SHO10603	Salesperson TR1P	Order Date Jul 10, 2023	Ship Via	Terms NET30
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Year 2024	Make Ford	Model Expedition	Color	State Contract # CTR049796
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Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
6.00	LEDS03660 / ENT3B3RBW	MSRP \$539 / Less 10% Soundoff surface mount Intersector LED tri-color red/blue/wh	186.0000	Y	1,116.00
3.00	LEDS03779 / TRT-25W-DW2-2	MSRP \$372 / Less 50% Tomar 25" dual color LED	963.9000	Y	2,891.70
3.00	PATC00234 / EX0009	MSRP \$1134 / Less 15% PATROL POWER GEN 1 FULL SIZED PANEL	544.2000	Y	1,632.60
3.00	SPEA00253 / ETSS100J5	MSRP \$907.00 / Less 40% 100 Watt Composite Siren Speaker with Universal Bail Bracket	225.5000	Y	676.50
3.00	BKRT00082 / ETSSVBK01	MSRP \$451 / Less 50% Soundoff ETSS100N behind grille mounting brkt for 2020+ PLS MSRP \$59.00 / Less 50%	29.5000	Y	88.50

Quotation continued on next page ...



Quotation

Date Jul 10, 2023	Page 3
Order Number QTE0035771	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
TR, 202 Ford Expedition Patrol		SHO10603	TR1P	Jul 10, 2023		NET30

Year	Make	Model	Color	State Contract #
2024	Ford	Expedition		CTR049796

Qty. Ord.	Item / Vendor Part Number		Description	Unit Price	Tax	Extended Price
			** Side of Vehicle **			
3.00	LEDS02939	/ ENT2B3D	Intersector LED Under Mirror Warning Light, Red/White MSRP \$372 / Less 50%	186.0000	Y	558.00
3.00	LEDS02940	/ ENT2B3E	Intersector LED Under Mirror Warning Light, Blue/White MSRP \$372 / Less 50%	186.0000	Y	558.00
6.00	LEDS03887	/ EMPS1SLS3J	mPower 3" red/blue LED stud mount MSRP \$219 / Less 50% MSRP \$25 / Less 50%	109.5000	Y	657.00
3.00	LBAR03422	/ ENFWB0004N	Interior LB Split Dual Color R/W B/W 2018+ Ford Exped MSRP \$2108 / Less 50%	1,054.0000	Y	3,162.00
3.00	CONS00744	/ CC-MC-18	18" Console (7" slope front/11" level rear).	410.9000	Y	1,232.70

Quotation continued on next page ...



Quotation

Date Jul 10, 2023	Page 4
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Arizona Emergency Products

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
TR, 202 Ford Expedition Patrol		SHO10603	TR1P	Jul 10, 2023		NET30

Year	Make	Model	Color	State Contract #
2024	Ford	Expedition		CTR049796

Qty. Ord.	Item / Vendor Part Number		Description	Unit Price	Tax	Extended Price
3.00	COMP01703	/ CM-F15-SL-LED	MSRP \$587.00 / Less 30% Passenger Side Computer Mounting System. 2015 + F-150	510.3000	Y	1,530.90
3.00	COMP00117	/ 7160-0250	MSRP \$729 / Less 30% GAMBER-JOHNSON NOTEPAD V UNIVERSAL COMPUTER CRADLE PL 2013-05-15	346.5000	Y	1,039.50
3.00	SIRE00535	/ ETSA481RSR	MSRP \$495 / Less 30% nEnergy 400 Remote Siren, 100 Watt, Knob Control	598.0000	Y	1,794.00
3.00	FACE00781	/ FP-FPI-SO380R	MSRP \$1196/ Less 50% Troy faceplate for SoundOff CONTROL PANEL WITH KNOB SIREN CO	0.0000	N	0.00
3.00	INST05470	/ SS0002	Included with console Safe Stop Module, Hard wire, '13 Interceptor Sedan/SUV MSRP \$211 / Less 20%	168.8000	Y	506.40

Quotation continued on next page ...



Quotation

Date Jul 10, 2023	Page 5
Order Number QTE0035771	

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
TR, 202 Ford Expedition Patrol		SHO10603	TR1P	Jul 10, 2023		NET30

Year	Make	Model	Color	State Contract #
2024	Ford	Expedition		CTR049796

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
3.00	COMP01813 / GE1963-4563	Lind 120w power supply for GETAC docking station Open Market	145.0000	Y	435.00
6.00	CONS01276 / MMBP-25	Magnetic Microphone Mount BP Open Market	34.9500	Y	209.70
6.00	VACC01625 / AC-MIC-Z-FPI	Mic Clip with Slotted L Bracket and Clip MSRP \$33 / Less 30%	23.1000	Y	138.60
3.00	FACE00376 / FP-AP12-3	2" plate w/ 3 DC outlet holes. Included with console	0.0000	N	0.00
6.00	FACE00472 / L3-AP1SET	DC outlet plug with black captured cap. PL 2012-01-01 MSRP \$15 / Less 30%	10.5000	Y	63.00
3.00	BATT00456 / USBR12V	ROUND FLUSH MOUNT 2 PORT USB 1.14" (2.1A/1A) Open Market	15.0000	Y	45.00

Quotation continued on next page ...



Quotation

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Reference TR, 202 Ford Expediton Patrol	PO Number	Customer No. SHO10603	Salesperson TR1P	Order Date Jul 10, 2023	Ship Via	Terms NET30
Year 2024	Make Ford	Model Expedition	Color	State Contract # CTR049796		

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
3.00	CONS00720 / AC-INBHG	Internal Beverage Holder w/Rubber Pieces Priced with MSRP \$64.00 / Less 30%	44.8000	Y	134.40
3.00	INST01301 / ASMTL-00332	Power supply mounting bracket Open Market	11.9500	Y	35.85
3.00	FACE00386 / FP-BLNK1	One (1) Inch Blank Faceplate Include with console	0.0000	N	0.00
3.00	FACE00388 / FP-BLNK2	Two (2) Inch Blank Face Plate. Included with console	0.0000	N	0.00
3.00	CONS01733 / AC-TB-ARMMNT-X	Troy Console mounted height adjustable arm rest w/ large MSRP \$224 / Less 30%	156.8000	Y	470.40
3.00	FACE00701 / FP-BC350	3" FACEPLATE FOR BEARCAT BC350 SCANNER Included with console	0.0000	N	0.00
Quotation continued on next page ...					



Quotation

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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
TR, 202 Ford Expedition Patrol		SHO10603	TR1P	Jul 10, 2023		NET30

Year	Make	Model	Color	State Contract #
2024	Ford	Expedition		CTR049796

Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
3.00	FACE00709 / FP-TAITEM8200(D)	Troy face plate for Tait 8200 radio Included with console	0.0000	N	0.00
3.00	FLGH00117 / 75812	Stinger DS Model C4 LED Flashlight w/ DC charger Open Market	130.0000	Y	390.00
3.00	GUNM00346 / GK10301S1U	D T-RAIL MOUNT 1 SM 1 UNIV PB 2012-02-01 MSRP \$509.00 / Less 10% ** Prisoner Containment Area **	458.1000	Y	1,374.30
3.00	PRIS02270 / PK1156EPD18	10XL Coated Poly Partition MSRP \$1039 / Less 10%	935.1000	Y	2,805.30
3.00	PRIS01908 / WK0514EPD18	Window Barriers, Vert. Steel, 18+ Ford Expedition MSRP \$329 / Less 10%	296.1000	Y	888.30
3.00	PRIS01909 / DK0598EPD18	Door Panels, VS Aluminum, 18+ Ford Expedition	206.1000	Y	618.30

Quotation continued on next page ...



Quotation

Date Jul 10, 2023	Page 8
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Reference	PO Number	Customer No.	Salesperson	Order Date	Ship Via	Terms
TR, 202 Ford Expedition Patrol		SHO10603	TR1P	Jul 10, 2023		NET30

Year	Make	Model	Color	State Contract #
2024	Ford	Expedition		CTR049796

Qty. Ord.	Item / Vendor Part Number		Description	Unit Price	Tax	Extended Price
			MSRP \$229 / Less 10%			
3.00	DOME00023	/ ECVDMLTST4	Universal LED Interior Dome Light, (24) Bright White LED's,	26.5000	Y	79.50
			MSRP \$53 / Less 50%			
3.00	PRIS02058	/ TP-EXP18-RL	Rear Partition w/ Poly window & Sq. hole Side	620.9000	Y	1,862.70
			MSRP \$887 / Less 30%			
			** Rear of Vehicle **			
3.00	LBAR03730	/ ENFWB00FRV	nForce Rear Interior Light Bar with Traffic Advisor / RA-BA	818.0000	Y	2,454.00
			MSRP \$1636 / Less 50%			
3.00	FLAS00022	/ ETFBSSN-P	Sound Off backflash module. Ford	51.0000	Y	153.00
			MSRP \$105 / Less 50%			
6.00	LEDS03657	/ ELUC3H010E	5 wire independent control UC Universal LED Insert B/W	98.5000	Y	591.00
			MSRP \$197 / Less 50%			

Quotation continued on next page ...					



Quotation

Date Jul 10, 2023	Page 9
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Reference TR, 202 Ford Expedition Patrol	PO Number	Customer No. SHO10603	Salesperson TR1P	Order Date Jul 10, 2023	Ship Via	Terms NET30
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Year 2024	Make Ford	Model Expedition	Color	State Contract # CTR049796
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Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
3.00	BKRT00145 / SOSMPLTLPBRKT	Patrol Power Sound Off Signal MPower light License Plate Brk MSRP \$54 / Less 40%	32.4000	Y	97.20
3.00	BKRT00146 / SOSMPLTLPBRKT	P Power Sound Off Signal MPower light License Plate Add-on MSRP \$16 / Less 40%	9.6000	Y	28.80
6.00	LEDS03382 / EMPS2STS2R	mPower Fascia LED, Stud mount, 6-LED, Red MSRP \$209/ Less 50%	104.5000	Y	627.00
6.00	LEDS03381 / EMPS2STS2B	mPower Fascia LED, Stud Mount, 6-LED, Blue MSRP \$209/ Less 50%	104.5000	Y	627.00
3.00	LEDS03907 / Amak Pods LED	Amak 4 Pods LED Rock Light Kit for Jeep ATV SUV Offroad Car Open Market	47.4900	Y	142.47
3.00	VACC00304 / 73314	SPST On-Off Illuminated Round Hole Rocker, Amber, DC Rated Only	9.9500	Y	29.85

Quotation continued on next page ...



Quotation

Date Jul 10, 2023	Page 10
Order Number QTE0035771	

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Year 2024	Make Ford	Model Expedition	Color	State Contract # CTR049796
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Qty. Ord.	Item / Vendor Part Number		Description	Unit Price	Tax	Extended Price
			Open Market			
3.00	BKRT00150	/ AC-CP-EXP18-T-M	Ford Expedition MAX Cargo Mnt Bracket	597.1000	Y	1,791.30
			MSRP \$853 / Less 30%			
3.00	VACC02611	/ CP-483512-PB	48" W x 35" L x 12" H w/PB lock, 2 DL locking handles. Carpe	1,840.0000	Y	5,520.00
			MSRP \$2,572 / Less 30%			
			** Antenna / Coax Cable **			
6.00	ANTE00364	/ NMOKHFUDFME*	Twenty-Five (25) Foot Radio Coax Cable Kit with FME	31.0000	Y	186.00
			Open Market			
6.00	ANTE00059	/ NMO150/450/800	Larsen Tri band VHF/UHF/800-940 black roof mount ant.	39.4500	Y	236.70
			Open Market			
6.00	ANTE00056	/ NMOCAPB	LARSEN BLACK PLASTIC RAIN CAP FOR NMO MOUNT	7.0000	Y	42.00

Quotation continued on next page ...



Quotation

Date Jul 10, 2023	Page 11
Order Number QTE0035771	

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Year 2024	Make Ford	Model Expedition	Color	State Contract # CTR049796
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Qty. Ord.	Item / Vendor Part Number	Description	Unit Price	Tax	Extended Price
		** Installation - Shop Supplies - Shipping **			
195.00	LABO90060 / LABOR	AEP EVT Certified Installation / 62.5 hours per vehicle	85.0000	N	16,575.00
3.00	INST05440 / AEP-Misc	AEP Shop Supplies (\$125.00 per vehicle)	125.0000	Y	375.00
		Shipping (\$700.00 per vehicle)		N	2,100.00
3.00	RADI00938 / BC355N	Uniden Bearcat BC355N Analog LCD Mobile Police Scanner	155.0000	Y	465.00

Thank you for the opportunity to earn your business

Terms & Conditions:

- **ESTIMATES VALID FOR 30 DAYS**
- Orders will be invoiced upon notification of completion
- Returns subject to 25% restocking fee. No returns on special order items.
- Credit Card payments accepted for payments of orders/invoicing totaling \$10,000 or less only.

SIGNATURE (not required if PO/contract is issued) _____

Parts	44,071.71
Labor / Services	16,575.00
Trans / Trip / Fee	0.00
Shipping	2,100.00
Order Discount	0.00
Subtotal	62,746.71
Total sales tax	3,790.17
Total order	66,536.88

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Acceptance of Water Storage Tank 8B Construction, City of Show Low Project No. W-2222 (Bill Kopp)

RECOMMENDATION

I **MOVE** to accept the construction of Tank 8B, City of Show Low Project No. W-2222, release the retainage, and initiate the warranty period.

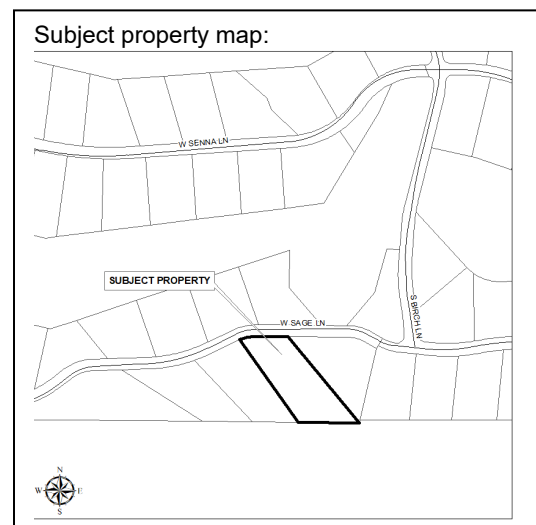
BACKGROUND

The City's fiscal year 2022 Capital Improvement Plan budget included funding for the design and construction of a one-million-gallon water storage tank. This water tank is located adjacent to our existing tank 8A on Sage Lane in the Torreon subdivision.

At the March 3, 2022 meeting, Show Low City Council awarded the construction contract to Paso Robles Tank, Inc. in an amount not-to-exceed \$1,549,350.00. Also, at the November 11, 2022 meeting, City Council awarded a scope revision to add the painting of tank 8A to the project. This was an amount not to exceed \$37,334.09, which brought the total not-to-exceed amount to \$1,586,684.09.

The project is now complete. Staff recommends accepting the construction of Tank 8B, City of Show Low Project No. W-2222, releasing the retainage, and initiating the warranty period.

Attachments:
None



FISCAL IMPACT

Anticipated cost: \$1,586,684.09

Funding source: Water Storage Tank 1 million Gallon (43-760-180-1620-0000/7602101)



W FALLING LEAF RD

S SNOWBERRY LP

W SNOWBERRY LP

W SENNA LN

G RCH LN

SUBJECT PROPERTY

W SAGE LN



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Acceptance of Final Reports and Maps for Jaques Dam Spillway Study, City of Show Low Project G-2222 (Bill Kopp)

RECOMMENDATION

I **MOVE** to accept the final maps and reports for the Jaques Dam Spillway Study by JE Fuller Hydrology & Geomorphology, Inc., City of Show Low Project G-2222.

BACKGROUND

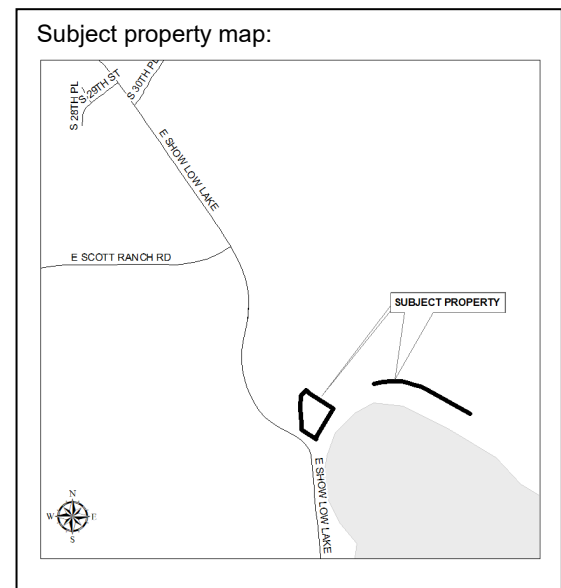
At its June 15, 2021, meeting, the City Council accepted a grant award from the Federal Emergency Management Agency (FEMA) and the Arizona Department of Water Resources (ADWR) to secure a federal grant for a study to determine the scope for upgrades to the spillway at Jaques Dam at Show Low Lake. The grant provided funding for updating the hydrologic model, analysis and alternatives study for the spillway, and a Floodplain Management Plan. The grant amount is \$126,600.00, and it is 100% funded by ADWR and FEMA.

Council approved a Professional Services Contract, scope of services, and fee proposal from JE Fuller Hydrology & Geomorphology, Inc. JE Fuller was selected as the consultant on this project because they are considered a leading consulting firm specializing in this type of work. They are also based in Arizona and are experts in our local hydrology.

The study included performing an up-to-date hydrology study using Probable Maximum Flood (PMF) data per current ADWR Standards. The first report analyzed the existing spillway using the PMF to determine its capacity. The second report provided conceptual alternatives for the spillway. The work product also included a third report that provided a Floodplain Management Plan for Show Low Creek from Jaques Dam through downtown Show Low.

Staff recommends accepting the final maps and reports for the Jaques Dam Spillway Study by JE Fuller Hydrology & Geomorphology, Inc.

Attachments:
None



FISCAL IMPACT

Anticipated cost: \$126,600.00

Funding source: Jaques Dam at Show Low Lake Study Grant (43-760-495-7300-2201)



SUBJECT PROPERTY

E SCOTT RANCH RD

E SHOW LOW LAKE

E SHOW LOW LAKE

EAST ELK SPRINGS



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Acceptance of City Hall Roof Construction, City of Show Low Project No. FM-5623 (Bill Kopp)

RECOMMENDATION

I **MOVE** to accept the construction of the Show Low City Hall Roof Replacement, City of Show Low Project No. FM-5623, by KGJ Roofing, release the retainage and initiate the warranty period.

BACKGROUND

Show Low City Hall was renovated in 2011. One of the elements of this work was the installation of a spray foam roof system. This roof came with a 10-year warranty which is now expired. Over the past year, leaks have begun to appear. The scope of work for this project included installing approximately 10,750 square feet of new membrane 60-mil TPO roofing with mechanical fastener over existing spray foam roofing. The work also included installing ice and water barrier under all new roofing, removing, and replacing all pipe jacks, condensate drain lines, drip edge, scuppers, remove and re-set parapet cap, detach, reset and re-seal air handlers, and repair cracks using elastomeric roof coating. The work also included inspecting the existing metal roof, replacing screws as necessary, and sealing all pipe jacks and penetrations.

At the May 16, 2023, meeting, City Council awarded the contract for this work to KGJ Roofing in an amount not to exceed \$91,465.09. The project is complete. The roof carries a 20-year warranty.

Staff recommends accepting the construction of the Show Low City Hall Roof Replacement, City of Show Low Project No. FM-5623, by KGJ Roofing, releasing the retainage and initiating the warranty period.

Attachments:

None

FISCAL IMPACT

Anticipated cost: \$91,465.09

Funding source (account no.): 11-445-495-7310-2438/4452438 (Replace Roof at City Hall)

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Acceptance of City Park Restroom, City of Show Low Project No. FM-1922A (Bill Kopp)

RECOMMENDATION

I **MOVE** to accept the construction of the Show Low Public Restroom, City of Show Low Project No. FM-1922A, release the retainage and initiate the warranty period.

BACKGROUND

The City of Show Low applied for and was awarded a grant from the Community Development Block Grant program to rebuild public restrooms so they meet Americans with Disabilities Act (ADA) requirements. This project included removing and reconstructing the existing restroom at City Park, which is located near the volleyball courts. The scope of work was for constructing a restroom facility that will include three ADA-accessible restrooms in a single building. There is one men's restroom with two stalls, one water closet, and one urinal, one women's restroom with two water closet stalls, and a family restroom with a single water closet and ADA adult changing station.

At the October 18, 2022 meeting, City Council awarded the contract for the project to LD&B LLC in an amount not to exceed \$118,000.00. The work is now complete.

Staff recommends accepting the construction of the Show Low Public Restroom, City of Show Low Project No. FM-1922A, releasing the retainage and initiating the warranty period.

Attachments:
None

FISCAL IMPACT

Anticipated cost: \$118,000.00

Funding source (account no.): City Park Restroom – CDBG (22-610-495-7310-2339/6102339)

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JUNE 20, 2023, AT 7:00 P.M. 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 7:01 p.m.

2. Roll Call.

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

COUNCIL MEMBERS ABSENT: Councilman Adams and Councilman Allsop.

STAFF MEMBERS PRESENT: Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Greg Westover, Police Commander; Bill Kopp, Public Works Director; Jay Brimhall, Community Services Director; Cari Bilbie, Finance Manager; Grace Payne, Communications Manager; and Kathy Clements, Assistant City Clerk.

GUESTS: Brian Martin, Riala Leech, Sandy Morgan, and others.

3. Invocation.

Councilman Judd gave the invocation.

4. Pledge of Allegiance.

Councilman Clark 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. **CONSENT CALENDAR:**

- A. Consideration of Resolution No. R2023-12 Adopting an Annual Policy and Prescribing Procedures for Purchasing from the Mayor and Any Member of the Council. (Morgan Brown)
- B. Consideration of Renewal of Agreement with White Mountain Meals on Wheels for Managing the Turn of a Card Community Center for Fiscal Year 2023-24. (Jay Brimhall)
- C. Consideration of Renewal of Agreement with Show Low Historical Society for Fiscal Year 2023-24. (Jay Brimhall)
- D. Consideration of Renewal of Agreement with Show Low Main Street for Fiscal Year 2023-24. (Jay Brimhall)
- E. Consideration of Renewal of Agreement with Show Low Chamber of Commerce for Fiscal Year 2023-24. (Grace Payne)
- F. Consideration of Approval of Annual Purchase Orders for Fiscal Year 2024. (Justin Johnson)
- G. Consideration of Adoption of Resolution No. R2023-13 Designating the Chief Fiscal Officer for City of Show Low and Authorization to Submit the Current Fiscal Year's Annual Expenditure Limitation Report. (Justin Johnson)
- H. Consideration of Resolution No. R2023-15 Approving an Amended Collection Agreement with Arizona Game and Fish Department. (Anna Atencio)
- I. Consideration of Agreement to Reimburse Costs Associated with Airport Hangar Infrastructure Improvements at Show Low Regional Airport with Big Dog Development, LLC. (Bill Kopp/Anna Atencio)
- J. Consideration of Acceptance of Construction for Police Evidence Building, City of Show Low Project No. FM-2322 (Bill Kopp)
- K. Consideration of Minutes of Show Low City Council meetings:
(1) Regular Meeting of June 6, 2023.

Vice Mayor Kakavas pulled item 6-H (Consideration of Resolution No. R2023-15 Approving an Amended Collection Agreement with Arizona Game and Fish Department) from the agenda for further discussion.

COUNCILMAN CLARK MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED EXCEPT FOR ITEM 6-H, CONSIDERATION OF RESOLUTION NO. R2023-15 APPROVING AN AMENDED COLLECTION AGREEMENT WITH ARIZONA GAME AND FISH DEPARTMENT; SECONDED BY COUNCILMAN JUDD; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS CLARK, HATCH, AND JUDD VOTING IN FAVOR.

Vice Mayor Kakavas asked the City Attorney to explain Resolution No. R2023-15 to the community. Attorney Atencio said that the Collections Agreement was an agreement between the City of Show Low and Arizona Game and Fish regarding improvements to the American with Disabilities Ramp at Show Low Lake, in which Arizona Game and Fish would pay 75% of the costs and the City of Show Low would pay 25% of the costs. The original agreement was brought before the Council and approved on March 21, 2023, and had a set price of \$217,891.50. Arizona Game and Fish asked to modify the original agreement to allow for contingencies which increased the Collection Agreement amount to \$250,000.00. The cost-sharing percentages remained the same. Because the agreement was amended, it was brought back to Council for consideration.

VICE MAYOR KAKAVAS MOVED TO APPROVE ITEM 6-H, CONSIDERATION OF RESOLUTION NO. R2023-15 APPROVING AN AMENDED COLLECTION AGREEMENT WITH ARIZONA GAME AND FISH DEPARTMENT; SECONDED BY COUNCILMAN HATCH; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS CLARK, HATCH, AND JUDD VOTING IN FAVOR.

7. NEW BUSINESS:

- A. Consideration of Application Submitted by Denise Wiseman Stow on Behalf of Show Low Main Street for Special Event Liquor License for Battle of the Bands & Food Vans at Frontier Fields (Rachael Hall)

Ms. Clements said Denise Wiseman Stow, representing Show Low Main Street, submitted an application for a special event liquor license for the Battle of the Bands & Food Vans at Frontier Fields, scheduled for September 2. This event was sponsored by Show Low Main Street and would start at 12:00 p.m. and end by 10:00 p.m.

Ms. Clements said the license would allow Show Low Main Street to sell beer and wine during the event. Event participants would enter and leave Frontier Fields through one entrance. An existing six-foot chain-link fence surrounded the entire area.

Ms. Clements said that alcohol would be sold in the blue area marked "Beer Wine" on the map provided with the application and participants would be allowed to consume the alcohol throughout the fields. Additional security personnel would be stationed at the main Frontier Fields entrance/exit and at the entrance/exit to the beer garden. In addition, they would patrol and monitor the fields to ensure that no alcohol was brought in or left the premises and that there was no underage consumption. Security would be provided by the Navajo County Sheriff's Auxiliary.

The Show Low Police Department performed a background check on the applicant and found nothing that would preclude approval of this special event liquor license. The application and action taken by the Council would be forwarded to the Department of Liquor Licenses and Control. Unlike regular liquor licenses, the Council's decision was final for such an application.

COUNCILMAN HATCH MOVED TO APPROVE THE APPLICATION SUBMITTED BY DENISE WISEMAN STOW FOR A SPECIAL EVENT LIQUOR LICENSE FOR THE BATTLE OF THE BANDS & FOOD VANS ON SEPTEMBER 2, 2023, AT FRONTIER FIELDS; SECONDED BY VICE MAYOR KAKAVAS; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

B. PUBLIC HEARING Regarding Final Budget for Fiscal Year Ending June 30, 2024, and Proposed Secondary Property Tax Levy. (Justin Johnson)

Mr. Johnson said that on June 6, 2023, the City Council adopted Resolution No. R2023-11 approving the tentative budget for fiscal year 2024 in the amount of \$135,198,892. As required by state statute, the tentative budget was published twice in the local newspaper, and a public hearing would be held tonight. The final budget was identical to the adopted tentative budget and represented all the information presented to the Council to date.

Mr. Johnson said that following a public hearing on this budget and the proposed secondary tax levy, the Council would be asked to approve this budget as the final budget for the City of Show Low for the fiscal year ending June 30, 2024. The budget reflected the Council's stated goals and priorities.

Mr. Johnson said that in comparing the budget to actual expenditures, actual expenditures were generally less than budgeted. The trend showed that staff did a good job underspending the budget.

Mr. Johnson reviewed the final budget and said the presentation would be attached to the minutes.

Mr. Johnson said the street light improvement district property tax levy would be \$225,000. The citywide levy paid for utility costs associated with street and park lights. There was a General Fund subsidy of \$15,000 to cover unexpected utility rate increases. The tax rate would be \$0.1401 per \$100 of assessed valuation, which was unchanged since fiscal year 2016.

Mr. Johnson said the Council was being asked to approve Resolution No. R2023-14 to adopt the final budget for fiscal year 2024 after holding a public hearing on the final budget and the property tax levy (which would be considered by the Council at the July 18 meeting).

Mayor Leech opened the matter to a public hearing.

There being no input, Mayor Leech closed the public hearing.

- C. Consideration of Resolution No. R2023-14 Adopting the Final Budget for Fiscal Year Ending June 30, 2024. (Justin Johnson)

VICE MAYOR KAKAVAS MOVED TO ADOPT RESOLUTION NO. R2023-14 ADOPTING THE FINAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2024, IN THE AMOUNT OF \$135,198,892; SECONDED BY COUNCILMAN HATCH; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS CLARK, HATCH, AND JUDD VOTING IN FAVOR.

The Show Low City Council recessed into a Special Meeting of the Show Low Bluff Community Facilities District Board at 7:19 p.m. The Show Low City Council reconvened at 7:24 p.m.

8. **SUMMARY OF CURRENT EVENTS:**

- A. Council Members

None.

- B. Mayor

Mayor Leech thanked everyone for their thoughts and prayers on his recovery.

- a. City Manager

Mr. Brown welcomed Commander Westover back, who recently returned from attending the National FBI Academy.

Mr. Brown said that currently, there were no fire restrictions in place. The situation was being carefully monitored, and fire restrictions could be implemented in the next couple of weeks.

Mr. Brown said there would be a ribbon-cutting ceremony for the Frontier Field Splash Pad on Friday, June 23, at 11:00 a.m. and invited everyone to attend.

Mr. Brown said the recreation department was accepting registration for the Mini Mud Run for kids ages 2 to 10. The event would take place on July 15 at the City Park Senior Field. The cost to register was \$15.00 per participant or \$23.00 per participant with a special event t-shirt; the day of registration fee would increase to \$25.00 per participant, and space was limited.

Mr. Brown said Show Low Main Street's weekly Saturday farmers' market and art walk continued from 9:00 a.m. to 1:00 p.m. at Festival Marketplace along Cooley through September.

Mr. Brown said the City's Fourth of July festivities on Tuesday, July 4, would begin with the parade at 9:00 a.m. along the Deuce of Clubs. The wet zone would take place immediately following the parade at Frontier Fields, 600 North 9th Place. Then at 3:00 p.m., the gates would open at the Show Low High School football stadium complex, 500 West Old Linden Road, for the FreedomFest, with music, food vendors, and kids' activities. The fireworks display would begin at 9:00 p.m., weather permitting. Information about traffic detours and a list of events was posted on the website.

Mr. Brown said applications for the Fourth of July parade were still being accepted and were available at the aquatic center and on the City's website.

Mr. Brown said that in public works projects, night work continued on the Show Low Lake Road intersection, the concrete curb was complete, and crews would be paving the left turn lane in the next week. All utilities were relocated for the replacement of the East Hall and 11th Street bridge. The bridge foundations were scheduled to be set on Monday and the bridge pieces were scheduled to arrive on Wednesday. Slurry seal was scheduled to begin on June 26. The West McNeil roadway improvements would be complete by June 30th, and asphalt removal would begin next week on East McNeil. As always, the City appreciated the citizens' patience as improvements were made around the City.

9. **SCHEDULING OF MEETINGS:**

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

Mr. Brown said that since City Council does not meet on the first Tuesday in July, the next Council meeting would be held on Tuesday, July 18.

12. **ADJOURNMENT.**

There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL OF JUNE 20, 2023, AT 7:50 p.m.**

ATTEST:

APPROVED:

Rachael Hall, City Clerk

John Leech, Jr., Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the **REGULAR MEETING** of the City Council of Show Low held on June 20, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Rachael Hall, City Clerk

City of Show Low, AZ

FY2024 Final Budget
\$135,198,892

June 20, 2023



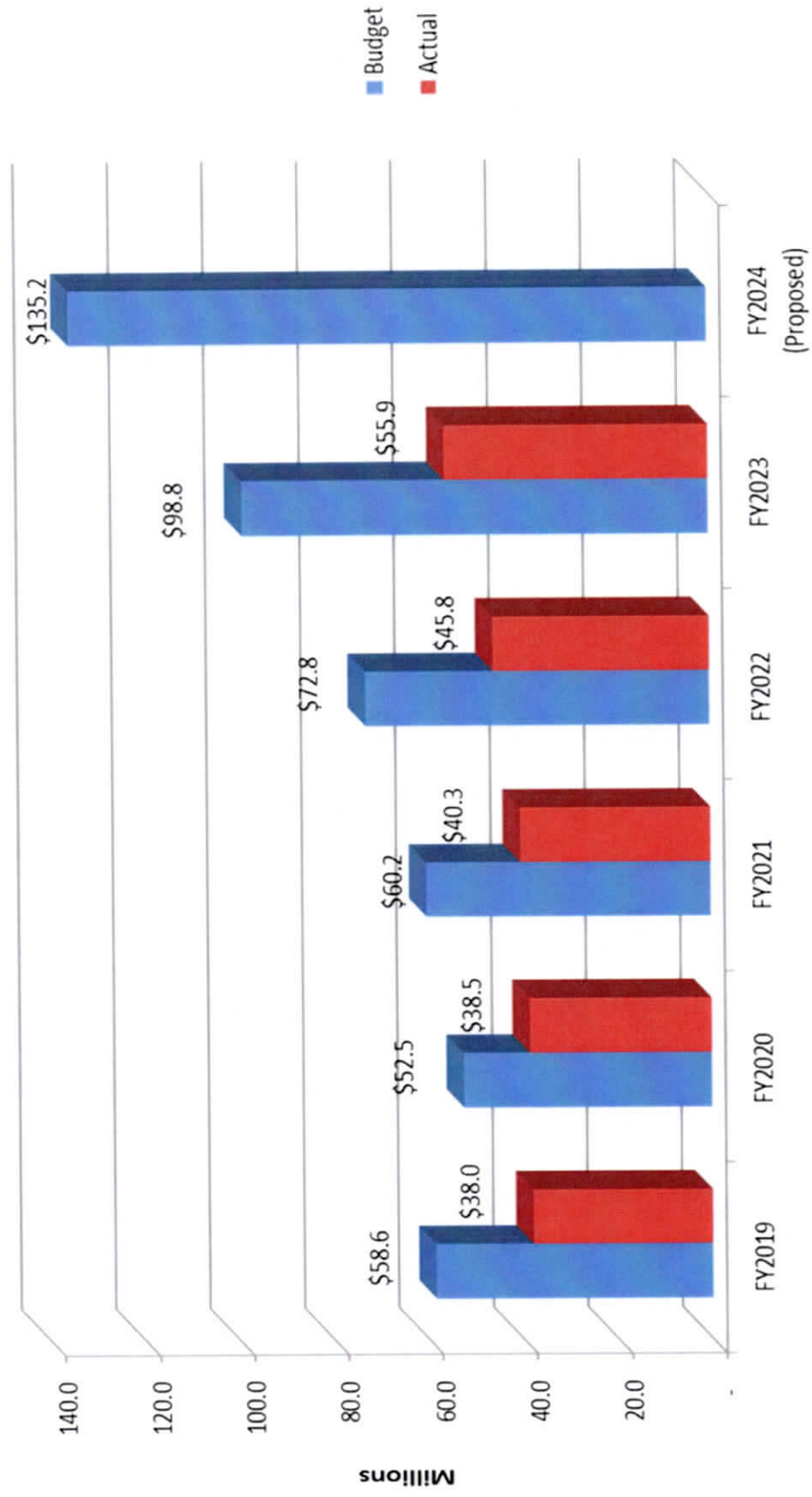
Budget – Public Process

- January 17 – Council study session
- January 19 – Budget town hall
- April 4 – Recommended budget overview
- April 6 – Town hall/Budget study session
- May 16 – DRAFT Tentative Budget Review
- June 6 – Tentative Budget Adoption
(Resolution # R2023-11 - \$135,198,892)
- **June 20 – Final Budget Adoption
(Resolution # R2023-13 - \$135,198,892)**
- July 18 – Adopt Secondary Tax Rate

Council Goals and Priorities

- Preserve/Maintain Infrastructure
- Quality of Life
- Community/Economic Development
- Organization

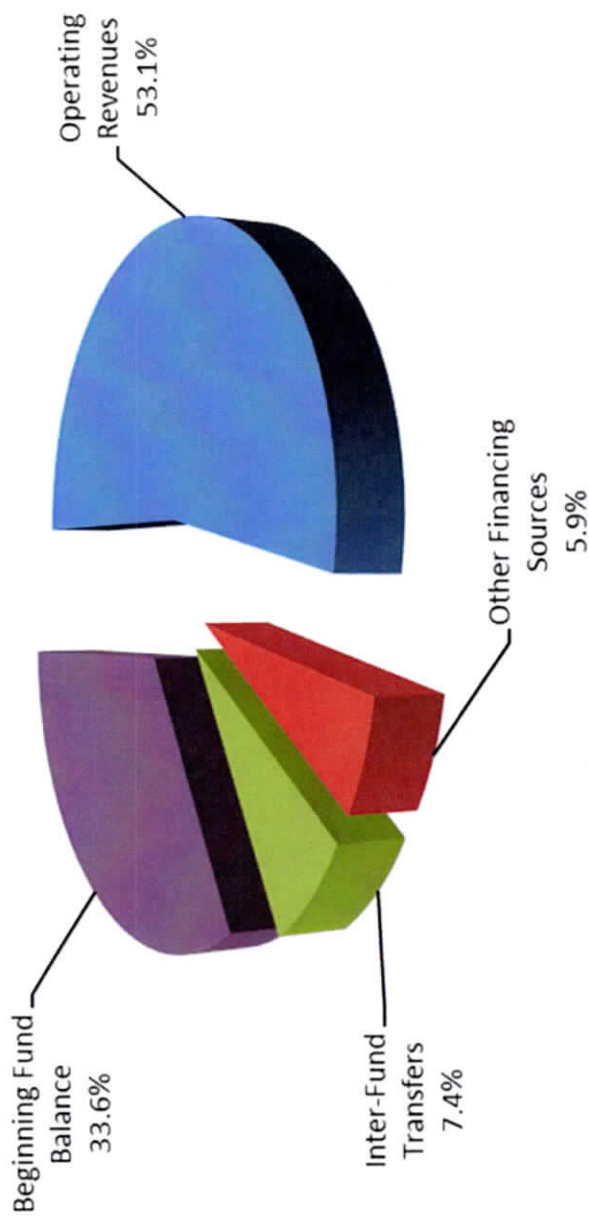
Adopted Budget vs Actual Comparison



“Where does the money come from?”

Revenues

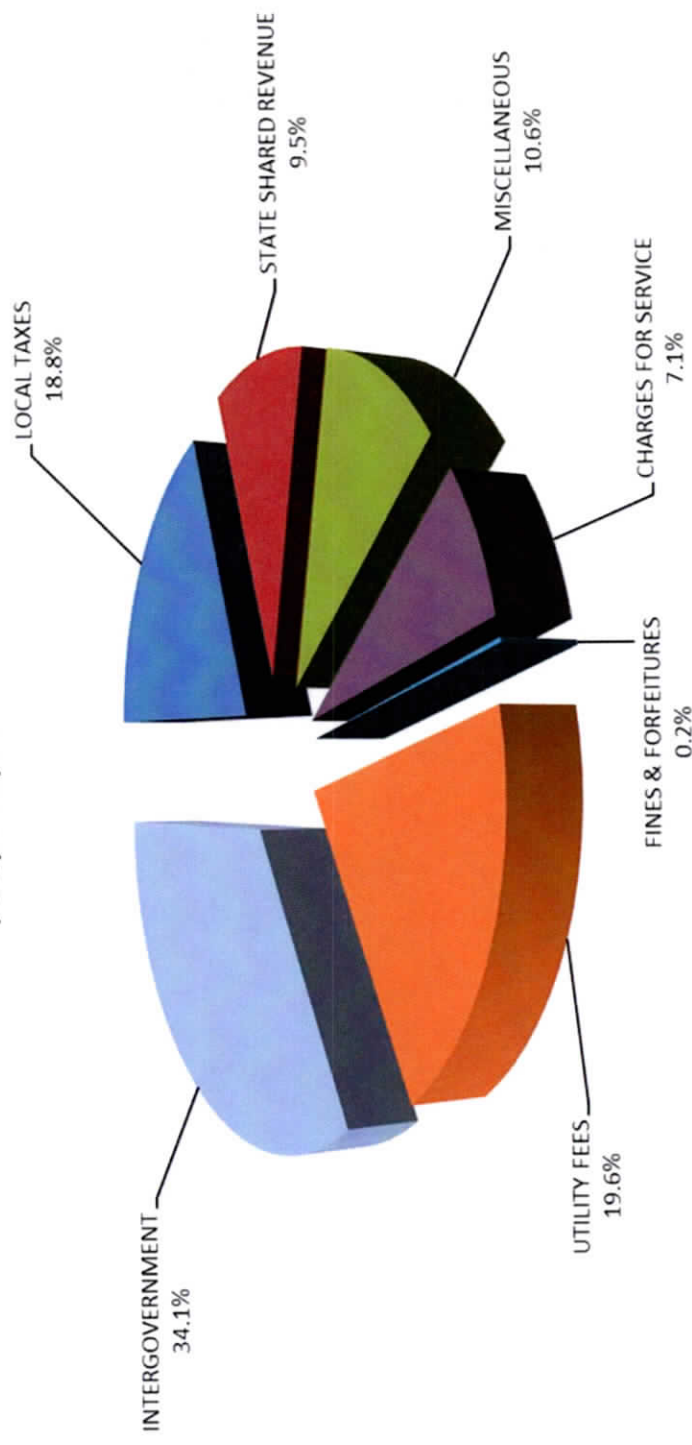
City of Show Low
FY 2024 - All Funds/Sources
\$151,581,452



“Where does the money come from?”

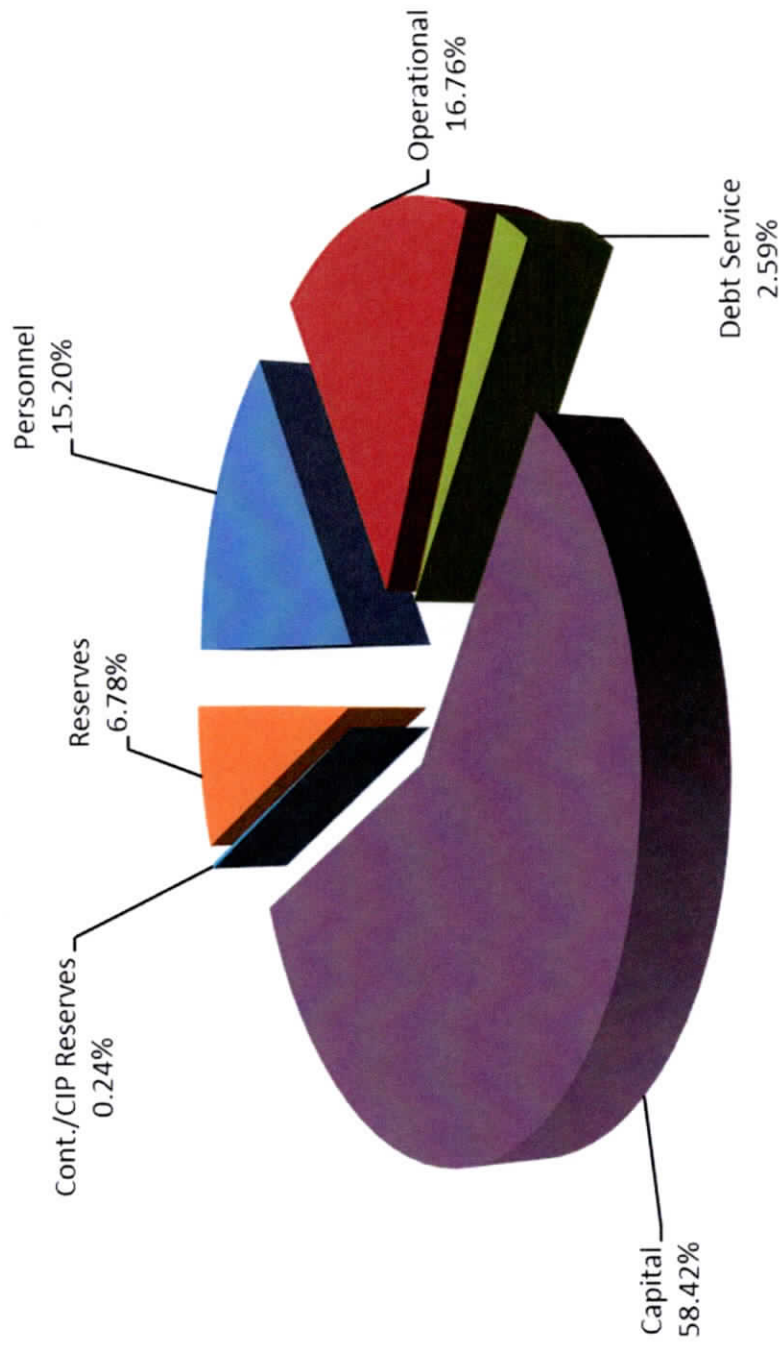
Operating Revenues

FY 2024 - Budget
\$80,443,585



“Where does the money go?”

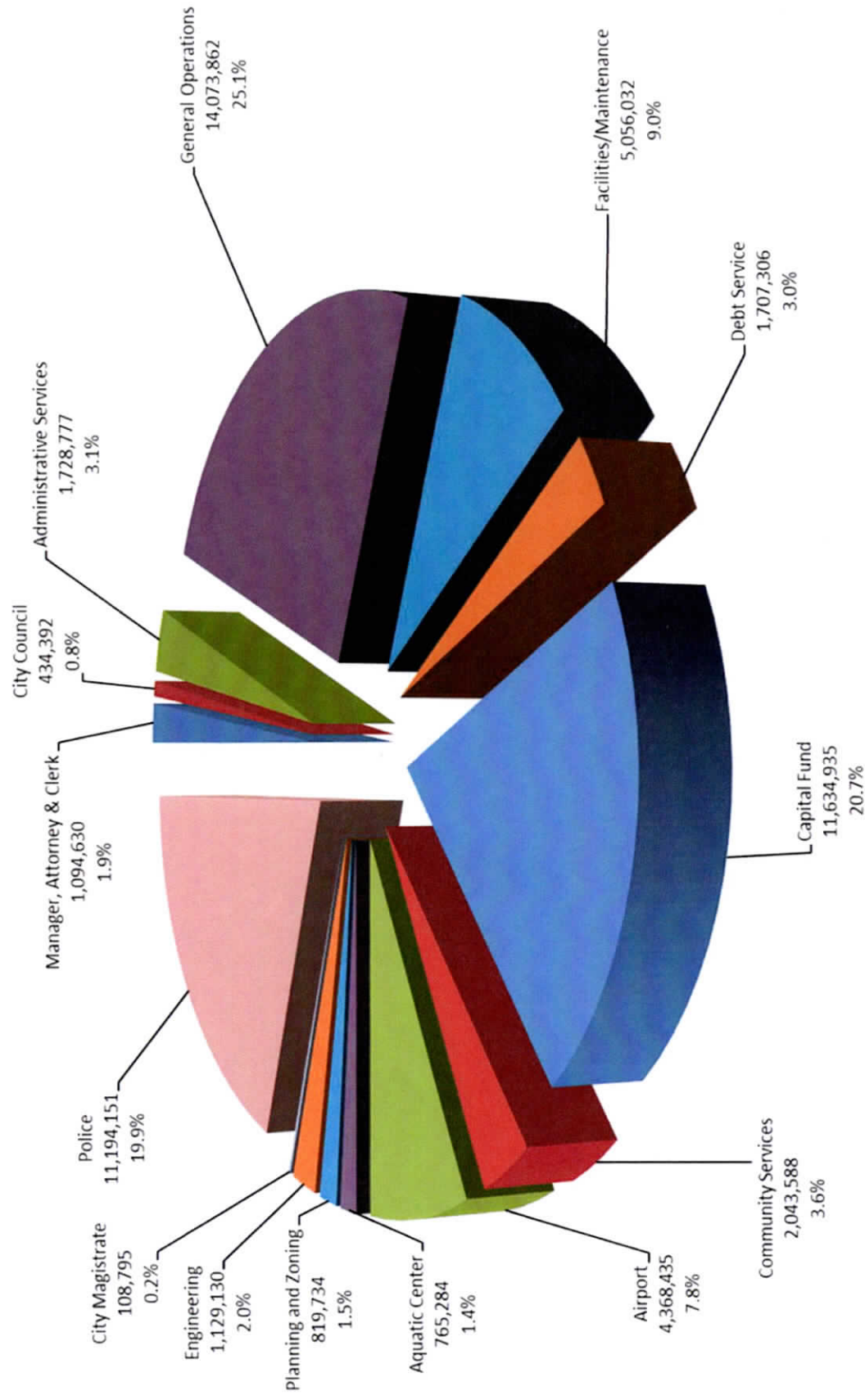
Expenditures by Type



- Excluding unanticipated and transfers

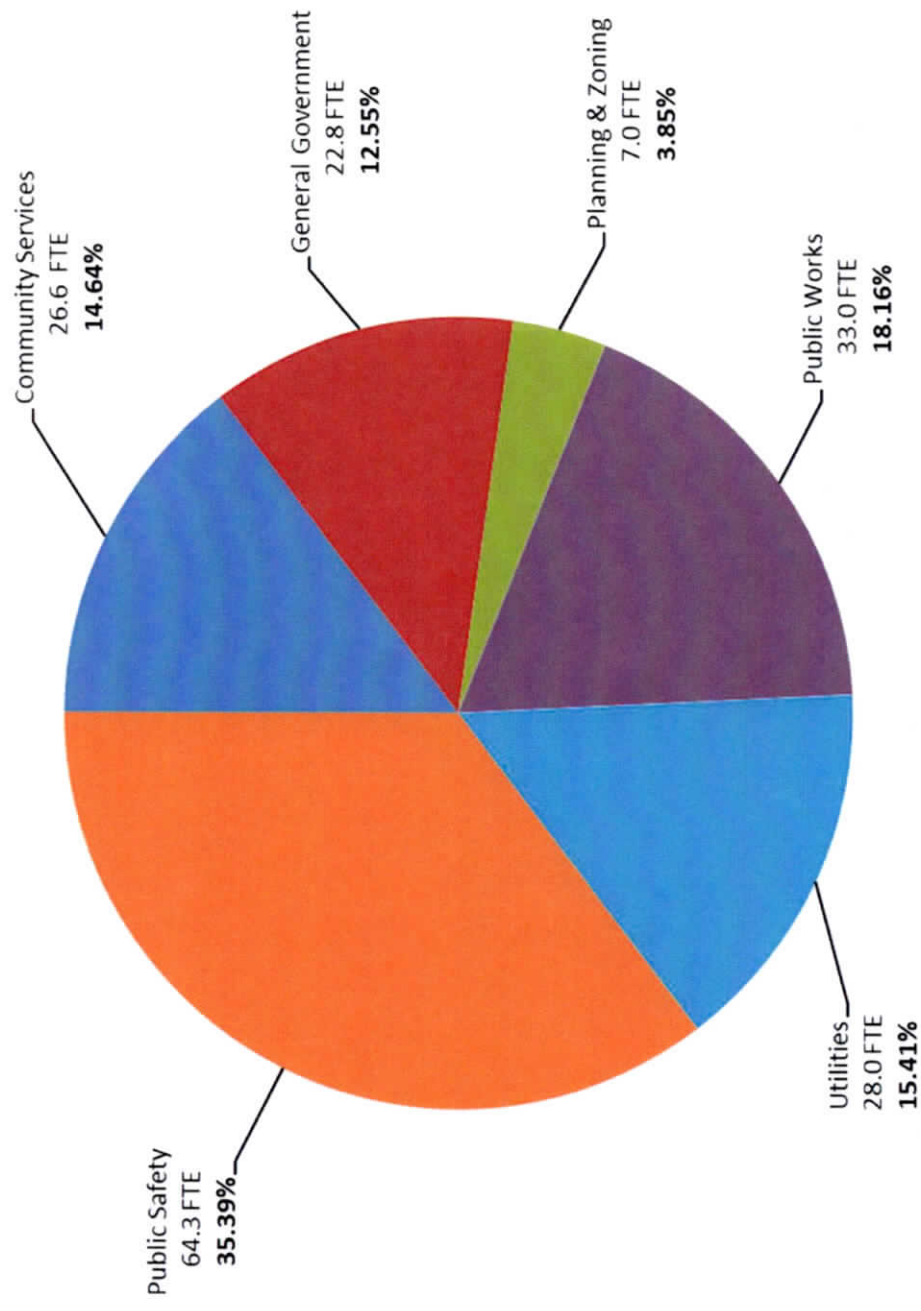
“Where does the money go?”

General Fund



Personnel by Service Area

181.7 FTE's

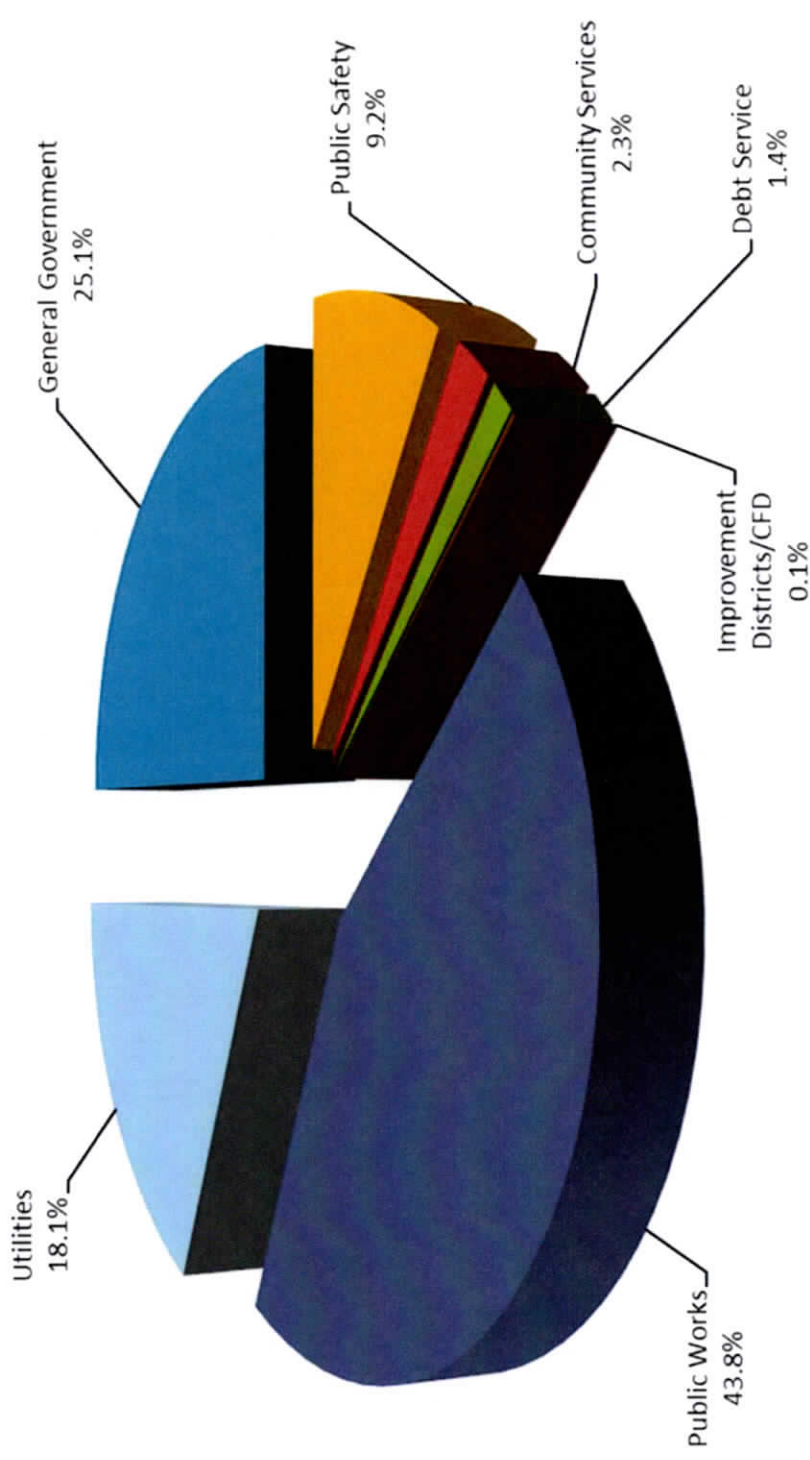


Capital/Contingencies - \$72.4 Million

General Operations	\$	7,536,325
Community Services	\$	352,500
Administrative Services	\$	143,000
Police	\$	2,248,871
Streets/Engineering	\$	39,741,464
Public Transportation	\$	99,935
Parks/Facilities Maintenance	\$	5,442,327
Airport	\$	2,821,935
Wastewater	\$	9,191,880
Water	\$	4,524,096
Council Contingencies	\$	300,000
	\$	<u>72,402,333</u>

“Where does the money go?”

- expenditures by service area



- Excluding self-insured medical, unanticipated and transfers

Street Light Improvement District

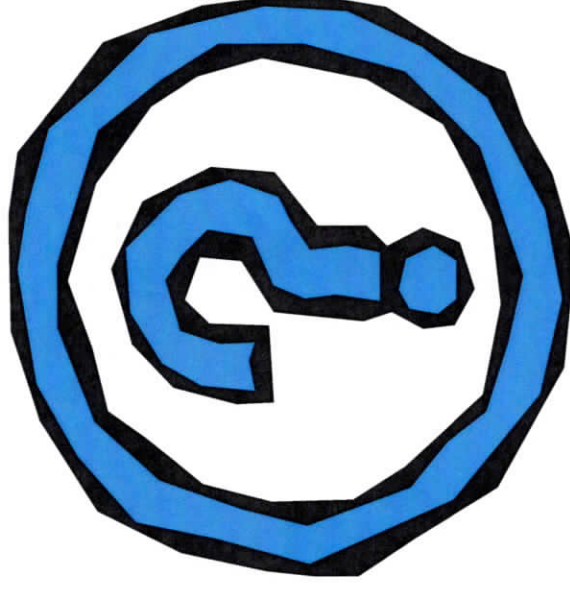
- Property Tax Levy of \$225,000
 - \$200,000 in FY2023 (\$248,388 FY23 Actual)
- Citywide levy pays for utility costs associated with street and park lights
 - General Fund Subsidy of \$15,000
 - If needed, covers utility costs/rate increases
- Tax Rate \$0.1401 per \$100 of Assessed Value
 - Tax rate unchanged since FY2016
 - Approximately \$17.86 on a \$150,000 home

What's Next

- Final Budget Adoption (tonight)
 - Public Hearing
- Secondary Property Tax Levy
 - (July 18)

FY2024 Final Budget

\$135,198,892



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Public Hearing and Consideration of Ordinance No. 2023-04 Amending the Zoning Ordinance of the City, Changing the Zoning on a portion of property described as A.P.N. 212-03-159X from the current PUD (Planned Unit Development) zoning to C-2 (General Commercial) zoning to allow for all uses as outlined in the C-2 zoning district (Katie Fechtelkotter)

RECOMMENDATION

By unanimous consent, read Ordinance No 2023-04 by title only, as all Council Members have a copy.

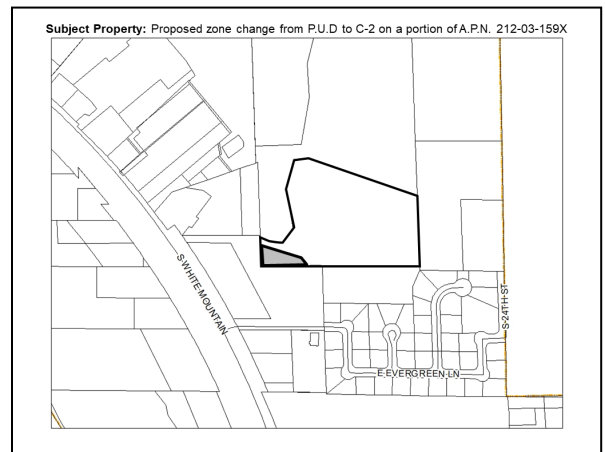
I **MOVE** to adopt Ordinance No. 2023-04.

BACKGROUND

At the July 6, 1993, City Council meeting, the City Council approved Ordinance No. 364 to rezone the subject property to PUD (Planned Unit Development) from C-2 (General Commercial), to allow for the development of the White Mountain Vacation Village Development. The conceptual master plan for White Mountain Vacation Village indicated that this property was to be utilized as "Festival Area".

Steve Chlupsa of SL Property Investments LLC has submitted a request to rezone a portion of A.P.N. 212-03-159X from PUD to C-2 to allow for all uses as outlined in the C-2 zoning district. The parcel is approximately 8.74 acres in size; the applicant has indicated that they wish to rezone just under 11,000 square feet of the property to allow for commercial uses. The applicant already owns the property to the west, including Culver's, as well as the property located to the south. The applicant held a neighborhood meeting on February 27, 2023. No neighbors attended the meeting.

During the public hearing of the Planning & Zoning Commission meeting on July 11, 2023, several neighboring property owners were in attendance and voiced concerns regarding the lack of a secondary access to the property and access onto South White Mountain Road from Evergreen Lane. There will be access to both South White Mountain Road and Evergreen Lane from the subject property. The Planning and Zoning Commission voted 4-0 (Chairman Barlow declared a conflict of interest, Commissioners Lewis and Wilson were absent) to approve the submitted request and forward this recommendation to the City Council subject to specified conditions.



Attachments:

Commission Decision

Ordinance No. 2023-04

Amendment Petition Application

COMMISSION DECISION

After reviewing the Standards for Review, Findings of Fact, discussions with the applicant, the City of Show Low Zoning and Land Ordinances, and the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission recommend approval of zone change request 605-03-120 submitted by Steve Chlupsa of SL Property Investments LLC to rezone a portion of A.P.N. 212-03-159X from PUD (Planned Unit Development) to C-2 (General Commercial) to allow for all uses as outlined in the C-2 zoning district, subject to staff recommendations and forward this recommendation to the City Council.

1. All development shall comply with, all applicable federal, state, and local requirements including ADOT, building code, and fire codes.

CONDITIONS OF ORDINANCE 364

(Approved July 6, 1993)

1. A preliminary Development Plan be submitted and approved by the Planning and Zoning Commission and City Council within two years.
2. A minimum of a twenty-foot buffer be provided on the perimeter boundaries adjacent to residential zoning (either County or City).

FINDINGS OF FACT

1. Steve Chlupsa of SL Property Investments LLC has submitted a request to rezone a portion of A.P.N. 212-03-159X from PUD (Planned Unit Development) to C-2 (General Commercial) to allow for all uses as outlined in the C-2 zoning district.
2. The parcel is approximately 8.74 acres in size, the applicant has indicated that they wish to rezone just under 11,000 square feet of the property to allow for commercial uses. The applicant already owns the property to the west, including Culver's as well as the property located to the south.
3. At the July 6, 1993, City Council meeting, the City Council approved Ordinance No. 364 to rezone the subject property to PUD (Planned Unit Development) from C-2, R1-7 (single-family residential 7,000 square feet), and MH (Manufactured Housing) to allow for the development of the White Mountain Vacation Village Development. The conceptual master plan for White Mountain Vacation Village indicated this property was to be utilized as "Festival Area".
4. Conditions of Ordinance No. 364 have been included in the staff report for review and a copy of the Conceptual Master Plan for White Mountain Vacation Village is attached.

5. The applicant held a neighborhood meeting with property owners located within 300 feet of the subject property on February 27, 2023. No neighbors attended the meeting.

6. Current zoning of the surrounding properties include:

North: PUD (Planned Unit Development)
South: C-2 (General Commercial)
East: PUD (Planned Unit Development)
West: C-2 (General Commercial)

7. The current land uses of the surrounding properties include:

North: Vacant White Mountain Vacation Village
South: Vacant Commercial
East: Vacant PUD
West: Vacant Commercial

8. Transmittal memos were sent to all affected agencies, applicable comments received include.

Arizona Department of Transportation (ADOT)- if the developer plans on accessing this site from State Route 260 it will require a permit from the Northeast District. A TGP-240 pre-submittal for possible traffic impact study, and drainage study will need to be submitted.

9. The property was posted, letters were sent to all neighbors within 300 feet of the subject property and a notice was published in the newspaper in accordance with City Code. No public comment has been received regarding the proposed development.

STANDARDS FOR REVIEW

General Plan

Land Use

Goal: Preserve natural surroundings and the rural, hometown atmosphere.
Objective: Promote infill and indicate prime growth areas for programmed expansion of service systems to discourage sprawl.

Goal: Stress compatibility of land uses.
Objective: Reduce negative impacts on residential areas.

Housing

Goal: Maintain residential consistency, balance, and spacious appearance.

Objective: Provide a Land Use Plan and zoning that strive to achieve compatibility with dissimilar uses next to each other.

Zoning Ordinance

Chapter 19.80 P.U.D. ZONE – PLANNED UNIT DEVELOPMENT ZONING

19.80.010 Purpose.

The purpose of a planned unit development (P.U.D.) zoning district is to provide greater flexibility in the development of land involving various types and combinations of residential and nonresidential uses. A P.U.D. is also intended to encourage a more creative approach in the development of land that will result in a more efficient, aesthetic, and desirable use of open area. A P.U.D. may be designed and utilized in the following manner:

- (A) For large-scale projects which are able to function as an individual community or neighborhood.
- (B) For small-scale projects which require flexibility because of unique circumstances or design characteristics.
- (C) For a transitional or buffer area between dissimilar land uses.
- (D) For a conservation area to preserve and protect streams, rivers, lakes, and other natural resources. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(A))

19.80.020 Objectives.

- (A) To accommodate variations in building design, lot arrangements and land uses.
- (B) To provide for a compatibly arranged variety of land uses through innovative site planning.
- (C) To provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.
- (D) To encourage economy in the construction and maintenance of off-site improvements such as water and sewer utilities and roadways.

- (E) To encourage the provision of usable open space and the protection of natural watercourses.
- (F) To ensure adequate provision of community facilities and services necessary to accommodate the needs of the present and future residents of the city.
- (G) To assist in the fulfillment of the goals, objectives and policies of the Show Low general plan and any amendments thereto. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(B))

19.80.030 Permitted uses.

All uses permitted within the P.U.D. zone are determined by the approved development plan for the site.

(A) *Residential.*

- (1) Single-family.
- (2) Multifamily, duplexes, and single-family attached dwelling units, R.V. parks, manufactured home park.
- (3) Public and private parks, community centers, recreational facilities, schools, etc.
- (4) Common public and private open spaces.
- (5) Hiking and riding trails.
- (6) Private clubs such as golf, swimming, tennis, guest ranches.
- (7) Accessory structures and uses.

(B) *Commercial and Industrial Uses.* Commercial and industrial uses shall be determined by the compatibility of such uses with each other and with surrounding land uses. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(C))

19.80.040 Intensity of land use.

Densities and commercial intensity permitted in the P.U.D. zone shall be determined by either the city council or planning and zoning commission in compliance with the Show Low general plan. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(D))

19.80.050 Construction.

No building permit shall be issued for any use in the P.U.D. zone prior to approval of the final development plan as prescribed herein. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(E))

19.80.060 Preliminary development plan.

A preliminary development plan for the P.U.D. is required. The approval of such plan may be handled in the following way:

- (A) In the case of large-scale multi-phased developments, such approval may be given in stages. The initial submittal with the application may be a conceptual plan with sufficient description and documentation to identify nature, mix, general arrangements, density, proposed setbacks, usable open space, community facilities, and quality of the project. Such conceptual plan may then be approved conditionally, with the preliminary development plan(s) to be submitted to the planning and zoning commission and the city council within the time period(s) established at the time of rezoning. If no time period is established, the preliminary development plan must be submitted within eighteen (18) months of the effective date of the zone change.
- (B) In the case of specific or small-scale, single-phase projects, the preliminary plan as described in Section [19.80.070](#) shall be filed as part of the application and approved prior to and in conjunction with planning and zoning commission and city council consideration of the application. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(F))

19.80.070 Description of preliminary development plan.

The preliminary development plan shall be submitted to the planning and zoning director and shall include:

- (A) A tentative plat as described in the subdivision code acceptable to the planning and zoning director for consistency with Show Low codes, policies, and plans.
- (B) An area map showing adjacent property owners, together with the location of all buildings and existing uses within three hundred (300) feet of the parcel.
- (C) A legal description of the metes and bounds of the parcel.
- (D) Drawings and descriptions clearly showing the following:
 - (1) The existing topographical features of the site.

- (2) A statement of intended design philosophy and environmental quality. This statement may include graphic and photographic materials.
- (3) Where portions of the site are subject to flooding, the map and supporting data shall indicate the extent, frequency, and location of detention/retention areas.
- (4) Where areas lie in aircraft approach and holding patterns, such areas shall be indicated.
- (5) The location and nature of the various uses and their areas in acres.
- (6) The proposed circulation system and traffic analysis, including any improvements needed to accommodate additional traffic, indicating whether they are public or private.
- (7) Delineation of the various land use areas indicating for each such area its general extent, size, total number of dwelling units and approximate percentage allocation by dwelling type, building arrangement, architectural style and exterior building materials and colors.
- (8) The interior open space system.
- (9) General statement as to how common open space is to be owned and maintained.
- (10) A calculation of the residential density in dwelling units per gross acre including interior roadways.
- (11) Proposed minimum setback distances for planned development including the following:
 - (a) Side yard distances (including corner lots);
 - (b) Building separation distances if common ownership;
 - (c) Front yard setback distances from roads (private and/or public);
 - (d) Rear yard distances (identifying whether sites are privately or commonly owned); and
 - (e) Buffer or “no build” distances from properties situated adjacent to proposed development.
- (12) Perimeter treatment and relationship of the project to surrounding land uses.

- (13) Principal ties to the community at large with respect to transportation, water supply and sewage disposal, indicating whether they are public or private.
- (14) General description of the availability of other community facilities, such as schools, fire protection services, and cultural facilities, if any, and how these facilities are affected by this proposal.
- (15) Evidence that the proposal is compatible with the goals of the city's general plan.
- (16) If the development is to be phased, a general indication of how the phasing is to proceed. Whether or not the development is to be phased, the plan shall show the intended total project.
- (17) The planning and zoning director may waive, in writing, any of the above required information when, in his opinion, they are not applicable. The planning and zoning director may also require additional information when needed to adequately describe or clarify the project or its impact. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(G))

19.80.080 Review of preliminary development plan.

The preliminary development plan shall be reviewed by city staff and any other agencies deemed appropriate by the staff. The plan shall then be submitted to the planning and zoning commission and the city council for approval. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(H))

19.80.090 Final development plan approval.

- (A) It is the intent of this section that subdivision review, where applicable, under the city subdivision regulations, be carried out simultaneously as an integral part of the P.U.D. review. The plans required under this section must be submitted in a form that substantially satisfies the requirements of the subdivision regulations for final plat approval. Final plan approval under the P.U.D. shall constitute final plat approval under the city subdivision regulations and the P.U.D. final development plan shall be recorded in the same manner as the final plat.
- (B) The applicant shall submit eight (8) copies of the final development plan to the planning and zoning director. The plan shall contain the following information:
 - (1) All information required on the preliminary development plan.
 - (2) Complete plans showing location and type of all improvements.

- (3) Plans and elevations of all building types, building materials, and colors.
 - (4) Schematic grading plans including proposed treatment of sloped and retention areas.
 - (5) All applicable standards of design and construction required by all pertinent city codes and policies.
- (C) If approval of the preliminary development plan has been given in phases, approval of the final development plan may also be given in phases. The final development plan must be in substantial conformance with the approved preliminary development plan. Any deviations from the approved preliminary plan which are deemed by the planning and zoning director not to be in substantial compliance with the approved development plan shall require approval by the city council. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(l))

19.10.100 Text amendments and zone changes.

- (A) *Purpose.* The purpose of this section is to allow amendments to the text of these zoning regulations or the zoning map so that the city may respond to changing conditions. The provisions of this section are not intended to relieve particular hardships nor to confer special privileges.
- (B) *Application Process.*
- (1) *Authorized Applicant.* An applicant for an amendment to change the zoning on any property shall be one (1) of the following:
 - (a) The owner(s) and/or authorized agent of the property;
 - (b) One (1) or more of several joint owners of property who own individually or as a group and hold a majority interest in the property;
 - (c) Seventy-five (75) percent, or more, of the owners of property in the area and seventy-five (75) percent, or more, of the land area covered by the application when the application covers more than one (1) property;
 - (d) The city council or planning and zoning commission on its own motion at a public meeting.
 - (2) *Submittal Requirements.* To have a zoning ordinance or zoning map amendment processed the applicant shall submit an application on a form provided by the planning and zoning department and shall comply with each of

the following requirements, as deemed applicable by the planning and zoning director:

- (a) A pre-application meeting shall be arranged by the applicant with the planning and zoning director to discuss any proposed amendment prior to any application submittal.
- (b) A neighborhood meeting shall be coordinated through the planning and zoning director but conducted solely by the applicant with city staff attending for observation and general questions only.
- (c) A narrative of how the proposed amendment is consistent with and conforms to the general plan and with the development plan map of the City of Show Low. Any contemplated uses shall be explained within the narrative, as well as outlining the neighboring land uses adjacent to the property.
- (d) The pre- and post-zoning densities for the particular subject property shall also be calculated and included into the narrative.
- (e) At least one (1) reasonably detailed and legible map no smaller than eight and one-half (8-1/2) inches by eleven (11) inches showing the particular property or properties that are being petitioned for a change and showing the adjoining properties and the public streets within a radius of three hundred (300) feet from the external boundaries of the proposed zoning map amendment. Indicate the current ground cover, location of buildings and parking areas, and the setback of the existing buildings and parking areas.
- (f) A statement revealing any conditions or restrictions of record (if any), such as floodplain, deed restrictions, liens, etc., which would affect the permitted uses of the property if rezoned as requested and the date or dates (if any) of expiration thereof.
- (g) Such conceptual plans, photographs, drawings, building elevations, and other supporting documents (if any) as the applicant may desire to present or deemed necessary by the planning and zoning director.
- (h) Mandatory applicant attendance: Applicants, or their representative with authority to speak for and bind the applicant, shall be present at all meetings and public hearings required under this section.
- (i) *Representations of Applicant Binding.* All representations by the applicant, or by the applicant's authorized representative, made in writing, or during any city public meeting or public hearing, or by any submitted plan, plat, drawing or other graphic depiction in support of the application, and designated in the record by the planning and zoning commission and/or city council, shall be deemed to be conditions of approval.

- (j) Diminution of fair market value waiver required: An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value as defined by A.R.S. § [12-1134](#) arising out of the subject application shall be submitted.
- (C) *Staff Review.* A completed application for an amendment to the text of these regulations or the zoning map shall be submitted to the planning and zoning director at least twenty-five (25) days prior to the public hearing. The recommendation shall be submitted to the planning and zoning commission prior to the scheduled public hearing. The recommendation shall set forth whether the amendment or rezoning should be granted, granted with conditions, or denied, and the grounds for any such recommendations as they relate to the standards and purposes of the zoning district classifications set forth in this chapter.
- (D) *Standards for Reviewing Proposed Amendments.* All proposed amendments shall be evaluated to ensure the application is consistent with and conforms to the general plan and any other adopted plans. The proposed change shall not be detrimental to the majority of the persons or property in the surrounding area, nor to the community in general.
- (E) *Public Hearing.* The planning and zoning commission shall at a minimum give notice and shall conduct a public hearing on the application in accordance with the requirements of A.R.S. § [9-462.04](#) and amendments thereto. Notwithstanding the notice requirements set forth in this section, the failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the action for which the notice was given.
- (F) *Commission Action.* The planning and zoning commission shall review the application and the testimony presented in the public hearing and shall render a decision at the conclusion of or within thirty (30) days after the public hearing in the form of a written recommendation to the city council. The recommendation shall include the standards for review, the commission's findings of fact and its recommendation. If more information is requested by the commission, the public hearing may be continued one (1) time to a specific date not to exceed thirty (30) days from the originally scheduled public hearing.
- (G) *Council Action.*
 - (1) Once the commission has held a public hearing, the council may adopt the recommendation of the commission without holding a public hearing if there is no objection, no request for public hearing, or other protest. If requested by any aggrieved party, any member of the public and/or any member of the city council, the council shall give notice and shall conduct a public hearing on the application in accordance with the requirements of A.R.S. § [9-462.04](#) and amendments thereto. If a public hearing is held by the city council a decision shall be rendered at the conclusion of or within thirty (30) days after the public hearing.

- (2) If the owners of twenty (20) percent or more, either of the area of the parcel(s) of land included in the proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred fifty (150) feet therefrom, or of those directly opposite thereto extending one hundred fifty (150) feet from the street frontage of the opposite parcels of land, file a protest in writing against a proposed amendment, the amendment shall not become effective except by a favorable vote of three-fourths (3/4) of all members of the city council. If any member of the city council is unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths (3/4) of the remaining membership of the council; provided, that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body.
- (3) A decision of the council involving rezoning of land which is not owned by the city and which changes the zoning classification of such land may not be enacted as an emergency measure and such change shall not be effective for at least thirty (30) days after final approval of the change in classification by the council.
- (4) The city council may attach conditions to a rezoning request as are necessary to carry out the purposes of the general plan or other adopted plans and ensure compatibility with adjacent land uses. Except as modified by actions of the city council, conditions adopted by ordinance in accordance with prior law shall remain in full force and effect. A violation of any condition shall be considered to be a violation of these regulations. The city council may approve a change of zoning district conditioned upon one (1) or more of the following:
 - (a) A requirement that development proceed in accordance with a specific area plan, site plan, conceptual plan and/or development schedule.
 - (b) A requirement of public dedication of rights-of-way as streets, alleys, public ways, drainage and public utilities, and installation of off-site improvements as are reasonably required by or related to the effect of the rezoning.
- (H) *Reversion.* The city council may approve a change of zoning district conditioned upon a schedule for development of the specific use or uses for which rezoning is requested. If at the expiration of this period the property has not been improved for the use for which it was conditionally approved, the legislative body, after notification by certified mail to the owner and applicant who requested the rezoning, shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
- (I) *Reconsideration of Denied Amendments.* In the event that a petition for an amendment is denied by the city council, or is withdrawn after the conclusion of the commission hearing, the commission shall not consider the petition or any other petition for the same or substantially the same amendment as it applies to the same property or zoning ordinance text described in the original petition, or any part

thereof, within a period of one (1) year from the date of such denial action or withdrawal, unless the conditions upon which the original denial or withdrawal was based have changed. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 2, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-31)

Article II. C-2 Zone – General Commercial

19.70.090 Purpose.

The purpose of this district is to provide for General Commercial uses to serve the community and White Mountain region. Property development standards are designed to encourage orderly, attractive, and compatible commercial development in the city. Single-family residential development shall be prohibited in the General Commercial zone. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(A))

19.70.100 Permitted uses.

- (A) All uses identified as “permitted uses” in the Neighborhood Commercial zone.
- (B) Merchandise must be sold on site. Uses permitted under this category shall include, but are not limited to, the following:

- Aerobics studios;
- Antique dealers;
- Artificial limbs and braces, sales and manufacturing;
- Assayers;
- Assembly halls and auditoriums;
- Auction halls with goods stored and auctioned within a building;
- Automobile parts and supplies, retail sales;
- Automobile sales, licensed franchise dealers;
- Automobile rental and leasing;
- Awnings, custom, retail sales and fabrication (indoor only);
- Balls and bearings, retail sales;
- Barber and beauty supply and equipment, retail sales;
- Beer, ale and wine distributors (no bottling);
- Blood and plasma centers;
- Boat sales and service;
- Bottled fuel, storage and distribution (no bulk storage, 500-gallon maximum capacity);
- Bowling alleys;
- Building materials, retail sales (indoor only);

Burglar alarm equipment, sales, service and monitoring;
Camper sales;
Candy, retail and wholesale sales and distribution;
Carpet, rug, and furniture cleaners;
Cesspool builders and service (offices only);
Charitable institutions;
Christian Science reading rooms;
Cigarette vending service;
Clothing, retail sales and alterations;
Coin machines, rental and service;
Collection agencies;
Computer sales;
Contractors' offices;
Cosmetics, retail sales;
Costume rental;
Crockery, retail sales;
Dairies, retail sales of products;
Dental laboratories;
Dental supplies;
Department stores;
Diaper supply services;
Electrical contractors' shops;
Electrical equipment, retail sales;
Engravers;
Entertainment bureaus;
Express, messenger and courier companies, office and dispatch only;
Feed, retail sales, office;
Financial institutions, drive through permitted;
Fire protection equipment, retail sales and service;
Fish markets, retail sales;
Floor coverings and refinishing;
Food products, sales and warehousing;
Furnaces, retail sales and repair;
Furniture, retail sales, repair and refinish;
Garage equipment, retail sales;
Garages (parking, public);
Gas appliances, retail sales and service;
Gas companies, offices only;
Gas regulating equipment, sales and service;
Glass and mirror sales, installation and repair;
Groceries, retail sales;
Guns, retail sales and repairs;
Gymnasiums, private and commercial;
Hardware, retail sales;
Hats, retail sales and repair;
Headstone (tombstone) sales and display;

Health clubs;
Health food products, retail sales;
Heating, ventilating and air conditioning equipment, retail sales;
Historical museums;
Hobby shops;
Home appliance sales and service;
Home electronics, general sales and service;
Home improvement sales, within an enclosed building;
Hospital service organizations;
Hotel equipment and supplies, retail sales;
Hotels and motels;
House furnishings, retail sales;
Janitorial supplies, retail sales;
Laboratories, clinical and dental (accessory to medical offices);
Lawnmower repair shops;
Leather goods, custom;
Libraries, private, rental;
Linen supply, laundry services;
Locksmith shops;
Martial arts studios;
Medical supplies, retail sales and rental;
Monuments, retail sales and display;
Mortuaries;
Motion picture equipment, retail sales and display;
Motion picture theaters;
Motor freight companies, offices only;
Motorcycles, sales and service;
Musical instruments, repairing, service, retail sales;
Music studios;
News services;
Office furniture, equipment and supplies, retail sales and showroom;
Oil burner, retail sales;
Painting equipment and supplies, retail sales;
Parking lots, commercial;
Pet shops, retail sales;
Pharmaceuticals, distribution and sales;
Photographic developing;
Physical therapy equipment, retail and wholesale;
Playground equipment, retail sales;
Plumbing fixtures and supplies, display and retail sales;
Printers;
Printer's equipment and supplies, sales;
Produce, retail sales;
Public transportation depot;
Radio and television studios;
Record retention center;

Restaurants, alcoholic beverages prohibited;
 Restaurant equipment, retail sales;
 Safes, repair and sales;
 Saw sharpening shops;
 School equipment and supplies, retail and wholesale;
 Sewing machines, retail sales and repair;
 Shoe repairing equipment and supplies, sales;
 Skating rinks;
 Soaps, retail sales;
 Soda fountain supplies, retail;
 Sound systems and equipment, retail sales and repairs;
 Sporting goods, retail and wholesale;
 Swimming pool supplies;
 Tack shops;
 Theaters;
 Tobacco sales;
 Vacuum cleaners, retail sales and service;
 Variety stores, retail sales;
 Vehicle service;
 Veterinarians, retail sales and supplies;
 Video sales and rental;
 Window cleaning service;
 Window display installation, studio and shop;
 Woodworking equipment, retail sales.

- (C) *Multiple-Family Dwellings*. Up to ten (10) units (must meet the standards of the R2-7 zone). Manufactured homes are excluded. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(B))

19.70.110 Conditional uses.

- (A) Acoustical material, sales;
 Agricultural implements, distributions and display, retail sales;
 Ambulance service;
 Amusement park;
 Automobile, body and fender shops;
 Automobile radiator shops;
 Automobile sales, used;
 Bars, taverns, cocktail lounges;
 Building materials (outdoor storage yard);
 Cabinetmaker;
 Carbide sales and distribution;
 Car wash;
 Clothing manufacturing;

Cold storage (no slaughtering);
Cosmetics, compounding, packaging and storage;
Crematorium;
Dairy products manufacturing;
Dance halls;
Drive-in theaters;
Drive-through restaurants;
Equipment rental (indoor storage only);
Express companies, warehouses and garages;
Exterminators;
Family game centers;
Farm implements and machinery, retail sales;
Firewood storage;
Food processing;
Frozen foods processing;
Frozen foods, wholesale storage and distribution;
Fuel dispensing (retail only);
Furniture, wholesale and storage;
Golf or baseball driving ranges;
Groceries, wholesale and warehouse;
Heliport (medically related);
Homeless shelters;
Horseshoeing;
Hospitals;
Imported goods, wholesale, warehouse;
Indoor shooting range;
Ink, compounding, packaging, sales and storage;
Laboratories, testing and research;
Liquidators;
Liquor stores;
Lubricating compounds, wholesale, storage;
Lumber, sales;
Machine shops;
Machine tools, sales and storage;
Machinery dealers, retail sales and showrooms;
Manufactured home parks and subdivisions, subject to the property development standards of the MH zone;
Massage establishments;
Material handling;
Microbrewery;
Miniature golf;
Mini-storage facilities (personal use only). No unit greater than five hundred (500) square feet;
Missions, religious;
Monument works. No outdoor sandblasting;

Multiple-family dwellings, beyond ten (10) units (must meet the standards of the R2-7 zone). Manufactured homes excluded;

Newspaper printing;

Nonchartered financial institutions;

Nursing homes;

Oil burners, service and repair;

Painting equipment and supplies, wholesale storage;

Paper products, wholesale and storage;

Pawnbroker, pawnshop;

Plant nurseries;

Plumbing fixtures and supplies, wholesale, storage;

Pool and billiard halls;

Produce, wholesale, storage;

Public and civic uses serving alcoholic beverages;

Public storage garages;

Public/private utility structures, and appurtenances thereto for public service use;

Quick freeze plants;

Radio and television broadcasting stations;

Recreational vehicle parks or campgrounds subject to the regulations in Section [19.25.200](#);

Recreational vehicle sales and service (licensed franchise dealers);

Recreational vehicle sales (used);

Refrigerators (wholesale and storage);

Rehabilitation centers;

Restaurants serving alcoholic beverages;

Secondhand goods;

Sheet metal work;

Sign shops, fabrication and painting;

Soaps, compounding, packaging, storage;

Surplus stores;

Taxicab garages;

Taxidermists;

Tire repairing equipment and supplies;

Toiletries, compounding, packaging, storage;

Trailer rental;

Trailer sales;

Vehicle repair;

Veterinary clinics that board animals;

Wine bottling.

(B) *Manufacturing.* Manufacturing incidental to a permitted sales or service shall be permitted through a conditional use permit subject to the following:

- (1) Such manufacturing activity shall be restricted to not over fifty (50) percent of the ground floor area of the building devoted to the permitted use.

- (2) All such manufacturing shall be conducted within a completely enclosed building, and there shall be no external evidence of the activity such as noise, vibration, smoke, odor, dust, gas, glare, etc. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(C))

19.70.120 Property development standards.

- (A) *Minimum Lot Area.* Five thousand (5,000) square feet.
- (B) *Minimum Lot Width.* Fifty (50) feet.
- (C) *Minimum Front Yard.* Ten (10) feet. Where lots have a double frontage, the ten (10) foot yard shall be provided on both streets.
- (D) *Minimum Side Yard.* None, except where a side lot line adjoins a lot in a residential zone, there shall be a fifteen (15) foot side yard, and where a side lot line abuts a street, there shall be a ten (10) foot side yard. Requirements for separation as outlined in the International Building Code shall be met.
- (E) *Minimum Rear Yard.* Six (6) feet, except where a rear lot line adjoins a lot in a residential zone, there shall be a twenty (20) foot rear yard or the height of the building, whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.
- (F) *Building Design.* Maximum building height shall be forty-five (45) feet, except by conditional use permit. The placement of manufactured homes/buildings is prohibited. All buildings located within the General Commercial zoning district shall comply with the following:
 - (1) A minimum of two-thirds (2/3) of the primary building surface (defined as walls visible from the right-of-way or adjacent properties) exclusive of windows and doorways shall be treated with natural appearing materials such as stone, split face block, siding, brick, or exposed beams. The remaining one-third (1/3) of the primary building surface shall be treated with materials complementary in characteristics to the primary treatment material. Treatment shall be equally distributed on all building sides.
 - (2) Primary facade planes which are visible from the public right-of-way and exceed fifty (50) feet in length shall require the addition of architectural elements such as building offsets, covered porches, or bay windows.
 - (3) All roof overhangs shall be a minimum of twelve (12) inches in width.
 - (4) No metal siding utilizing vertical seams shall be allowed.

(G) *Landscaping.* All development located within the C-2 (General Commercial) zoning district shall be accompanied with a landscaping plan. This landscaping plan shall incorporate the following:

- (1) An average of ten (10) feet of the lot measured from the front property line and the street side property line, extending the developed length of the property (except for driveways) with a minimum distance of three (3) feet from the front property line and the street side property line, extending the developed length of the property (except for driveways), shall be landscaped.
- (2) All open areas not designated and surfaced for parking shall be landscaped with trees, shrubs, ground cover, pedestrian walkways, and plazas in a manner acceptable to the planning and zoning director or his/her designee.
- (3) A minimum of thirty (30) percent of the required landscaping area shall consist of vegetative ground cover. The remaining area may be landscaped with rock, gravel, or similar landscaping materials. A minimum of one (1) tree per two hundred (200) square feet of required landscaped area shall be provided. In addition, a minimum of one (1) bush or shrub shall be provided for every one hundred (100) square feet of required landscaped area. Trees, bushes, and shrubs may be grouped. The use of native or indigenous species is required. A list of approved trees, shrubs, bushes, and ground cover is available from the community development department. Deviations from this list may be permitted following written approval from the planning and zoning director. In addition to these landscaped portions, an area equal to at least five (5) percent of the required parking area exceeding twenty thousand (20,000) square feet shall be landscaped. Preservation of existing trees is strongly encouraged.
- (4) All landscaping shall be installed and maintained in substantial conformance to the submitted and approved landscaping plan.

(H) *Screening.*

- (1) Where the lot adjoins a residential zone, dissimilar uses shall be screened from the residential property by a solid material fence six (6) feet in height as defined in Chapter [19.25](#) or as otherwise allowed or required by the planning and zoning commission.
- (2) All outdoor storage must be screened from the public view and from the view of the adjoining property owners. A sight-obscuring fence shall be built, or sight-obscuring landscaping fence shall be planted, and maintained around the perimeter of the outdoor storage area. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(D))

19.70.130 General provisions.

The provisions of Chapter [19.25](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(E))

19.70.140 Signs.

The provisions of Chapter [19.100](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(F))

19.70.150 Parking and loading.

The provisions of Chapter [19.105](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(G))

19.70.160 Plan review.

The provisions of Chapter [19.15](#) shall apply to all uses. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(H))

CITY OF SHOW LOW ORDINANCE NO. 2023-04

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY, TITLE 19, AMENDING THE ZONING ON PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS A PORTION OF A.P. NO. 212-03-159X FROM PUD (PLANNED UNIT DEVELOPMENT) TO C-2 (GENERAL COMMERCIAL) TO ALLOW FOR ALL USES AS OUTLINED IN THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT.

RECITALS:

1. Chapter 19.10, Chapter 19.30 of the Zoning Ordinance of the City of Show Low establishes zoning districts within the City of Show Low as shown on the map entitled "Zoning Map of the City of Show Low" which is incorporated in said Article 19.10 by reference and empowers the Council to make changes in said zoning districts.
2. The subject property was included in a previous zone change adopted by the City Council on July 6, 1993, through Ordinance 364.
3. The Planning and Zoning Commission, at its Regular Meeting of July 11, 2023, held a public hearing on the zone change herein described and recommended the change be adopted by the Council.

ENACTMENT:

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

The zoning of the subject property is hereby amended by changing the portion thereof graphically represented on Exhibit A, attached hereto and made a part hereof by this reference, to show the location boundaries of the subject property as said location and boundaries are shown on Exhibit A; to have the effect of amending the zoning of the property legally described on Exhibit B, attached hereto and made a part hereof by this reference, known as on a portion of A.P. No. 212-03-159X from PUD (Planned Unit Development) to C-2 (General Commercial) to allow for all uses as outlined in the C-2 (General Commercial) zoning district; with those conditions indicated on Exhibit C, attached hereto and made a part hereof by this reference.

PASSED AND ADOPTED this 18th day of July 2023, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Kathy Clements, Assistant City Clerk

APPROVED AS TO FORM:

Anna Atencio, City Attorney

Exhibit A

SUBJECT PROPERTY MAP

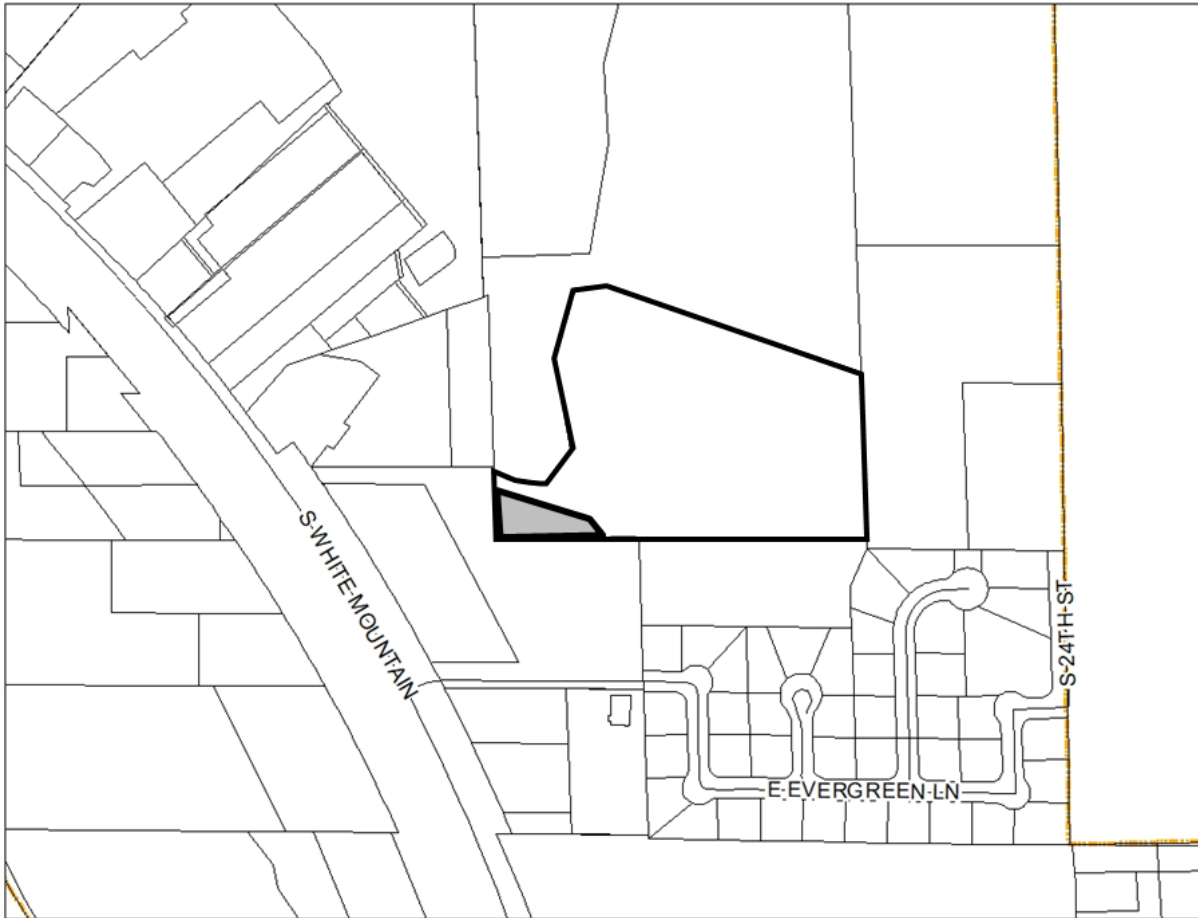


Exhibit B

LEGAL DESCRIPTION

A parcel of land lying and being situated within the Northwest $\frac{1}{4}$ of Section 4, Township 9 North, Range 22 East of the Gila and Salt River Meridian, Navajo County, Arizona, and being more particularly described as follows:

COMMENCING at an axel monumenting the Center $\frac{1}{4}$ corner of said Section 4; thence North $89^{\circ}01'41''$ West along the Mid-Section Line of said Section 4, a distance of 1006.09 feet; thence leaving said Mid-Section Line, North $01^{\circ}47'54''$ West, a distance of 349.89 feet to a found rebar and plastic cap, L.S. 13005; thence North $02^{\circ}02'21''$ West a distance of 50.05 feet; thence North $02^{\circ}02'21''$ West, a distance of 109.38 feet to a found rebar and plastic cap, L.S. 16165; thence North $01^{\circ}48'27''$ West, a distance of 189.19 feet to a rebar and plastic cap, L.S. 47854; thence North $89^{\circ}31'43''$ West, a distance of 133.96 feet to the TRUE POINT OF BEGINNING: Thence North $25^{\circ}19'57''$ West, a distance of 50.00 feet; Thence North $81^{\circ}45'42''$ West, a distance of 184.00 feet; Thence South $02^{\circ}52'02''$ East, a distance of 70.00 feet to a rebar and aluminum cap, L.S. 66631; Thence South $89^{\circ}31'43''$ East, a distance of 200.00 feet to the TRUE POINT OF BEGINNING; Said parcel of land described herein contains 10,820 square feet, more or less. The Basis of Bearings for this legal description is the South Line of the Northwest $\frac{1}{4}$ of said Section 4, bearing North $89^{\circ}01'41''$ West.

Exhibit C

CONDITIONS

1. All development shall comply with all applicable federal, state, and local requirements, including ADOT, building code, and fire codes.



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

**Zoning Ordinance & Map
Amendment Petition Application**
(Filing Fee: \$600.00)

For Office Use Only

Date received: 5.7.23
Time received: 11:35 AM/PM
Received by: KBT

Owner Information

Name: SL Property Investments LLC

Address: 4595 S White Mountain Rd
Street Address
Show Low AZ 85901
City State ZIP Code

Phone: 480-97-2004 Email: steve@azcustard.com

Applicant Information (If different)

Name: Steve Chlupsa

Address: 1105 N Falconcrest Dr
Street Address
Payson AZ 85541
City State ZIP Code

Phone: 480-297-2004 Email: steve@azcustard.com

Property Information

Address of Property: N/A

Legal Description of Property: Please see attached.

Parcel Number: 212-03-159X Current Zoning Classification: PUD

What is the Nature of the Request? Rezone 10,890 Sq Feet of parcel from PUD to Commercial for
future development

Application Requirements

To have a zoning ordinance or zoning map amendment processed, the applicant shall comply with each of the following requirements as deemed necessary by the Planning and Zoning Director:

- ☐ A pre-application meeting shall be arranged by the applicant with the Planning and Zoning Director to discuss any proposed amendment prior to the application submittal;
- ☐ A narrative of how the proposed amendment(s) is consistent with the Show Low General Plan and with the Development Plan Map of Show Low. Any contemplated uses shall be explained within the narrative, as well as outlining the neighboring land uses adjacent to the property;
- ☐ The pre- and post-zoning densities for the particular subject property shall also be calculated and included into the narrative;
- ☐ At least one reasonably detailed and legible map no smaller than eight and one-half (8 -1/2) inches by eleven (11) inches showing the particular property or properties that are being petitioned for a change and substantially the adjoining properties and the public streets within a radius of three hundred (300) feet from the external boundaries of the proposed zoning map amendment. Indicate the current ground cover, location of buildings and parking areas, the setback of the existing buildings and parking areas.
- ☐ A statement revealing any conditions or restrictions of record (if any) which would affect the permitted uses of the property if rezoned as requested and the date or dates (if any) of expiration thereof.
- ☐ Such conceptual plans, photographs, drawings, building elevations, and other supporting documents (if any) as the applicant may desire to present or deemed necessary by the Planning and Zoning Director.
- ☐ **A neighborhood meeting, conducted solely by the applicant, shall be coordinated through the Planning and Zoning Director. A staff member will attend the meeting to observe and answer general questions only. Scheduling of the neighborhood meeting is a part of the application process and should be far enough in advance of the public hearing to allow staff and the applicant sufficient time to address possible concerns expressed at the meeting.**

Authorized Representatives

PLEASE NOTE: In accordance with City Code, Title 19.10.100(2) (h) and (i), you or your authorized representative must be present at all Planning and Zoning and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Bruce Ironside, P.E.

Certification

I certify that the information on this application form and attachments are true and correct to the best of my knowledge. I realize that any incorrect information may lead to the cancellation of any proceedings and zoning ordinance and map amendment, if a zoning ordinance and map amendment has been issued.

Signature of
Owner(s):



Date: 4-4-2023

Signature of
Owner(s):

Date: _____

Signature of
Applicant:



Date: 4-4-2023

I, SL Property Investments LLC, the owner of the property described as A.P.N. 212-03-159X

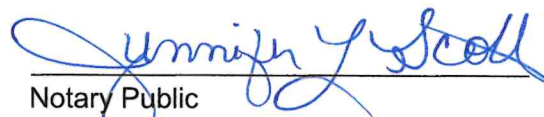
Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a ZONE CHANGE. Further, I agree to defend, indemnify and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 4 day of April, 2023

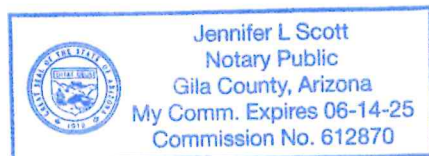

Signature of Property Owner

STATE OF ARIZONA)
) ss.
County of Gila)

SUBSCRIBED AND SWORN before me this 4 day of April, 2023
by Steve Chlupsa.
Name of Signer


Notary Public

[Notary Seal]



SL Property Investments LLC
Mr. Steve Chlupsa
4595 S White Mountain Rd
Show Low, AZ 85901

City of Show Low Planning & Zoning
180 N 9th St.
Show Low, AZ 85901

RE: Zoning Amendment Narrative for APN#212-03-159X

The subject property (APN#212-03-159X) was originally zoned mixed use/commercial and in 1993 the City of Show Low approved a rezone amendment (Ordinance 364) to Planned Unit Development. We are looking to rezone 10,890 sq feet of the parcel to City of Show Low Commercial (C-2) zoning for future development.

One of the sites adjacent to the subject property is APN#212-03-117C, it is currently zoned commercial (C-2) and also owned by SL Property Investments LLC. We have been in discussions with investors on the best use for the commercial property and the conclusion is the location would be ideal for a hotel. During the preliminary conceptual designs, the architects were not able to accommodate the proposed use and required parking on APN#212-03-117C. We request that 10,890 sq feet of APN#212-03-159X be rezoned to allow for this project.

If the zoning gets approved, we will be submitting the lot-line adjustment paperwork to include the 10,890 sq feet in APN#212-03-117C so the commercial zoning will all be in one parcel.

Currently, SL Property Investments LLC owns the majority of the parcels surrounding the requested 10,890 sq feet for consideration of the zone amendment. The parcels in the area are a mix of PUD and Commercial, this amendment would have no impact on any surrounding parcels.

The City of Show Low General Plan promotes economic development and tourism, this zone amendment request follows these guidelines by potentially providing lodging and jobs.

Sincerely,


SL Property Investments LLC

LEGAL DESCRIPTION
A PORTION OF APN 212-03-159X

A parcel of land lying and being situated within the Northwest $\frac{1}{4}$ of Section 4, Township 9 North, Range 22 East of the Gila and Salt River Meridian, Navajo County, Arizona, and being more particularly described as follows:

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Thence North $25^{\circ}19'57''$ West, a distance of 50.00 feet;

Thence North $81^{\circ}45'42''$ West, a distance of 184.00 feet;

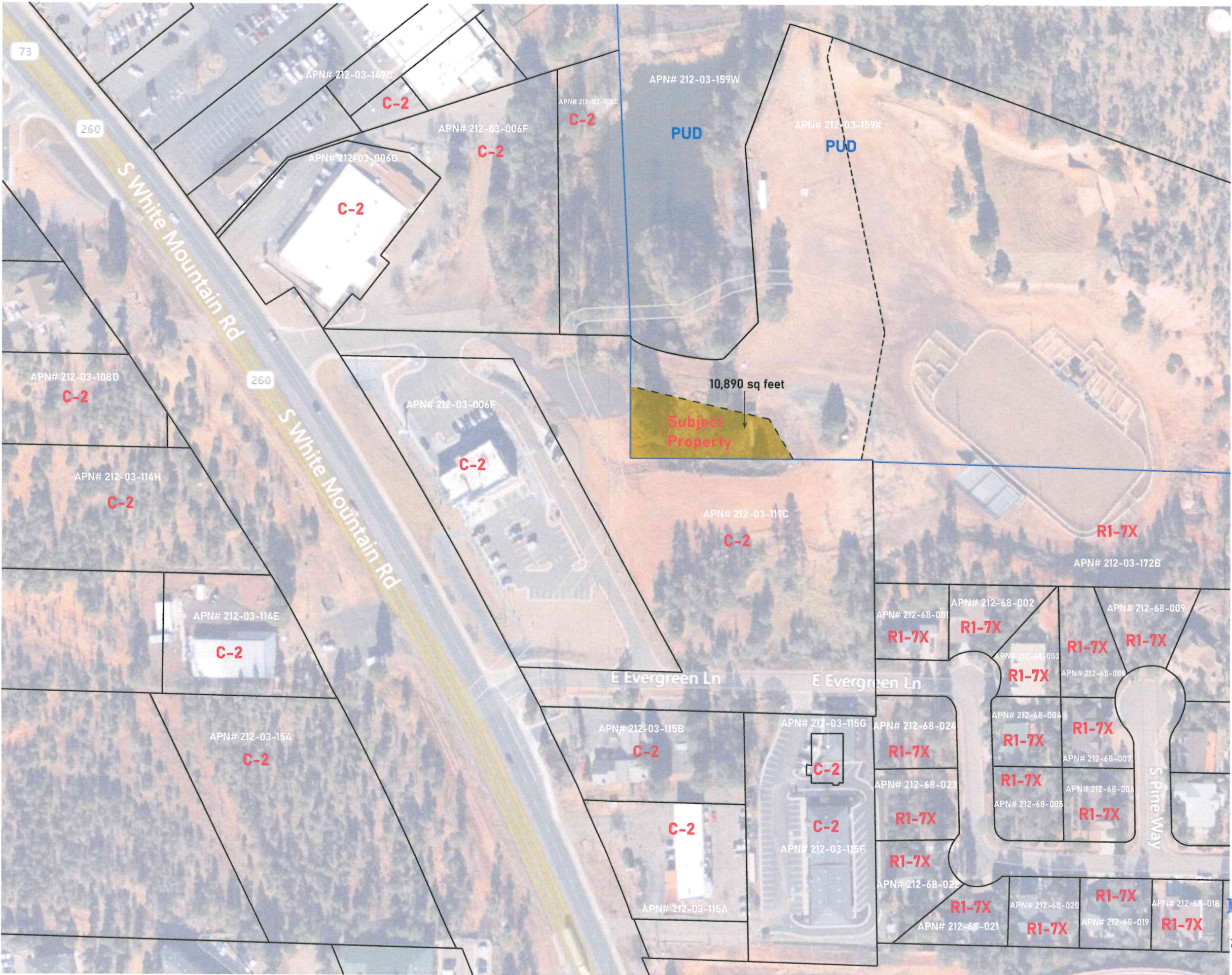
Thence South $02^{\circ}52'02''$ East, a distance of 70.00 feet to a rebar and aluminum cap, L.S. 66631;

Thence South $89^{\circ}31'43''$ East, a distance of 200.00 feet to the TRUE POINT OF BEGINNING;

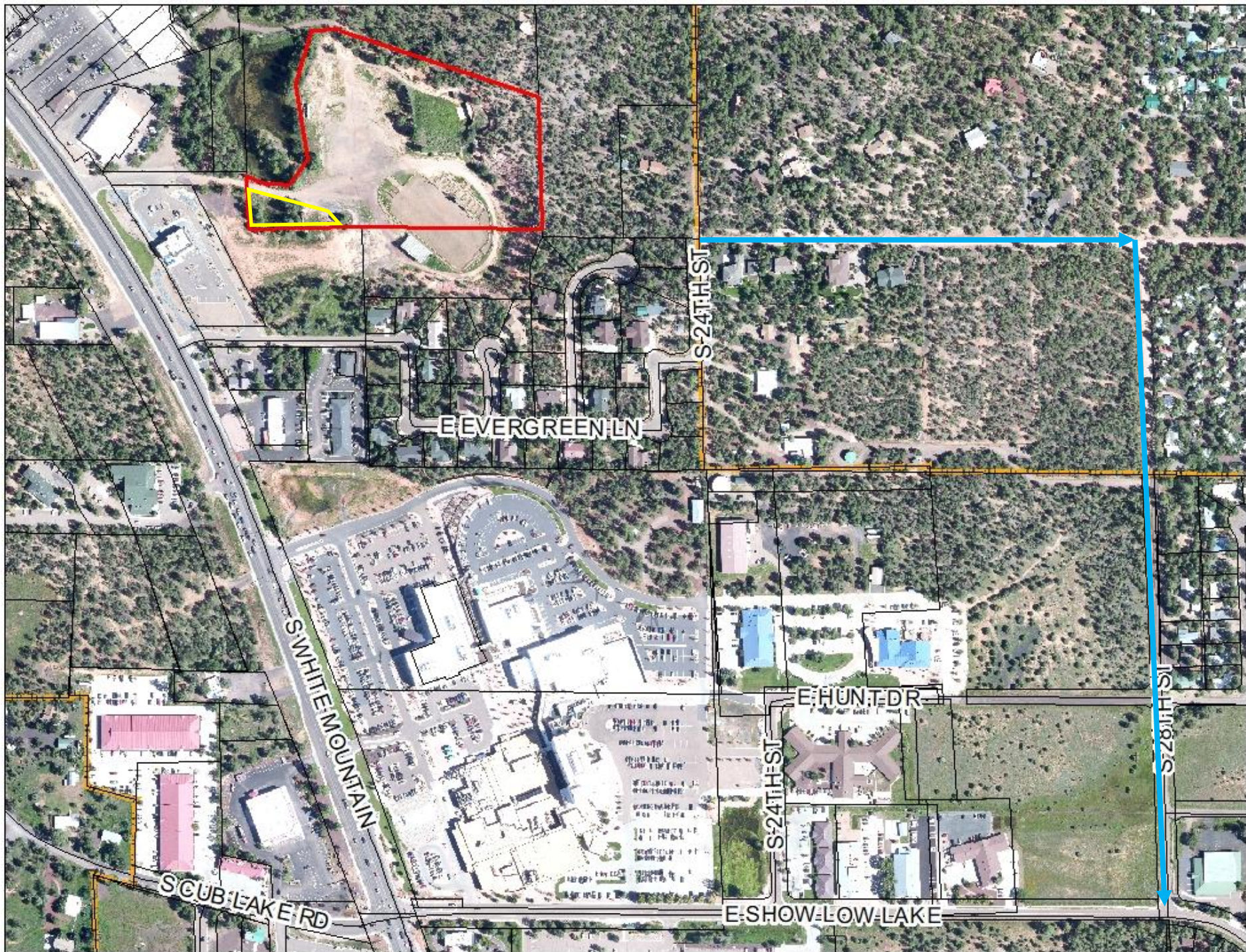
Said parcel of land described herein contains 10,820 square feet, more or less.

The Basis of Bearings for this legal description is the South Line of the Northwest $\frac{1}{4}$ of said Section 4, bearing North $89^{\circ}01'41''$ West.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.



RECEIVED
MAY 02 2023



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Request Submitted by Property Owner to Annex a Portion of A.P. Nos. 212-11-002 and 212-11-003A - #P-1523 (Anna Atencio)

RECOMMENDATION

I **MOVE** to authorize staff to file the blank petition with the Navajo County Recorder for this proposed annexation.

BACKGROUND

Cory Frampton on behalf of Show Low Lake, LLC has approached the City requesting annexation of a portion of A.P. Nos. 212-11-002 and 212-11-003A into the City of Show Low for the construction of a road in the proposed development of Lakeshore Village. Show Low Lake, LLC owns the said portions of the parcels. The proposed annexation consists of approximately .37 of an acre. The proposed property for annexation is triangular-shaped. The property proposed to be annexed into the City of Show Low is contiguous on two sides of the corporate limits of the City of Show Low for at least three hundred feet.

Should Council wish to proceed with this annexation, the blank petition would be filed with Navajo County, and within 30 days from the date of filing the property owner would be notified, and a public hearing would be held before Council. After the 30-day period, signatures would be obtained, the signed petition would be filed, and the Council would be presented with an ordinance for annexation.

Attachments:
Map

5900

5200

City Limits

**Proposed annexation: A portion
of parcels 212-11-002
and 212-11-003A**

5596

5590

5584

5562

5540

5428

5416

5384

5561

5437

5413

5383

5349

5307

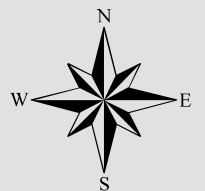
5273

5320

5276

E SHOW LOW LAKE

City Limits



Bison TR

Gray Wolf DR

Wolf Pines DR

Buffalo TR



E SHOW LOW LAKE

SUBJECT PROPERTY

BISON TR

GRAY WOLF DR

WOLF PINES DR

E SHOW LOW LAKE



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Resolution No. R2023-16 Establishing Street Light Improvement District Secondary Property Tax Levy for Fiscal Year 2024 at \$225,000.00 (Cari Bilbie)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2023-16 establishing the Street Light Improvement District secondary property tax levy for fiscal year 2024 at \$225,000.00.

BACKGROUND

On June 20, 2023, the City Council held a public hearing on the fiscal year 2024 final budget and the secondary tax levy contained in this action. Property taxes collected within the Street Light Improvement District are utilized to pay utility costs of the street and park lights within the district.

Based upon current assessed valuations, the proposed tax levy of \$225,000.00 will remain unchanged at the rate of \$0.1401 per \$100 of assessed valuation. At this rate a home with an assessed value of \$150,000.00 will pay \$17.86 annually.

Staff recommends adopting Resolution No. R2023-16 establishing the Street Light Improvement District secondary property tax levy for fiscal year 2024 at \$225,000.00.

Attachments:
Resolution No. R2023-16

CITY OF SHOW LOW RESOLUTION NO. R2023-16

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, LEVYING UPON THE ASSESSED VALUATION OF PROPERTY WITHIN THE LIMITS OF THE STREET LIGHT IMPROVEMENT DISTRICT A CERTAIN SUM OF MONEY FOR FISCAL YEAR 2024 TO BE ASSESSED AGAINST THE VALUATION OF REAL PROPERTY FOR SECONDARY TAX PURPOSES

RECITALS:

WHEREAS, the City Council is required by Arizona Revised Statutes §42-17253 to adopt an annual tax levy based upon the rate to be assessed per each one hundred dollars (\$100) of valuation of property within the City; and

WHEREAS, the secondary tax levy for fiscal year 2024 beginning July 1, 2023, must be adopted prior to the third Monday in August and not less than fourteen days after adoption of the municipal budget; and

WHEREAS, the final municipal budget of the City of Show Low was adopted at a meeting of the City Council held on June 20, 2023, at least fourteen days prior to the hearing date for this Resolution No. R2023-16; and

WHEREAS, the City has computed tax rates per one hundred dollars (\$100) of valuation to be levied and collected at \$0.1401 for secondary tax rates for the Street Light Improvement District.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Show Low, Arizona, that there is hereby levied on each one hundred dollars (\$100) of the assessed value of all property, both real and personal, within the defined limits of the Street Light Improvement District, except such property as may be by law exempt from taxation, a secondary property tax rate sufficient to raise the sum of \$225,000 for the district, to be collected as provided by law for the purpose provided by law.

BE IT FURTHER RESOLVED that any failure by the Navajo County officials to properly return the delinquent tax list, irregularity in assessments or omissions in the same, or any irregularity in any proceedings shall not invalidate such proceedings nor invalidate any title conveyed by any tax deed, any sale or proceeding pursuant thereto, the validity of the assessment or levy of taxes, nor the judgment of sale by which the collection of taxes may be enforced. All actions by officers de facto shall be valid as if performed by officers de jure.

PASSED AND ADOPTED this 18th day of July, 2023, by the Mayor and Council of the City of Show Low, Arizona.

John Leech Jr., Mayor

ATTEST:

Kathy Clements, Assistant City Clerk

APPROVED AS TO FORM:

Anna Atencio, City Attorney

**CITY OF SHOW LOW
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Award of Construction Contract for Nikolaus and McNeil Acres Subdivision Roadway Improvements, City of Show Low Project No. R-5723 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to award the construction contract for the Nikolaus and McNeil Acres Subdivision Roadway Improvements, City of Show Low Project No. R-5723 to Western Grade LLC, in an amount not to exceed \$1,066,297.00, and authorize the associated budget transfers.

BACKGROUND

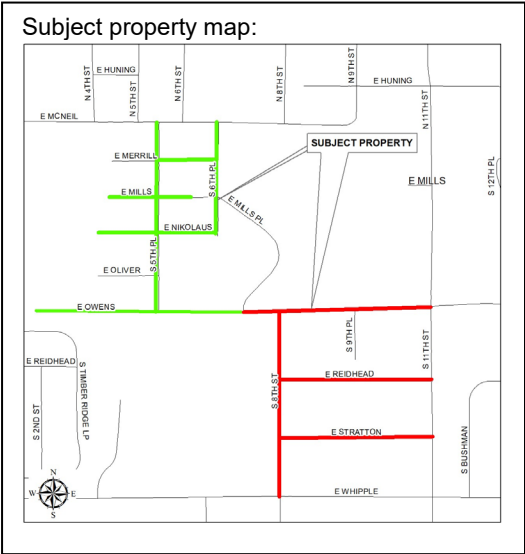
The City’s fiscal year 2023 Capital Improvements Plan budget includes \$455,000.00 for a roadway improvement project labeled “Nikolaus Subdivision” and \$430,000.00 for a roadway improvement project labeled “McNeil Acres Subdivision”. Both subdivisions are completing upgrades to the underground infrastructure, and now the roadway improvements have been scheduled. The work includes the reconstruction of 10,000 linear feet of roadway, including portions of South 6th Place, South 5th Place, East Mills, East Nikolaus, East Owens, South 8th Street, South 9th Place, East Reidhead, and East Stratton. The work includes but is not necessarily limited to, the pulverization of approximately 25,000 square yards of existing asphalt roadway, recycling and mixing existing asphalt millings into the existing base, subgrade preparation and compaction, reshaping the roadway grade, installing new asphalt pavement overlay, re-establish roadway shoulder, adjusting water valves and manholes. The two projects were combined into one due to their vicinity to each other and to reduce redundant construction costs.

City engineering staff designed the project with a construction estimate of \$937,000.00. The project was publicly bid according to statutory requirements with the following results:

<u>Contractor</u>	<u>Total Bid</u>
Western Grade LLC	\$1,066,297.00
Surface Contracting	\$1,185,485.00
Perkins Cinders Inc	\$1,312,163.13

Due to rising construction costs, the excess funding to construct the project will come from capital carryovers from FY2023.

Staff recommends awarding the construction contract for the Nikolaus and McNeil Acres Subdivision Roadway Improvements, City of Show Low Project No. R-5723 to Western Grade LLC., in an amount not to exceed \$1,066,297.00, and authorizing the associated budget transfers.



FISCAL IMPACT

Anticipated cost: \$1,066,297.00

Funding source (account no.): Nikolaus Subdivision (2-500-495-7300-2256/5002256) \$554,475.00; 12-McNeil Acres Subdivision (500-495-7300-2259/5002259) \$511,823.00

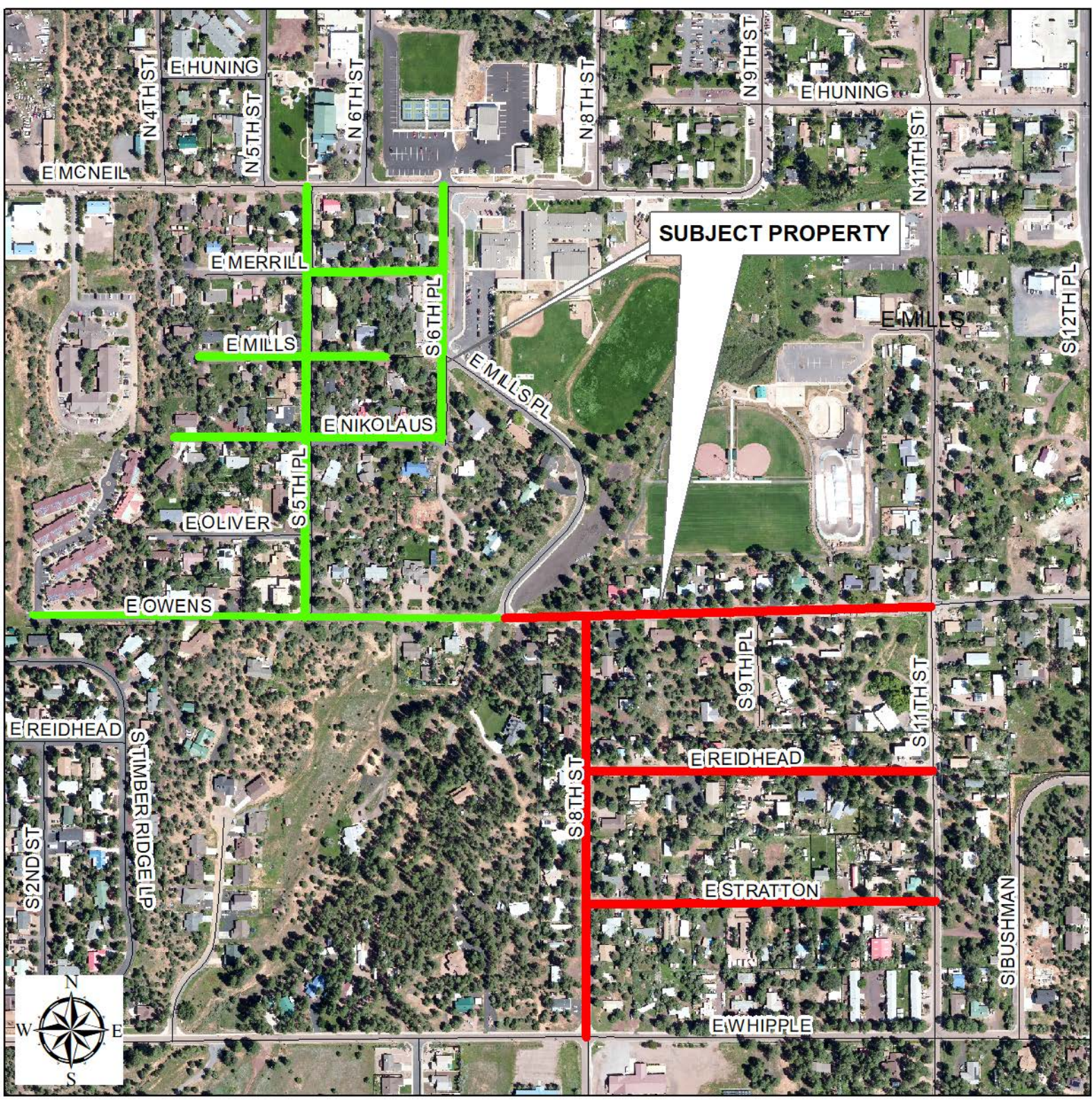
Description	Account	Approved Budget	Transfer	Amended Budget
Streets Capital Carry Over	12-500-495-7300-0000	\$226,911	(181,298)	\$45,613
Nikolaus Subdivision	12-500-495-7300-2256/5002256	\$455,000	99,475	\$554,475
McNeil Acres Subdivision	12-500-495-7300-2259/5002259	\$430,000	81,823	\$511,823
Total		\$1,111,911		\$1,111,911

T:\Packets-Council\2023\071823\R-5723SSR

Project Name: Nikolaus and McNeil Subdivision Roadway Improvements Project No. R-5723

Bid Opening July 6th 2023 @ 2:00 PM

	BID SCHEDULE A		Bid Tabulation Sheet	1	Surface Contracting, Inc.	2	Perkins Cinders, Inc.	3	
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$31,523.00	\$31,523.00	\$60,000.00	\$60,000.00	\$55,113.04	\$55,113.04
2	Traffic Control	LS	1	\$8,000.00	\$8,000.00	\$15,000.00	\$15,000.00	\$18,986.31	\$18,986.31
3	Remove and re-install Sign Posts Per COSL Std Dtl P-03	EA	3	\$1,700.00	\$5,100.00	\$400.00	\$1,200.00	\$2,229.84	\$6,689.52
4	Sawcut Existing Concrete/Asphalt	LF	1,800	\$7.50	\$13,500.00	\$1.00	\$1,800.00	\$12.75	\$22,950.00
5	Remove Existing Culvert	LF	80	\$37.00	\$2,960.00	\$60.00	\$4,800.00	\$41.66	\$3,332.80
6	Remove Existing Concrete Driveway/Concrete	SF	2,600	\$1.30	\$3,380.00	\$9.00	\$23,400.00	\$4.20	\$10,920.00
7	Remove Existing Asphalt Driveway	SF	1,550	\$2.20	\$3,410.00	\$1.50	\$2,325.00	\$3.17	\$4,913.50
8	Install Concrete Driveway Per MAG Std Dtl. 250-2 Minimum 6" Thick	SF	2,300	\$14.40	\$33,120.00	\$18.00	\$41,400.00	\$19.45	\$44,735.00
9	Install 13" X 17" CMPA with Type II Slurry Backfill	LF	320	\$96.00	\$30,720.00	\$185.00	\$59,200.00	\$127.66	\$40,851.20
10	Install 48" Storm Drain Manhole	EA	1	\$7,199.00	\$7,199.00	\$4,500.00	\$4,500.00	\$7,963.70	\$7,963.70
11	Pulverize Existing Asphalt Per Plan Detail and Specifications	SY	25,500	\$1.31	\$33,405.00	\$2.70	\$68,850.00	\$2.22	\$56,610.00
12	Reshape Roadway and Compact	SY	25,500	\$6.00	\$153,000.00	\$2.00	\$51,000.00	\$4.73	\$120,615.00
13	Install 3" Asphalt Overlay	Tons	4,800	\$143.25	\$687,600.00	\$150.00	\$720,000.00	\$165.31	\$793,488.00
14	Roadway Base Repair - Excavate 6-inches minimum depth of Subgrade and dispose of material. Install and compact Asphalt Millings provided by City	CY	250	\$21.00	\$5,250.00	\$140.00	\$35,000.00	\$52.74	\$13,185.00
15	Lower the Existing Water Valve/Air Release Valve and raise to finished Asphalt Grade Per COSL Std Dtl W-08	EA	21	\$500.00	\$10,500.00	\$1,550.00	\$32,550.00	\$738.36	\$15,505.56
16	Lower the Existing Sewer Manhole and raise to finished Asphalt Grade Per COSL Std Dtl S-01, S-02, S-06	EA	29	\$750.00	\$21,750.00	\$1,740.00	\$50,460.00	\$2,320.50	\$67,294.50
17	Establish Roadside Drainage Ditch	LF	1,000	\$5.88	\$5,880.00	\$4.00	\$4,000.00	\$19.01	\$19,010.00
18	Force Account ©	F.A.	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
	GRAND TOTAL				\$1,066,297.00		\$1,185,485.00		\$1,312,163.13



E MCNEIL

N 4TH ST

E HUNING

N 5TH ST

N 6TH ST

N 8TH ST

N 9TH ST

E HUNING

N 11TH ST

E MERRILL

E MILLS

E NIKOLAUS

E OLIVER

E OWENS

S 6TH PL

S 5TH PL

E MILLS PL

SUBJECT PROPERTY

E MILLS

S 12TH PL

E REIDHEAD

STIMBER RIDGE LP

S 2ND ST

S 8TH ST

S 9TH PL

S 11TH ST

E REIDHEAD

E STRATTON

E WHIPPLE

SIBUSHMAN



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Award of Professional Services Contract for Design of Woolford Road Reconstruction Project, City of Show Low Project No. R-1424 (Shane Hemesath)

RECOMMENDATION

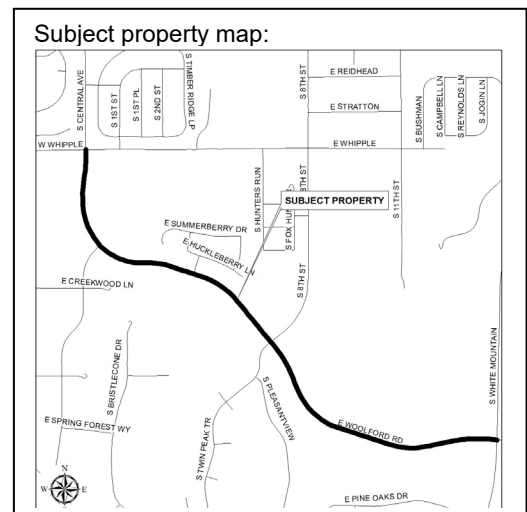
I **MOVE** to award the professional services contract for the design of the Woolford Road Reconstruction Project, City of Show Low Project No. R-1424, to Ironside Engineering & Surveying, Inc. in an amount not to exceed \$134,700.00.

BACKGROUND

The City has been awarded \$1,269,000.00 in Federal Direct Spending to reconstruct Woolford Road from East Whipple to SR-260. The scope of work includes removing the existing roadway section, installing geogrid re-enforcement, installing a new stronger roadway section, and replacing the pavement markings. The federal funding assigned to these projects requires additional scope during the design phase, such as environmental clearances and geotechnical reviews.

City staff solicited a proposal from Ironside Engineering to perform the necessary design services. The scope of the proposal includes conducting the required project survey and mapping, preparing construction design documents, completing necessary environmental clearance submittals, and completing final project specifications prior to ADOT conducting bidding. The proposed cost for these services is \$134,700.00 (a detailed scope of services is attached).

Staff recommends awarding the professional services contract for the design of the Woolford Road Reconstruction Project, City of Show Low Project No. R-1424, to Ironside Engineering & Surveying, Inc. in an amount not to exceed \$134,700.00.



Attachments:
Scope of Services

FISCAL IMPACT

Anticipated cost: \$134,700.00

Funding source (account no.): Woolford Road Reconstruction (12-500-495-7310-2420/5002420)

AUTHORIZATION OF SERVICES

City of Show Low
Woolford Roadway Reconstruction
July 11, 2023

1. **Scope of Work.** The Consultant shall provide the professional consulting services described in Exhibit A of this Authorization of Services.
2. **Basis of Fee.** As outlined in Exhibit B, the Consultant fee shall Not Exceed \$134,700.
3. **Additional Services.** The fee for any additional services required by the Client will be computed either on a negotiated lump sum or upon actual hours and expenses incurred by the Consultant.
4. **Compensation.** The Consultant will complete the work outlined herein and invoice the client monthly on a percentage of completion basis, up to the fixed maximum Not to Exceed fee based on the attached Fee Schedule and the attached Estimate of Cost Proposal Summary.
5. **General Conditions.** The Consultant agrees to perform its services hereunder in character, sequence, and timing as directed by the City of Show Low and in accordance with the Scope of Services, Exhibit A and the General Considerations.
6. **Subconsultants.** The Consultant is authorized by the Client to subcontract specific items of work including materials testing, if requested by the Client, hereinafter referred to as Subconsultants. At the time additional subcontracted services are anticipated, the Consultant shall notify the Client of the nature of such services and identify the proposed subcontracting firm.
7. **Completion Date.** The Consultant agrees to perform its services hereunder in character, sequence, and timing as shall be coordinated by the City of Show Low and in accordance with the Scope of Work, Mapping and Environmental Submittal estimated to be completed within 120 days of Notice to Proceed and project estimated to be completed within 360 days of Notice to Proceed.

FOR THE CONSULTANT:

Ironsides Engineering & Development, Inc.

By: _____
Bruce J. Ironside, PE, RLS
President

Date: _____

FOR THE CLIENT:

City of Show Low

By: _____
Name: _____
Title: _____

Date: _____

Attached and Incorporated by Reference:

Exhibit A – Scope of Services
Exhibit B – Estimate of Cost Proposal Summary
Exhibit C – Fee Schedule
Exhibit D – General Considerations



EXHIBIT A – Scope of Services

City of Show Low Woolford Roadway Reconstruction July 11, 2023

The Consultant will be responsible for accomplishing professional services required for the preparation of Environmental Review documents and improvement plans for the reconstruction and restriping of Woolford Rd between Central Ave and SR 260 in the City of Show Low.

I. SUPPLEMENTARY MAPPING

Topographic survey will be performed to supplement available City of Show Low mapping. The topographic information will be compiled by the consultant and spot verified to complete base mapping. Mapping will include existing “bluestaked” utilities and accurate locations of existing curbs and other ancillary infrastructure.

II. ENVIRONMENTAL REVIEW & 30% PLANS

Environmental review data will be compiled and organized for the Consultant to prepare 30% Improvement Plans. A preliminary cost estimate will be prepared for this discussion. Consultant will prepare Environmental Review documentation for the preparation of a Categorical Exclusion per ADOT regulations. Includes coordination and document preparation for Agency and Public Scoping as required through ADOT. In addition, 30% plans will be prepared for submission to ADOT and to support the environmental review process.

III. GEOTECHNICAL EVALUATION

The consultant shall coordinate with and subcontract a geotechnical engineering consulting firm to provide the ADOT required Geotech report, structural design report, and materials report for the structural section and proposed geogrid based on borings withing the existing roadway.

IV. 95% PLANS WITH SIGNING & STRIPING PLANS

Consultant will provide signing and striping plans based for the study segment of Woolford Rd. Plans will include proposed signing and striping per ADOT requirements, and as applicable to a municipally owned minor arterial. These plans to be submitted to ADOT for review.

V. 100% PLANS WITH SPECIFICATIONS

During final design, the consultant shall prepare technical specifications for each item of construction noted on the project plans in accordance with ADOT Requirements. Specifications and Plans to be used by ADOT to bid the project. Consultant to depict centerline monumentation locations along Woolford Rd.



VI. EXCLUSIONS

1. Payment for review fees or other similar charges
2. Boundary Survey
3. Construction staking, administration, and observation
4. Potholing for underground improvements
5. Legal Descriptions
6. Temporary Construction Easement
7. Archeological investigations or similar
8. Noise Study



EXHIBIT B – Estimate of Cost Proposal Summary

**City of Show Low
Woolford Roadway Reconstruction
July 11, 2023**

For, and in consideration of, the services to be rendered by the Consultant, the Owner shall pay the Consultant the fees based on the following Not to Exceed amounts. Ironside Engineering will not exceed the total maximum labor fee shown here on without authorization from the Client. Individual task amounts are provided for budgeting purposes only. Ironside Engineering reserves the right to relocate amounts among tasks as necessary.

DIRECT LABOR ESTIMATE

I.	SUPPLEMENTARY MAPPING	
	Time & Materials Estimated Not to Exceed	\$22,500
II.	ENVIRONMENTAL REVIEW & 30% PLANS	
	Time & Materials Estimated Not to Exceed	\$31,000
III.	GEOTECHNICAL COORDINATION & MEETINGS	
	Time & Materials Estimated Not to Exceed	\$2,500
IV.	95% PLANS WITH SIGNING & STRIPING PLANS	
	Time & Materials Estimated Not to Exceed	\$17,500
V.	100% PLANS WITH SPECS	
	Time & Materials Estimated Not to Exceed	\$32,000

OUTSIDE SERVICES & SUBCONSULTANTS

VII.	GEOTECHNICAL EVALUATION	
	Cost plus 10% Estimated Not to Exceed	\$29,200

TOTAL MAXIMUM NOT TO EXCEED FEE:.....\$134,700



EXHIBIT C – Fee Schedule

Personnel	Rate/hour
Principal	\$170
Engineering Project Manager	\$150
RLS	\$145
Designer	\$130
Senior CAD Designer	\$140
CAD Drafter	\$100
Construction Observer	\$ 90
Survey Crew	\$165
Survey Technician	\$100
Clerical	\$ 55
Reimbursable Costs	Rate Description
Travel (Outside Office Area)	Cost
Off-Road Vehicles	\$75/Day
Outside Consultants – Client Authorized	Rate Description
	Cost + coordination at personnel hourly rates stated above

GENERAL CONSIDERATIONS

1. All required services outside SCOPE OF WORK outline will be provided upon the CLIENT'S request and will be billed at the rates quoted on the CURRENT FEE SCHEDULE.
2. Fees outlined in this contract will be adhered to subject to site conditions and criteria set forth by the CLIENT and the requirements of all applicable governmental agencies, utility companies, etc., in effect on the date of the ENGINEER'S signing of this contract. When an architectural site plan, building plan or other plan is to be used as the basis for the ENGINEER'S plans or designs, no work by the ENGINEER will commence until fully dimensioned and client-approved plans have been received. Subsequent changes to the plans which require additional work by the ENGINEER will result in extra charges at the rates quoted on the CURRENT FEE SCHEDULE.
3. And field staking outlined in the SCOPE OF WORK will be performed one time only for the fees quoted. Any restaking due to loss of stakes beyond the ENGINEER'S control will be billed at the rate quoted on the CURRENT FEE SCHEDULE. In addition, fees outlined for field survey and construction staking are subject to the ENGINEER being able to perform each item without delays which may occur beyond his control, such as hindrances due to the CLIENT'S equipment and/or employees operating in the ENGINEER'S survey line.
4. In the event that a question or claim may arise as to an error or omission in the ENGINEER'S work or plans, the ENGINEER will assume no liability for errors or omissions unless notified within 48 hours of the CLIENT'S discovery of such. If notified within 48 hours, the ENGINEER will have the right to remedy any such errors or omissions within a reasonable and agreed upon time thereafter, at no additional cost to the CLIENT. The ENGINEER will assume no liability for construction staking unless all stakes are maintained intact and verified as to their origin.
5. The CLIENT shall request construction staking items a minimum of three (3) working days in advance of when desired.
6. The CLIENT shall give authorization to the ENGINEER to commence each item of work as outlined in the SCOPE OF WORK. The CLIENT will be billed only for work performed.
7. CLIENT will be billed monthly, based upon percentage of work completed and/or hourly charges and reimbursable costs. A finance charge of one and one half percent (1½%) per month (18% annual percentage rate) will be added to portions of accounts over 45 days past due and will result in immediate stoppage of all services until payment is received or other written agreements made. Any and all charges incurred by the ENGINEER to collect past due accounts will be paid by the CLIENT. In the event litigation is instituted to enforce the provisions hereof the prevailing party or parties shall be entitled to recover from the other party or parties in addition to all other relief to which such prevailing party or parties may otherwise be entitled all costs, expenses and fees incurred by such party or parties (including such attorney's fees as shall be fixed by the court sitting without a jury.)
8. The CLIENT hereby agrees that the balances as stated on the billing from the ENGINEER is correct, conclusive and binding on the CLIENT unless the CLIENT notifies the ENGINEER in writing within ten (10) days of the billing date of the particular item that is alleged to be incorrect.
9. The obligation to provide further services under the SCOPE OF WORK may be terminated by either party upon seven (7) day's written notice. In the event of any termination, the ENGINEER will be paid for all services rendered to the date of termination plus unpaid reimbursable expenses.
10. The ENGINEER will not be responsible for the cost of permits, title company charges, governmental review fees, soils reports, printing photographic charges, etc., as applicable, except those printing charges necessary for the ENGINEER to do his work. The ENGINEER will be reimbursed for such charges paid by him for the CLIENT at the rates quoted on the CURRENT FEE SCHEDULE.
11. The ENGINEER will not be responsible or liable for the following:
 - a) Any use of plans, surveys, specifications, etc., not signed and sealed by the ENGINEER and approved by the appropriate governmental agencies.
 - b) Inaccuracy of data, plans, legal descriptions or any other information supplied by the CLIENT.
 - c) Site soil and geologic conditions.
 - d) Changes to the plans and specifications made by the CLIENT or others.
 - e) Job site conditions.
 - f) The performance of work on this project by any construction contractor or third party.
12. All original work will be property of the ENGINEER. The CLIENT, at his request, will be furnished with reproducible copies of any and all work.
13. All documents furnished by the ENGINEER are instruments of his service. They are not intended to be suitable for reuse or extensions of this project or any other project. Any reuse without specific written approval by the ENGINEER will be at the sole risk of the user and without liability or legal exposure to the ENGINEER.
14. Neither the CLIENT nor ENGINEER shall assign, sublet or transfer any rights under or interest in this contract without the written consent of the other. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than the CLIENT or ENGINEER.
15. The ENGINEER makes no representation concerning any cost estimate figures made in connection with maps, plans, specifications or drawings other than that all cost figures are estimates only and the ENGINEER shall not be responsible for fluctuations in costs or quantity figures.
16. The CLIENT agrees to cooperate in every way requested by the ENGINEER to expedite the completion of the work set forth in the contract. The CLIENT agrees to provide the ENGINEER access to the property involved and to make available any records, documents, deeds, legal descriptions or other items requested by the ENGINEER for the reasonable pursuit of the completion of the work.
17. The ENGINEER makes no warranty either expressed or implied, as to his findings, recommendations, specifications or professional advice except that these were promulgated after being prepared in accordance with generally accepted engineering and/or surveying practices and under the direction of registered professional engineers and/or licensed land surveyors.
18. The preparation of Environmental Impact Statements and/or similar environmental documents is not included in this contract.
19. There are no understandings or agreements except as herein expressly state

Consultant	Client
(Initial)	(Initial)

