

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, APRIL 2, 2024, AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

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

2. Roll Call.

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

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Brad Provost, Police Chief; Justen Tregaskes, Planning and Zoning Director; Shane Hemesath, City Engineer; Jacob Allen, Airport Manager; Kathy Clements, Assistant City Clerk; and Rachael Hall, City Clerk.

GUESTS: Mike Allsop, Dawn Wilson-Golden, Joseph Holland, Doug Roberts, and others.

3. Invocation.

Councilman Adams gave the invocation.

4. Pledge of Allegiance.

Councilman Hatch 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. Proclamation by the Mayor Proclaiming April 6 through 12, 2024, as the **Week of the Young Child** in the City of Show Low (Rachael Hall)
- B. Proclamation by the Mayor Proclaiming April 2024 as **Child Abuse Prevention Month** in the City of Show Low (Rachael Hall)

- C. Proclamation by the Mayor Proclaiming April 2024 as **Fair Housing Month** in the City of Show Low (Rachael Hall)
- D. Approval of Final Plat, Pine Haven Unit 2 (Justen Tregaskes)
- E. Consideration of Noncommercial Ground Lease with The WV Powell Family Trust and Termination of Ground Lease with William E. Powell and Viki Lynn Powell at Show Low Regional Airport (Jacob Allen)
- F. Consideration of Minutes of Show Low City Council meetings:

- 1. Regular Meeting of March 19, 2024

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

Ms. Hall read the Week of the Young Child Proclamation aloud.

7. **NEW BUSINESS:**

- A. Consideration of Acceptance of Show Low Lake Campground Power Improvements, City of Show Low Project No. FM-5923 (Shane Hemesath)

Mr. Hemesath said, at the September 19, 2023 meeting, Show Low City Council awarded the construction contract for the Show Low Lake Campground Power Improvements to Apache Underground Excavating for an amount not to exceed \$87,350.00. The scope of work for the project included constructing approximately 600 linear feet of new four-inch and six-inch electrical conduit along Show Low Lake Road to serve as the main new backbone for future power expansion in the area. The work also included installing a new 600-amp transformer near the Show Low Lake clubhouse. The clubhouse would receive its own 200-amp service, and the remainder of the park would stay on the existing power service for this phase. The conduit installed included three pull boxes to allow future power expansion into the campground spots as funding allowed.

Mr. Hemesath said that due to the construction's location near Show Low Lake, rock excavation was anticipated and included in the bid. However, during construction, the rock excavation was extremely deep and exceeded expectations. An additional 20 cubic yards of rock excavation were needed to complete the project. The additional cost for the extra rock was \$3,698.88.

Mr. Hemesath said the project was complete. Staff recommended accepting the Show Low Lake Campground Power Improvements FM-5923, approving the change order in the amount of \$3,698.88, resulting in a total project cost of \$91,048.88, releasing the retainage, and initiating the warranty period.

COUNCILMAN JUDD MOVED TO ACCEPT THE CONSTRUCTION OF SHOW LOW LAKE CAMPGROUND POWER IMPROVEMENTS FM-5923, APPROVE THE CHANGE ORDER IN THE AMOUNT OF \$3,698.88, RESULTING IN A TOTAL PROJECT COST OF \$91,048.88, RELEASE THE RETAINAGE, AND INITIATE THE WARRANTY PERIOD; SECONDED BY MAYOR LEECH; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD VOTING IN FAVOR.

- B. Consideration of Reciprocal Easement Agreement with WMH Enterprises, LLC and TLS Hospitality, LLC (Anna Atencio)

VICE MAYOR KAKAVAS MOVED TO RECESS INTO EXECUTIVE SESSION TO DISCUSS THE RECIPROCAL EASEMENT AGREEMENT WITH WMH ENTERPRISES, LLC AND TLC HOSPITALITY, LLC; SECONDED BY COUNCILMAN JUDD PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN JUDD VOTING IN FAVOR.

The Show Low City Council recessed into Executive Session at 7:08 p.m.

The Show Low City Council reconvened to Open Session at 7:20 p.m.

Ms. Atencio said the City was replacing the fence at the Meadow along the border with Hampton Inn and TownePlace Suites. The fence was consistent with the fencing along South White Mountain Road. The City planned to create a connecting path from the sidewalk's end on South White Mountain Road to the Meadow walking path.

Ms. Atencio said the City and WMH Enterprises, LLC and TLS Hospitality, LLC, owners of Hampton Inn and TownePlace Suites, discussed a Reciprocal Easement to address the needs of the City and the adjacent hotel properties.

Ms. Atencio said WMH Enterprises, LLC and TLS Hospitality, LLC, requested a parking easement adjacent to the restaurant at the TownePlace Suites. The parking easement would be a public easement allowing parking for the public to access Show Low Creek Meadow and for the hotel and restaurant guests.

Ms. Atencio said the City leased the Meadow for horse and cattle pasture. Only one gate was available for moving animals and pasture maintenance, and that was in the busy Meadow parking lot. The City requested an easement, including gate access from WMH Enterprises, LLC and TLS Hospitality, LLC, to allow the City and pasture leaseholders another access point for moving animals and maintaining the pasture.

Ms. Atencio said a portion of the Show Low Creek Meadow Trail encroached approximately two feet into the WMH Enterprises, LLC property. The City sought an easement to allow the City to use and maintain all portions of the

walking path on WMH Enterprises, LLC property for public use.

COUNCILMAN ADAMS MOVED TO APPROVE THE RECIPROCAL EASEMENT AGREEMENT WITH WMH ENTERPRISES, LLC AND TLS HOSPITALITY, LLC; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD VOTING IN FAVOR.

8. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

None.

B. Mayor

Mayor Leech said the BBQ Throwdown would be held on May 3 and 4 and open to the public. There would be food and live music.

C. City Manager

Mr. Brown said the City's annual MLK Day of Service, where volunteers work on a community project, was scheduled for April 27. Volunteers should meet at City Hall at 9:00 a.m. Once the work was completed, everyone could return to City Hall for lunch. Volunteers should wear closed-toe shoes and bring gloves and a hat.

Mr. Brown said Navajo County needed citizen input to secure more funding for internet improvements in Show Low. He asked everyone to look for a flyer the County had mailed with a QR code with a link to the survey. The County needed to know where people received limited or no internet service. Completing this survey was the community's opportunity to help the County improve the internet service in the area.

Mr. Brown said that in public works projects, the City's contractor was finishing work on the City Park Waterline Replacement Project, and work was underway at the Nikolaus Park Mills parking lot. He thanked the citizens for their patience as improvements were made around the City.

9. **SCHEDULE OF MEETINGS:**

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

Mr. Brown said a Budget Town Hall and Study Session for citizen input was scheduled for April 4 in Council Chambers at 6:00 p.m. The Town Hall will be followed immediately by a Council Budget Study Session.

Mr. Brown said the Council would be interviewing interested applicants for the Council vacancy at a Special Meeting on April 16, before the Regular Meeting.

Depending on the number of applicants, the meeting would start between 5:30 and 6:00.

10. **EXECUTIVE SESSION:**

- A. Discussion or consultation for legal advice with the attorney or attorneys of the public body or with designated representatives of the public body pursuant to A.R.S. Sections 38-431.03(A)(3)

(1) Reciprocal Easement Agreement with WMH Enterprises, LLC and TLS Hospitality, LLC

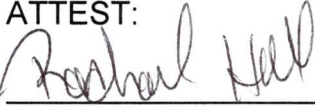
11. **POST EXECUTIVE SESSION:**

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

12. **ADJOURNMENT:**

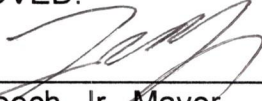
There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL OF APRIL 2, 2024, AT 7:29 P.M.**

ATTEST:



Rachael Hall, City Clerk

APPROVED:

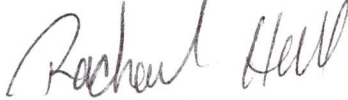


John Leech, Jr., Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the City Council of Show Low held on April 2, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16th day of April, 2024.



Rachael Hall, City Clerk