

**MINUTES OF THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL HELD  
ON TUESDAY, APRIL 23, 2024, AT 5:00 PM IN THE CITY COUNCIL CHAMBERS,  
181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA**

1. Call to Order.

Mayor Leech called the meeting to order at 5:00 p.m.

2. Roll Call.

**COUNCIL MEMBERS PRESENT:** Mayor Leech, Vice Mayor Kakavas, Councilman Adams, Councilman Hatch, Councilman Judd, newly appointed Derik Whipple.

**COUNCIL MEMBERS ABSENT:** Councilman Clark.

**STAFF MEMBERS PRESENT:** Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; and Justen Tregaskes, Planning and Zoning Director.

**GUESTS:** Mike Allsop, Riala Leech, Joseph Holland, and others.

3. New Business

A. **PUBLIC HEARING** - Request of Property Owner to Annex Property Described as A.P. No. 210-33-040C into the City of Show Low, Arizona - #P-1624.

Mr. Tregaskes said on January 16, 2024, the City Council was presented with a request submitted by Joseph Holland to annex a portion of land located in an existing county island into the City of Show Low. He said the area proposed to be annexed was described as A.P. No. 210-33-040C. The proposed annexation consisted of approximately 0.51 acres. The proposed property met the statutory criteria for annexation.

Mr. Tregaskes said that at the meeting, staff was directed to file a blank annexation petition with the county recorder for the proposed annexation property. After receiving information from the Navajo County Assessor's Department and the Arizona Department of Revenue, staff filed the petition on April 5, 2024. Within the last ten days of the 30-day waiting period after the filing, a public hearing was held. As required by state statutes, notice of the public hearing was published in the newspaper, notices were sent to the real and personal property owners, as well as the Board of Supervisors and County Assessor. He said that after the public hearing, and once the 30-day waiting period expired, signatures may be obtained on the petition and filed with the County. An ordinance would then be presented to the Council for consideration.

Mayor Leech opened the matter for a public hearing.

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

Vice Mayor Kakavas asked for clarification of the specific property location. Mr. Tregaskes presented a subject map, which displayed the property to be

annexed, and said it was just north and east of the Book Barn.

Vice Mayor Kakavas asked what the purpose of the annexation was. Mr. Tregaskes said the owner also owned the property in front of the property to be annexed, and it contained a large drainage ditch, making it difficult to develop. The owner would like to build some apartments on the property, but the drainage ditch limited the building area, and the City sewer requirements required that a property be in the City to be certified. Annexing the property into the City provided the owner with the space needed to build the apartments and to meet City sewer requirements.

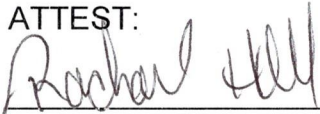
Councilman Adams asked if the property was where the old archery range used to be. Mr. Tregaskes said the property was just south of that.

Vice Mayor Kakavas asked if the City would be responsible for any infrastructure. Mr. Tregaskes said the City would not be responsible for any infrastructure.

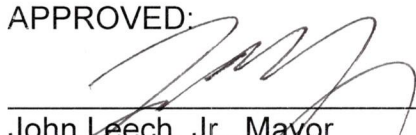
4. Adjournment.

There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL OF APRIL 23, 2024, AT 5:04 P.M.**

ATTEST:

  
Rachael Hail

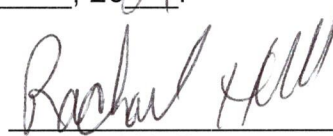
APPROVED:

  
John Leech, Jr., Mayor

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the City Council of Show Low held on April 23, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of May, 2024.

  
Rachael Hail

