

SHOW LOW CITY COUNCIL
Study Session – Tuesday, January 17, 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 **Study Session** of the Show Low City Council will be held on Tuesday, January 17, 2023, at 6:00 p.m. in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona.

1. Call to Order.
2. Roll Call.
3. Discussion of Fiscal Year 2024 Budget Process and Overview and Review of the Event Center Recommendations and Potential Financing.
4. Adjournment.

Rachael Hall, City Clerk

I, Rachael Hall, do hereby certify that the foregoing notice was posted on Friday, January 13, 2023.

T:\packets\011723\cca011723ss

SHOW LOW CITY COUNCIL
Regular Meeting – Tuesday, January 17, 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, January 17, 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. Introduction of new City Attorney Anna Atencio.
- B. Recognition of Retiring City Employee.
- C. Presentation by Southern Airways Express.
- D. Presentation of “State of the City” Address. (Mayor John Leech, Jr.)

7. **CONSENT CALENDAR:**

- A. Consideration of Resolution No. R2023-01 Approving Submitting Application for Arizona State Parks Land and Water Conservation Fund and Authorizing Signature for Approval of Project Sponsor Agreement. (Shannon Adams)

- B. Consideration of Resolution No. R2023-02 Approving Submitting an Application for Arizona State Parks Heritage Fund – Local, Regional, and State Parks, and Authorizing Signature for Approval of Project Sponsor Agreement. (Shannon Adams)
- C. Consideration of Resolution No. R2023-03 Approving Submitting Application for 2023 Rebuilding American Infrastructure with Sustainability and Equity Grant Program for Scott Ranch Road Bridge Project. (Shannon Adams)
- D. Consideration of Acceptance of Library Services and Technology Act Subgrant Funds from Arizona State Library and Authorization of Associated Budget Transfers. (Tamera Norwood)
- E. Consideration of Noncommercial Ground Lease with Trujillo Family Living Trust dated November 25, 2016, and Termination of Lease with Leanne Tawoda, Trustee U/T/A, dated August 11, 2014, at Show Low Regional Airport. (Jacob Allen)
- F. Consideration of Minutes of Show Low City Council meetings:
 - (1) Regular Meeting of January 3, 2023.

8. **NEW BUSINESS:**

- A. Consideration of Approval to Purchase City Backup Server System and Authorization of Associated Budget Transfers. (Chris Tewalt)
- B. Consideration of Award of Construction Contract for Airport Hangar Infrastructure Improvements, City of Show Low Project No. A-1723. (Bill Kopp)
- C. Consideration of Modification of Noncommercial Ground Leases with Big Dog Development, LLC, at Show Low Regional Airport (Bill Kopp/Morgan Brown)

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. EXECUTIVE SESSION.

- A. Confidentiality Statement.
- B. Discussion or consultation for legal advice with the attorney or attorneys of the public body or with designated representatives of the public body in order to consider its position and instruct its representatives regarding contracts that are the subject of negotiation pursuant to A.R.S. Sections 38-431.03(A)(3) and 38-431.03(A)(4).
 - (1) A.P. No. 210-02-009C.
- C. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law. Pursuant to A.R.S. Section 38-431.03(A)(2).
 - (1) Executive Session Minutes of October 4, 2022.
 - (2) Executive Session Minutes of November 1, 2022.
 - (3) Executive Session Minutes of November 15, 2022.
 - (4) Executive Session Minutes of December 6, 2022.

12. POST EXECUTIVE SESSION.

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

- A. Consideration of Approval of the Minutes of the Executive Sessions of the Show Low City Council Held on October 4, 2022, November 1, 2022, November 15, 2022, and December 6, 2022.

13. ADJOURNMENT.**SCHEDULED MEETINGS/EVENTS:**

01/17/23	6:00 PM	CITY COUNCIL – BUDGET STUDY SESSION
01/17/23	7:00 PM	CITY COUNCIL – REGULAR MEETING
01/19/23	6:00 PM	TOWN HALL BUDGET MEETING
01/24/23	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, January 13, 2023.

T:\packets\011723\cca0117

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Resolution No. R2023-01 Approving Submitting Application for Arizona State Parks Land and Water Conservation Fund and Authorizing Signature for Approval of Project Sponsor Agreement (Shannon Adams)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2023-01 authorizing the submission of Arizona State Parks Land and Water Conservation Fund grant application for the construction of eight additional pickleball courts and two ramadas located at 760 East McNeil, Show Low, Arizona, and authorization to sign the project sponsor agreement certifying the availability of up to \$322,050.00 in matching funds.

BACKGROUND

On September 21, 2022, the City submitted a pre-application to Arizona State Parks (ASP) for a Land and Water Conservation Fund (LWCF) grant to construct eight additional pickleball courts and two ramadas at Show Low City Campus on McNeil. ASP approved the LWCF pre-application on October 9, 2022, which authorized the City to submit a formal LWCF grant application for project construction.

In 2019, the City built four pickleball courts and made improvements to other recreational facilities within the Show Low City Campus. As the popularity of pickleball has increased in recent years, the need for additional courts to accommodate increased player demand has become apparent.

The total estimated cost of the project is \$644,100.00. The maximum grant funding available from the ASP Land and Water Conservation Fund is \$500,000.00. A 50% City match is required for the project, which can be comprised of cash, donated labor, materials, services, equipment, and/or Heritage-LRSP grant funds. The ASP application requires the City to certify, by resolution, the approval of the application, signature authorization, the availability of local matching funds, and authorization to sign the project sponsor agreement.

Staff recommends submitting a grant application to Arizona State Parks Land and Water Conservation Fund for the construction of eight additional pickleball courts and two ramadas located at 760 East McNeil, Show Low, Arizona, and authorizing the signing of the project sponsor agreement certifying the availability of up to \$322,050.00 in matching funds.

Attachments:
Resolution No. R2023-01
Project Certification

FISCAL IMPACT

Anticipated cost: \$322,050.00

Funding source: City Campus Pickleball Courts (11-445-495-7310-2307)

T:Packets-Council/2023/011723/Pickleballcourts/StaffSummaryLWCF

CITY OF SHOW LOW RESOLUTION NO. R2023-01

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AUTHORIZING SUBMITTING AN APPLICATION FOR ARIZONA STATE PARKS, LAND AND WATER CONSERVATION FUND FOR THE DEVELOPMENT OF EIGHT ADDITIONAL PICKLEBALL COURTS AND TWO RAMADAS AT SHOW LOW CITY CAMPUS

RECITALS:

WHEREAS, the Congress of the United States has authorized the Land and Water Conservation Fund (LWCF) as a federal-aid assistance program in the acquisition and/or development of public outdoor recreation facilities, and these funds are available to eligible project sponsors for acquiring lands and developing recreational facilities for public purposes; and

WHEREAS, Arizona State Parks (Parks) is responsible for the administration of the Statewide LWCF program within the State, setting up necessary rules and procedures governing application by eligible project sponsors under the program; and

WHEREAS, said adopted procedures established by Parks require the project sponsor to certify by resolution the approval of applications, signature authorization, the availability of local matching funds (if applicable), and authorization to sign a Project Agreement with the Parks prior to submission of said applications to the Parks; and

ENACTMENT:

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Show Low, Arizona, hereby:

1. Approves the filing of an application for Land and Water Conservation Fund assistance, and
2. Certifies that the application is consistent and compatible with all adopted plans and programs for the acquisition and/or development of public outdoor recreational facilities; and
3. Agrees to comply with all appropriate procedures, guidelines, and requirements established by the Parks as a part of the application process; and
4. Certifies that Project Sponsor will comply with all appropriate state and federal regulations, policies, guidelines, and requirements as they relate to the application; and
5. If applicable, certifies that Project Sponsor has matching funds, and

6. Appoints the agent listed below as agent for the Council of the City of Show Low, Arizona, to conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, amendments, billing statements, and so on which may be necessary for the completion of the aforementioned project.

BE IT FURTHER RESOLVED authorizing the Mayor to sign said grant application.

PASSED AND ADOPTED this 17th day of January, 2023, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

F. Morgan Brown, City Attorney



City of Show Low

"Named by the turn of a card"

180 North 9th Street
Show Low, AZ 85901
Telephone (928) 532-4000
Facsimile (928) 532-4009
www.showlowaz.gov

PROJECT CERTIFICATION/LEGAL AUTHORITY TO APPLY

This is to certify that the Show Low City Council hereby authorizes City Manager, Ed Muder to make an application for financial assistance under the provisions of the Land and Water Conservation Fund Act, Public Law 88-578, for the development of City Campus Pickleball Courts.

This further certifies that the Show Low City Council is familiar with the terms and conditions of the Land and Water Conservation Fund Project and hereby authorizes Ed Muder, City Manager, to enter into said agreement between the City of Show Low and the State of Arizona upon federal approval of the above-identified project.

This further certifies that the City of Show Low has been legally constituted and is responsible for planning and carrying out the municipal recreation program, and the continued operation and maintenance of this completed project in accordance with the terms and conditions of the Land and Water Conservation Fund Project Agreement. The City of Show Low was incorporated in 1953 and has an established Parks and Recreation Department that maintains a budget for the operations and maintenance of all municipal parks.

John Leech, Jr., Mayor

Date: _____

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Resolution No. R2023-02 Approving Submitting an Application for Arizona State Parks Heritage Fund – Local, Regional, and State Parks, and Authorizing Signature for Approval of Project Sponsor Agreement (Shannon Adams)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2023-02 authorizing the submission of an Arizona State Parks Heritage Fund-Local, Regional, and State Parks application for the construction of eight additional pickleball courts and two ramadas located at 760 East McNeil, Show Low, Arizona, and authorization to sign the project sponsor agreement certifying the availability of up to \$394,100.00 in matching funds.

BACKGROUND

On September 21, 2022, the City submitted a pre-application to Arizona State Parks (ASP) for a Heritage Fund – Local, Regional, and State Parks (LRSP) grant to construct eight additional pickleball courts and two ramadas at Show Low City Campus on McNeil. ASP approved the LRSP pre-application on October 9, 2022, which authorized the City to submit a formal LRSP grant application for project construction.

In 2019, the City built four pickleball courts and made improvements to other recreational facilities within the Show Low City Campus. As the popularity of pickleball has increased in recent years, the need for additional courts to accommodate increased player demand has become apparent.

The total estimated cost of the project is \$644,100.00. The maximum grant funding available from the ASP Heritage Fund is \$250,000.00. The City's match is the balance of the project, which may be up to \$394,100.00. This match can be comprised of cash, donated labor, materials, services, equipment, and/or LWCF grant funds. The ASP application requires the City to certify, by resolution, the approval of the application, signature authorization, the availability of local matching funds, and authorization to sign the project sponsor agreement.

It has been noted in the LRSP grant application that the City intends to use these funds as the City's matching contribution to the LWCF grant (Resolution No. R2023-01). If the City is not awarded the LWCF grant, staff recommends reevaluating the scope of the project before accepting LRSP grant funds.

In summary, total project costs are \$644,100.00 and could be funded as follows depending on grant awards:

LRSP Grant	\$250,000.00
LWCF Grant	\$322,050.00
Cash match	\$ 72,050.00

OR

LRSP Grant	\$250,000.00
Cash match	\$394,100.00

OR

LWCF Grant	\$322,050.00
Cash match	\$322,050.00

Staff recommends submitting a grant application to Arizona State Parks Heritage Fund for the construction of eight additional pickleball courts and two ramadas located at 760 East McNeil, Show Low, Arizona, and authorizing the signing of the project sponsor agreement certifying the availability of up to \$394,100 in matching funds.

Attachments:
Resolution No. R2023-02

FISCAL IMPACT

Anticipated cost: \$394,100.00

Funding source: City Campus Pickleball Courts (11-445-495-7310-2307)

CITY OF SHOW LOW RESOLUTION NO. R2023-02

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AUTHORIZING SUBMITTING AN APPLICATION FOR ARIZONA STATE PARKS HERITAGE FUND FOR THE DEVELOPMENT OF EIGHT ADDITIONAL PICKLEBALL COURTS AND TWO RAMADAS AT SHOW LOW CITY CAMPUS

RECITALS:

WHEREAS, the Congress of the United States has authorized the Heritage Fund- Local, Regional, and State Parks (LRSP) as a federal-aid assistance program in the acquisition and/or development of public outdoor recreation facilities, and these funds are available to eligible project sponsors for acquiring lands and developing recreational facilities for public purposes; and

WHEREAS, Arizona State Parks (Parks) is responsible for the administration of the Statewide LWCF program within the State, setting up necessary rules and procedures governing application by eligible project sponsors under the program; and

WHEREAS, said adopted procedures established by Parks require the project sponsor to certify by resolution the approval of applications, signature authorization, the availability of local matching funds (if applicable), and authorization to sign a Project Agreement with the Parks prior to submission of said applications to the Parks; and

ENACTMENT:

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Show Low, Arizona, hereby:

1. Approves the filing of an application for Heritage Fund assistance, and
2. Certifies that the application is consistent and compatible with all adopted plans and programs for the acquisition and/or development of public outdoor recreational facilities; and
3. Agrees to comply with all appropriate procedures, guidelines, and requirements established by the Parks as a part of the application process; and
4. Certifies that Project Sponsor will comply with all appropriate state and federal regulations, policies, guidelines, and requirements as they relate to the application; and
5. If applicable, certifies that Project Sponsor has matching funds; and

6. Appoints the agent listed below as agent for the Council of the City of Show Low, Arizona, to conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, amendments, billing statements, and so on which may be necessary for the completion of the aforementioned project.

BE IT FURTHER RESOLVED authorizing the Mayor to sign said grant application.

PASSED AND ADOPTED this 17th day of January, 2023, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

F. Morgan Brown, City Attorney

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Resolution No. R2023-03 Approving Submitting Application for 2023 Rebuilding American Infrastructure with Sustainability and Equity Grant Program for Scott Ranch Road Bridge Project (Shannon Adams)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2023-03 authorizing submitting an application for funding under the 2023 Rebuilding American Infrastructure with Sustainability and Equity discretionary grants program to complete the Scott Ranch Road bridge project and authorizing the Mayor to execute pertinent documents on behalf of the City.

BACKGROUND

In the federal fiscal year 2023 federal budget, \$1.5 billion was directed to the U.S. Department of Transportation (USDOT) for critical investments in the nation's transportation infrastructure. The funds will be distributed through the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) competitive grants program, which funds high-impact projects, including roads, bridges, freight rail, transit buses, street cars, ports, and pedestrian and bicycle paths. Applications from local governments for funding are due February 28, 2023.

The Infrastructure Investment and Jobs Act (Bipartisan Infrastructure Law or BIL) authorized and appropriated the funds to be awarded by the Department of Transportation for Local and Regional Project Assistance Program Grants under National Infrastructure Investments, known as the RAISE Grants program. Projects that improve safety, economic strength, global competitiveness, equity, climate, and sustainability are supported. The RAISE grant seeks to fund projects that, to the extent possible, target at least 40 percent of resources and benefits towards low-income communities, disadvantaged communities, communities underserved by affordable transportation, or overburdened communities. RAISE grants awarded with BIL funding may not be greater than \$25,000,000.

Staff recommends submitting an application for funding to complete the Scott Ranch Road bridge project. To date, Navajo County and the City of Show Low have committed \$1,500,000 (a combined total) toward the project. The City is seeking \$21,785,350 from the federal government through the 2023 RAISE grant opportunity to complete the project.

Attachments:
Resolution No. R2023-03

FISCAL IMPACT

Anticipated cost: \$1,500,000
Funding source: Scott Ranch Road (12-500-495-7300-7300)

CITY OF SHOW LOW RESOLUTION NO. R2023-03

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, APPROVING SUBMITTING AN APPLICATION FOR FUNDING UNDER THE FEDERAL 2023 REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY DISCRETIONARY GRANTS PROGRAM TO COMPLETE THE SCOTT RANCH ROAD BRIDGE PROJECT

RECITALS:

WHEREAS, the Federal Fiscal Year 2023 Appropriations Act appropriated \$1.5 billion to be awarded by the Department of Transportation for national infrastructure projects under a program called the 2023 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Discretionary Grants program; and

WHEREAS, grants offered through this program are for capital investments in surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant impact on an area, including a rural area such as the City of Show Low; and

WHEREAS, the City of Show Low has secured and committed substantial funding for its planned Scott Ranch Road and bridge project, which will connect Penrod Road with White Mountain Road (SR260), crossing Show Low Creek with a bridge and providing crucial, long-term benefits to our area; and

WHEREAS, the City requires an additional \$21,785,350 to complete construction of the project; and

WHEREAS, this priority project objectively meets the criteria of the 2023 RAISE funding opportunity.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Show Low, Arizona, hereby express their strong support for the Scott Ranch Road bridge project and their commitment toward making the project a reality.

BE IT FURTHER RESOLVED that the Mayor and Council hereby approve the City's submission of a grant application under the 2023 RAISE program criteria for \$21,785,350, the funding needed to complete construction of the Scott Ranch Road bridge project.

BE IT FURTHER RESOLVED that the Mayor is authorized to sign the grant application and any other pertinent documents on behalf of the City of Show Low.

PASSED AND ADOPTED this 17th day of January, 2023, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

F. Morgan Brown, City Attorney

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Acceptance of Library Services and Technology Act Subgrant Funds from Arizona State Library and Authorization of Associated Budget Transfers (Tamera Norwood)

RECOMMENDATION

I **MOVE** to accept the Library Services and Technology Act subgrant funding from the Arizona State Library in the amount of \$65,000.00 and authorize the associated budget transfers.

BACKGROUND

On May 2, 2022, the Show Low Public Library was notified that funding was awarded by the Arizona State Library from the Library Services and Technology Act (LSTA) grant for fiscal year 2023. This project is entitled "Beyond Expectations with Music and STEAM," focusing on adding music instruction to the Library's programs, enhancing the library's maker space, and extending the life of the Little Free STEM Library project. Funds will be spent on instruments and materials for programs and equipment for the maker space.

Staff recommends accepting the grant funds in the amount of \$65,000.00 and authorizing the associated budget transfers. There are no matching funds required to accept this grant.

Attachments:

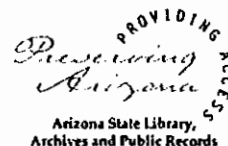
Notification from State Librarian & Director of Library Services, Holly Henley

FISCAL IMPACT

Anticipated cost: \$65,000.00

Account: Beyond Expectations with Music & STEAM (22-435-430-6100-2351)

Description	Account	Approved Budget	Transfer	Amended Budget
Misc Grant Expenditures Library	22-435-495-3342-0001	\$130,900	(65,000)	\$65,900
Beyond Expectations with Music & STEAM	22-435-430-6100-2351	\$0	65,000	\$65,000
Total		\$130,900		\$130,900

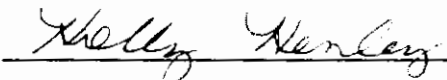


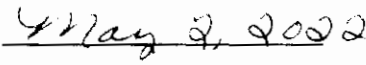
Award Notification for LSTA Subgrants

Library Name: Show Low Public Library	State Project Number: 2022-0260-07	
Project Name: Beyond Expectations with Music and STEAM	Project Manager: Lisa Lewis	
CFDA Number: 45.310	Amount Awarded: \$65,000	
UEI: LK7PLRNTVKT1	Indirect Cost Rate: 0%	
Period of Performance: May 13, 2022 to August 4, 2023	Final Report Due: September 1, 2023	
Contact for LSTA grant questions: Jaime Ball, Grants Coordinator	Phone: 602-542-6266	Email: LibGrants@azlibrary.gov

Enclosures:

- General Assurances and Certifications
- Internet Safety Certification
- Non-Construction Assurances
- Grant Management Requirements Checklist
- LSTA Request for Payment Form


Holly Henley, State Librarian & Director of Library Services


Date

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Noncommercial Ground Lease with Trujillo Family Living Trust dated November 25, 2016, and Termination of Lease with Leanne Tawoda, Trustee U/T/A, dated August 11, 2014, at Show Low Regional Airport (Jacob Allen)

RECOMMENDATION

I **MOVE** to approve a noncommercial ground lease with Trujillo Family Living Trust dated November 25, 2016, and terminate the noncommercial ground lease with Leanne Tawoda, Trustee U/T/A dated August 11, 2014, at Show Low Regional Airport and authorize the Mayor to sign the documents on behalf of the City.

BACKGROUND

On March 6, 2018, Leanne Tawoda entered into a noncommercial ground lease at the Show Low Regional Airport for hangar building 3730 Corporate Way Unit B.

Trujillo Family Living Trust, dated November 25, 2016, will be purchasing Unit B of the building from Leanne Tawoda, Trustee U/T/A August 11, 2014, and has requested a new noncommercial ground lease per the airport ground lease policy. As a result of this purchase, the current noncommercial ground lease with Leanne Tawoda, Trustee U/T/A will need to be terminated to allow the new owners to enter a new noncommercial ground lease.

The terms and conditions of the agreement include the new annual lease rate of \$0.335 per square foot for 3,947 square feet or \$1,322.28 plus tax, insurance, and applicable monthly user fees. The agreement includes an annual Consumer Price Index (CPI) increase. Trujillo Family Living Trust is responsible for paying all utility costs. The length of the agreement is 25 years beginning February 1, 2023, with the option to extend the agreement for five additional five-year periods at an increased rate for a total lease period of 49 years.

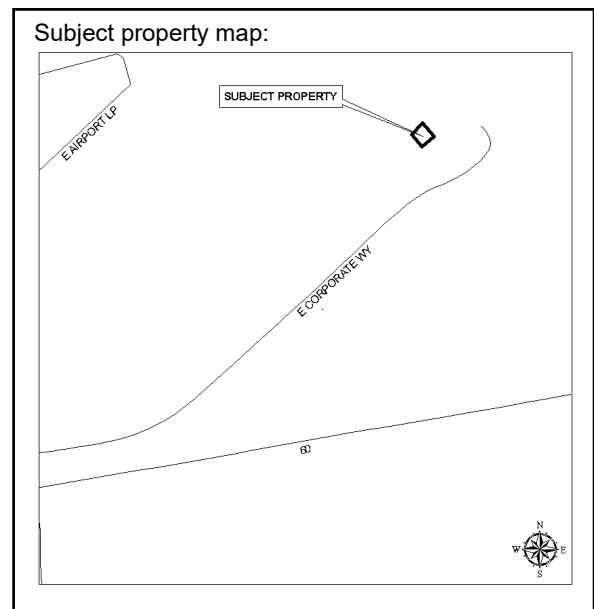
Staff recommends approving the noncommercial ground lease with Trujillo Family Living Trust and terminating the noncommercial ground lease with Leanne Tawoda, Trustee U/T/A, and authorizing the Mayor to sign the documents on behalf of the City.

Attachments:

None

FISCAL IMPACT

Anticipated revenue: \$150.00 one-time reassignment fee plus a total of \$1,322.28 per year ground lease (plus taxes), subject to increases stipulated in the lease.



SUBJECT PROPERTY

E CORPORATE WY

60

N 40TH ST



MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JANUARY 3, 2023, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

2.

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

3. Roll Call.

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

COUNCIL MEMBERS ABSENT: Mayor Leech and Councilman Adams.

STAFF MEMBERS PRESENT: Ed Muder, City Manager; Justin Johnson, Deputy City Manager; Brad Provost, Police Chief; Director; Justen Tregaskes, Planning and Zoning Director; Shane Hemesath, City Engineer; Kathy Clements, Assistant City Clerk; and Rachael Hall, City Clerk.

GUESTS: Vicky Solomon, Tate Ash, William Lewis, and others.

4. Invocation.

Councilman Judd gave the invocation.

5. 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.

William Lewis, 1451 West McNeil, said he would like to see a community center with activities for the youth, especially during the winter months.

6. **SPECIAL EVENTS:**

A. Presentation by Nexus Coalition for Drug Prevention.

Vicky Solomon, Executive Director of the Nexus Coalition for Drug Prevention, said they were a community alliance working toward a healthy, substance-free environment for youth. The two primary goals were to; 1) reduce substance abuse among youth and 2) establish and strengthen collaboration among community organizations.

Ms. Solomon said the organization offered evidence-based education programs such as Mpowrd, 2Bmpowrd, Avoid Vaping, and Botvin Life Skills programs.

Ms. Solomon said they also offered a Drug Diversion program to schools providing classes on the harmful effects of drugs and alcohol as an alternative to school suspension.

Ms. Solomon said the Junior Leadership Academy was a summertime program for kids. The program always received positive feedback.

Ms. Solomon said their organization was part of the Substance Abuse Collation Leaders of Arizona coalition (SACLA). Through this group, they provided educational toolkits for Fentanyl, Naloxone, and Methamphetamine to aid communities in preventing and reversing overdoses.

Ms. Solomon said free adversity training was offered on the third Thursday of every month. On February 6, Darren and Stacy Gagnon would offer a special two-part trauma training course.

7. **CONSENT CALENDAR:**

A. Proclamation by the Mayor Proclaiming January 16, 2023, as **MARTIN LUTHER KING, JR. DAY OF SERVICE** in the City of Show Low.

B. Consideration of Acceptance of Amendment to Grant Funds from Governor's Office of Highway Safety and Authorization of Associated Budget Transfers. (Brad Provost)

C. Consideration of Award of Purchase of Fleet Vehicles and Authorization of Associated Budget Transfers. (Justin Johnson)

- D. Consideration of Acceptance of Wayne Barry Lift Station Removal, City of Show Low Project No. S-1722. (Shane Hemesath)
- E. Consideration of Minutes of Show Low City Council meetings:
 - (1) Special Meeting of December 6, 2022.
 - (2) Regular Meeting of December 6, 2022.
 - (3) Special Meeting of December 14, 2022.

COUNCILMAN ALLSOP MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED; SECONDED BY COUNCILMAN CLARK; PASSED 5 TO 0, WITH VICE MAYOR KAKAVAS AND COUNCIL MEMBERS ALLSOP, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

8. **NEW BUSINESS:**

- A. **PUBLIC HEARING** – Ordinance No. 2023-01 Amending the Zoning Ordinance of the City, Amending the Zoning on the property described as A.P.N. 210-16-128G from the current C-2 (General Commercial) zoning conditions to allow for all uses as outlined in the C-2 zoning district, including multi-family uses. (Justen Tregaskes)

Mr. Tregaskes said at its regular meeting on July 1, 2003, that the Show Low City Council approved Ordinance No. 2003-09 (conditions attached) for a zone change request submitted by Kaibab Industries for a master planned commercial project. This development was to include a movie theater, several retail shops, and a restaurant. A.P.N. 210-16-128G was shown on this plan as a proposed parking lot.

Mr. Tregaskes said condition number two of Ordinance No. 2003-09 stated, “All future development and density associated therewith shall be submitted in substantial conformance with the Site Plan presented at the open house on June 3, 2003.” Based on this condition, any development of the subject property other than a parking lot required a zoning amendment.

Mr. Tregaskes said Tate Ash submitted a zone change request to amend the current zoning conditions of Ordinance No. 2003-09 to remove condition two on the subject property to allow for all uses as outlined in the C-2 zoning district, including multi-family uses. The applicant held a neighborhood meeting on October 3, 2022. Neighbors expressed concerns regarding traffic, the location of City utility lines, private easement access to the properties to the north/west of the subject property, drainage/irrigation, and the location/type of fencing. Following a public hearing at their meeting on December 13, 2022, the Planning and Zoning Commission voted 7-0 to approve the submitted request and

forwarded this recommendation to the City Council subject to specified conditions.

Mr. Tregaskes said that prior to Ordinance 2003-09, the subject property was zoned C-1 (Neighborhood Commercial), which was the original zoning for this parcel. The applicant proposed building a two-story, eight-unit multi-family dwelling on the subject property. Multi-family dwellings of up to ten units were a permitted use in the C-2 zone, subject to the requirements of the R2-7 (Single-Family and Multiple-Family Residential, 7,000 Square Feet) zone. Multi-family dwellings over ten units were a conditional use in the C-2 zone, provided they met the standards of the R2-7 zone. The applicant indicated that the standard C-2 zoning district uses were possible should apartments not be constructed. Construction plans, including drainage and detention plans, were required prior to any development.

Mr. Tregaskes read the conditions of approval aloud.

1. All development shall comply with all applicable federal, state, and local requirements including building code and fire codes.
2. Prior to the commencement of any development on the subject property, engineering improvements, drainage, and grading plans shall be submitted to the City for review and approval.
3. Development of multi-family uses shall comply with the R2-7 (Single-Family and Multiple-Family Residential, 7,000 Square Feet) zoning district standards, including fencing requirements from adjacent properties. A six-foot solid material fence shall be installed for apartment use along the south and west property lines and shall not be placed over any public or private easements.
4. No buildings or structures shall be built over any City water or sewer mains, and an easement shall be dedicated to the City for these utilities.

Mr. Tregaskes presented slides showing the subject property parcel detail, aerial maps, the masterplan referenced in Ordinance No. 2003-09, conceptual images of buildings, and a proposed lot layout. Mr. Tregaskes stated that the images of buildings and the proposed lot layout were only concepts. Engineering and formal studies have yet to be completed. Mr. Tregaskes stressed that no permits would be issued until those studies had been done.

Vice Mayor Kakavas opened the matter for a public hearing.

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

- B. Consideration of Ordinance No. 2023-01 Amending the Zoning Ordinance of the City, Amending the Zoning on the property described as A.P.N. 210-16-128G from the current C-2 (General Commercial) zoning conditions to allow for all uses as outlined in the C-2 zoning district, including multi-family uses. (Justen Tregaskes)

Councilman Allsop asked if there were any City water or sewer mains where structures would be built. Mr. Tregaskes said there were some utilities but nothing that the proposed building footprint should impact.

Councilman Allsop asked regarding the ingress and egress. Mr. Tregaskes said they were proposing only one single driveway, but Mr. Tate still needed to submit the final plans for review and approval.

Vice Mayor Kakavas asked if the conceptional plans presented met current prescribed requirements under the Ordinance. Mr. Tregaskes said, on the surface, yes, but engineering plans had not been submitted; staff would know more once plans were submitted.

Councilman Allsop asked what concerns were raised at the public meetings regarding the parking lot. Mr. Tregaskes said there had been two meetings, and the concerns raised were not about parking lot versus development but more about the development in general, such as drainage, easements, utilities, and access.

Councilman Clark asked if the property across the street required stipulations as it did not develop as rendered. Mr. Tregaskes said no, as the density remained the same for the developed buildings.

By unanimous consent, Ms. Hall read Ordinance No. 2023-01 by title only since all Council members had a copy.

“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 SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS A.P. NO. 210-16-128G TO ALLOW FOR ALL USES AS OUTLINED IN THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT, INCLUDING MULTI-FAMILY USES.”

VICE MAYOR KARAVAS MOVED TO ADOPT ORDINANCE NO. 2023-01 AMENDING THE ZONING ORDINANCE OF THE CITY, TITLE 19, AMENDING THE ZONING ON PROPERTY DESCRIBED AS A.P. NO. 210-16-128G TO ALLOW FOR ALL USES AS OUTLINED IN THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT, INCLUDING MULTI-FAMILY USES. SECONDED BY COUNCILMAN CLARK; PASSED 5 TO 0 WITH VICE MAYOR KAKAVAS AND COUNCIL MEMBERS ALLSOP, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

- C. Consideration of Acceptance of McNeil Acres and 11th Street Sewer Replacement, City of Show Low Project No. S-1122. (Shane Hemesath)

Mr. Hemesath said at its regular meeting on April 5, 2022, the Show Low City Council awarded a construction contract to Apache Underground and Excavating in an amount not to exceed \$1,504,125 for the McNeil Acres and 11th Street sewer replacement project. The scope of the work included installing approximately 8,000 linear feet of new eight-inch PVC sewer line, 29 new concrete manholes, new sewer services, and replacing the existing asphalt removed.

Mr. Hemesath said the McNeil Acres subdivision was one of the older subdivisions in the City. During construction, additional unknown sewer taps were discovered that required connection to the new sewer main and some required grade adjustments. Due to the extremely poor condition of the asphalt in the subdivision, the existing asphalt broke apart and raveled near the trench lines while the new sewer main was installed. As a result, large asphalt patches needed replacing. The City's current budget included funding for the reconstruction of the McNeil Acres subdivision. However, this work was not scheduled to be done until the summer of 2023. The larger asphalt patches were installed to ensure the roadways would hold together through the winter and be ready for reconstruction next year. These changes resulted in an additional asphalt patch cost of \$86,992.13, bringing the final project cost to \$1,591,117.13

Mr. Hemesath said staff recommended accepting the McNeil Acres and 11th Street Sewer Replacement, City of Show Low Project No. S-1122, authorizing associated budget transfers, approving the \$86,992.13 change order for a final cost of \$1,591,117.13, releasing the retainage, and initiating the two-year warranty period.

Councilman Allsop asked what was involved in the asphalt patch. Mr. Hemesath explained that most of the sewer mains were installed down the middle of the road, so to access the sewer, the City had to cut the asphalt, aiming for a four-foot total cut and repair. However, due to the failing

asphalt, these cuts widened and meandered, requiring extensive asphalt repairs.

Vice Mayor Kakavas asked for clarification on the transfer of funds regarding the 2023 budget. Mr. Hemesath said the patchwork was coming from general improvements for both streets and sewer; this project required more street work to put the roads back together for winter. The larger overlay project remains in the budget for next summer. These large projects take two years as sewer and paving could not be completed in one year.

COUNCILMAN CLARK MOVED TO APPROVE THE ACCEPTANCE OF THE MCNEIL ACRES AND 11TH STREET SEWER REPLACEMENT, CITY OF SHOW LOW PROJECT NO. S-1122, AUTHORIZE ASSOCIATED BUDGET TRANSFERS, APPROVE THE \$86,992.13 CHANGE ORDER FOR A FINAL COST OF \$1,591,117.13, RELEASE THE RETAINAGE AND INITIATE THE TWO-YEAR WARRANTY PERIOD; SECONDED BY COUNCILMAN HATCH; PASSED 5 TO 0 WITH VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS ALLSOP, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Councilman Allsop said everyone had a great time at the New Year's Eve Deuce of Clubs Drop and thanked the staff for their hard work putting this event together.

Vice Mayor Kakavas expressed her appreciation to the staff for everything they do and wished everyone a Happy New Year.

B. Mayor

None.

C. City Manager

Mr. Muder said staff had begun preparing the City's annual budget for the fiscal year 2024. In addition to a budget study session with the City Council on, January 17, the City was hosting a town hall budget meeting specifically for citizen input on January 19. All budget meetings would be held in Council Chambers and open to the public. A complete listing of meeting dates was on the website at showlowaz.gov.

Mr. Muder said anyone who wants to recycle a Christmas tree has until, January 8 to drop it off at the Frontier Park parking lot on 9th Place. All lights and decorations must first be removed. The trees will be taken to NOVO Power in Snowflake for biomass fuel.

Mr. Muder said the sidewalks had been poured on the East Huning improvement project. The contractor hoped to pave the south side once the snow melts. The City's contractor started work on the water main installation for the East Owens waterline improvements and anticipated doing the water services in three months once brass fittings were acquired. The Arizona Department of Transportation continued to work on the Show Low Lake intersection as weather permits. Mr. Muder thanked the citizens for their patience as these important projects were completed.

Mr. Muder also thanked the citizens for their patience as crews dealt with snow removal and icy conditions. City employees, especially those in public works and public safety, continued to work diligently and around the clock to ensure everyone's safety, and he thanked them for their efforts.

10. **SCHEDULING OF MEETINGS:**

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

Mr. Muder said there would be a budget study session in Council Chambers on January 17, at 6:00 p.m. and a budget town hall for citizen input on January 19, at 6:00 p.m.

11. **ADJOURNMENT.**

There being no further business to be brought before the Council, **VICE-MAYOR KAKAVAS ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL OF JANUARY 3, 2023 AT 7:42 P.M.**

ATTEST:

APPROVED:

Rachael Hall, City Clerk

John Leech, Jr., Mayor

T:\docs\cc010323

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 January 3, 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 STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Approval to Purchase City Backup Server System and Authorization of Associated Budget Transfers (Chris Tewalt)

RECOMMENDED MOTION

I **MOVE** to authorize the purchase of a new City backup server system from Dell Technologies, Inc. in an amount not to exceed \$31,504.21 and authorize the associated budget transfers.

BACKGROUND

The current City backup server system was installed in 2013. This system is the computer backup for the entire City data integrity. The current system has not had a maintenance contract since 2018, and parts are no longer available from the original manufacturer. Third-party vendors supply some parts, but they often do not work as they should. The system is past its end of life.

The new server system is of a similar design but with hardened security improvements and advances in server technologies. The new system will allow backups to be performed nightly with multiple restore points on the local server and serve as an off-site replication service. The server system is sized for added growth when needed and has room for expansion in the future. There is a five-year Dell Pro Support Plus contract included with the purchase. The product will be purchased from Dell Technologies, Inc. and installed by City staff.

Staff recommends authorizing the purchase of a new City backup server system from Dell Technologies, in an amount not to exceed \$31,504.21, and approving associated budget transfers.

Attachments:

Quote # 3000140736092.1

FISCAL IMPACT

Anticipated cost: \$ 31,504.21

Funding source: Equipment Purchase (11-440-495-7410-0000/4402361)

Description	Account	Approved Budget	Transfer	Amended Budget
General Operations Capital Carryover	11-402-495-7000-0000	\$38,877	(38,877)	\$0.00
Information Services Equipment Purchase	11-440-495-7410-0000/4402361	\$143,824	38,877	\$182,701
Total		\$140,000		\$140,000



A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

Quote No.	3000140736092.1	Sales Rep	Kyle Berg
Total	\$31,504.21	Phone	(800) 456-3355, 6178557
Customer #	5971211	Email	Kyle_Berg@Dell.com
Quoted On	Dec. 29, 2022	Billing To	ACCOUNTS PAYABLE
Expires by	Jan. 28, 2023		CITY OF SHOW LOW
Contract Name	Dell NASPO Computer		180 N 9TH ST
Contract Code	Equipment PA - State of AZ		SHOW LOW, AZ 85901-5116
Customer Agreement #	C000000010731		
Deal ID	MNWCN-108/ADSP016-098163		

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you are ready to place an order. Thank you for shopping with Dell!

Regards,
Kyle Berg

Shipping Group

Shipping To	Shipping Method
DANNY MILAM CITY OF SHOW LOW 180 N 9TH ST SHOW LOW, AZ 85901-5140 (928) 532-4120	Standard Delivery

Product	Unit Price	Quantity	Subtotal
PowerEdge R750	\$15,257.64	1	\$15,257.64
PowerEdge R750	\$14,070.36	1	\$14,070.36

Subtotal:	\$29,328.00
Shipping:	\$0.00
Environmental Fee:	\$0.00
Non-Taxable Amount:	\$3,512.97
Taxable Amount:	\$25,815.03
Estimated Tax:	\$2,176.21

Total:	\$31,504.21
---------------	--------------------

Shipping Group Details

Shipping To

DANNY MILAM
CITY OF SHOW LOW
180 N 9TH ST
SHOW LOW, AZ 85901-5140
(928) 532-4120

Shipping Method

Standard Delivery

	Quantity	Subtotal
PowerEdge R750	1	\$15,257.64

Estimated delivery if purchased today:

Jan. 12, 2023

Contract # C000000010731

Customer Agreement # MNWNC-108/ADSP016-098163

Description	SKU	Unit Price	Quantity	Subtotal
PowerEdge R750 Server	210-AYCG	-	1	-
2.5 Chassis	379-BDTF	-	1	-
SAS/SATA Backplane	379-BDSS	-	1	-
No Rear Storage	379-BDTE	-	1	-
No GPU Enablement	379-BDSR	-	1	-
Trusted Platform Module 1.2 V2	461-AAIC	-	1	-
2.5" Chassis with up to 24 SAS/SATA Drives	321-BGFC	-	1	-
Intel Xeon Silver 4316 2.3G, 20C/40T, 10.4GT/s, 30M Cache, Turbo, HT (150W) DDR4-2666	338-CBWL	-	1	-
Intel Xeon Silver 4316 2.3G, 20C/40T, 10.4GT/s, 30M Cache, Turbo, HT (150W) DDR4-2666	338-CBWL	-	1	-
Additional Processor Selected	379-BDCO	-	1	-
Heatsink for 2 CPU configuration (CPU less than 165W)	412-AAWE	-	1	-
Performance Optimized	370-AAIP	-	1	-
3200MT/s RDIMMs	370-AEVR	-	1	-
RAID 5	780-BCDP	-	1	-
PERC H745 Controller, Front	405-AAUZ	-	1	-
Front PERC Mechanical Parts, for 2.5" x24 SAS/SATA Chassis	750-ADED	-	1	-
Performance BIOS Settings	384-BBBL	-	1	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	1	-
Standard Fan x6	750-ADGK	-	1	-
Dual, Hot-Plug, Power Supply Redundant (1+1), 1400W, Mixed Mode	450-AJHG	-	1	-
Riser Config 2, Half Length, 4x16, 2x8 slots, SW GPU Capable	330-BBRX	-	1	-
R750 Motherboard with Broadcom 5720 Dual Port 1Gb On-Board LOM	329-BFGT	-	1	-
iDRAC9, Enterprise 15G	385-BBQV	-	1	-
Broadcom 57414 Dual Port 10/25GbE SFP28, OCP NIC 3.0	540-BCOC	-	1	-
PowerEdge 2U LCD Bezel	325-BEBV	-	1	-
Dell EMC Luggage Tag	350-BCED	-	1	-
Assembly BOSS Blank	329-BERC	-	1	-

No Quick Sync	350-BBYX	-	1	-
iDRAC,Factory Generated Password	379-BCSF	-	1	-
iDRAC Group Manager, Disabled	379-BCQY	-	1	-
Windows Server 2019 Standard,16CORE,FI,No Med, No CAL, Multi Language	634-BSFE	-	1	-
Windows Server 2019 Standard,16CORE,Digitally Fulfilled Recovery Image, Multi Language	528-CFIB	-	1	-
ReadyRails Sliding Rails	770-BBBQ	-	1	-
No Systems Documentation, No OpenManage DVD Kit	631-AACK	-	1	-
PowerEdge R750 Shipping	340-CULS	-	1	-
PowerEdge R750 Shipping Material	481-BBFG	-	1	-
PE R750 No CCC or CE Marking	389-DYHD	-	1	-
Dell/EMC label (BIS) for 2.5" Chassis	389-DYHF	-	1	-
Custom Configuration	817-BBBB	-	1	-
Dell Hardware Limited Warranty Plus Onsite Service	852-7274	-	1	-
ProSupport Next Business Day Onsite Service After Problem Diagnosis 5 Years	852-7288	-	1	-
ProSupport 7x24 Technical Support and Assistance 5 Years	852-7308	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	1	-
Basic Deployment Dell Server R Series 1U/2U	804-6747	-	1	-
16GB RDIMM, 3200MT/s, Dual Rank	370-AEVQ	-	4	-
2.4TB 10K RPM SAS ISE 12Gbps 512e 2.5in Hot-Plug Hard Drive	400-BGPQ	-	24	-
Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	450-AALV	-	2	-
Jumper Cord - C13/C14, 4M, 250V, 12A (North America, Guam, North Marianas, Philippines, Samoa)	492-BBDG	-	2	-
Windows Server® 2019 Standard Edition, Add License,16CORE,NO MEDIA/KEY	634-BSGE	-	5	-
5-pack of Windows Server 2019 Remote Desktop Services, User	634-BSFQ	-	1	-

Quantity

Subtotal

PowerEdge R750

\$14,070.36

1

\$14,070.36

Estimated delivery if purchased today:

Jan. 12, 2023

Contract # C000000010731

Customer Agreement # MNWNC-108/ADSP016-098163

Description	SKU	Unit Price	Quantity	Subtotal
PowerEdge R750 Server	210-AYCG	-	1	-
2.5 Chassis	379-BDTF	-	1	-
SAS/SATA Backplane	379-BDSS	-	1	-
No Rear Storage	379-BDTE	-	1	-
No GPU Enablement	379-BDSR	-	1	-
Trusted Platform Module 1.2 V2	461-AAIC	-	1	-
2.5" Chassis with up to 24 SAS/SATA Drives	321-BGFC	-	1	-
Intel Xeon Silver 4316 2.3G, 20C/40T, 10.4GT/s, 30M Cache, Turbo, HT (150W) DDR4-2666	338-CBWL	-	1	-
Intel Xeon Silver 4316 2.3G, 20C/40T, 10.4GT/s, 30M Cache, Turbo, HT (150W) DDR4-2666	338-CBWL	-	1	-

Additional Processor Selected	379-BDCO	-	1	-
Heatsink for 2 CPU configuration (CPU less than 165W)	412-AAWE	-	1	-
Performance Optimized	370-AAIP	-	1	-
3200MT/s RDIMMs	370-AEVR	-	1	-
RAID 5	780-BCDP	-	1	-
PERC H745 Controller, Front	405-AAUZ	-	1	-
Front PERC Mechanical Parts, for 2.5" x24 SAS/SATA Chassis	750-ADED	-	1	-
Performance BIOS Settings	384-BBBL	-	1	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	1	-
Standard Fan x6	750-ADGK	-	1	-
Dual, Hot-Plug,Power Supply Redundant (1+1), 1400W, Mixed Mode	450-AJHG	-	1	-
Riser Config 2, Half Length, 4x16, 2x8 slots, SW GPU Capable	330-BBRX	-	1	-
R750 Motherboard with Broadcom 5720 Dual Port 1Gb On-Board LOM	329-BFGT	-	1	-
iDRAC9, Enterprise 15G	385-BBQV	-	1	-
Broadcom 57414 Dual Port 10/25GbE SFP28, OCP NIC 3.0	540-BCOC	-	1	-
PowerEdge 2U LCD Bezel	325-BEBV	-	1	-
Dell EMC Luggage Tag	350-BCED	-	1	-
Assembly BOSS Blank	329-BERC	-	1	-
No Quick Sync	350-BBYX	-	1	-
iDRAC,Factory Generated Password	379-BCSF	-	1	-
iDRAC Group Manager, Disabled	379-BCQY	-	1	-
Windows Server 2019 Standard,16CORE,FI,No Med, No CAL, Multi Language	634-BSFE	-	1	-
Windows Server 2019 Standard,16CORE,Digitally Fulfilled Recovery Image, Multi Language	528-CFIB	-	1	-
ReadyRails Sliding Rails	770-BBBQ	-	1	-
No Systems Documentation, No OpenManage DVD Kit	631-AACK	-	1	-
PowerEdge R750 Shipping	340-CULS	-	1	-
PowerEdge R750 Shipping Material	481-BBFG	-	1	-
PE R750 No CCC or CE Marking	389-DYHD	-	1	-
Dell/EMC label (BIS) for 2.5" Chassis	389-DYHF	-	1	-
Custom Configuration	817-BBBB	-	1	-
Dell Hardware Limited Warranty Plus Onsite Service	852-7274	-	1	-
ProSupport Next Business Day Onsite Service After Problem Diagnosis 5 Years	852-7288	-	1	-
ProSupport 7x24 Technical Support and Assistance 5 Years	852-7308	-	1	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	1	-
Basic Deployment Dell Server R Series 1U/2U	804-6747	-	1	-
16GB RDIMM, 3200MT/s, Dual Rank	370-AEVQ	-	4	-
2.4TB 10K RPM SAS ISE 12Gbps 512e 2.5in Hot-Plug Hard Drive	400-BGPQ	-	20	-
Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	450-AALV	-	2	-

Jumper Cord - C13/C14, 4M, 250V, 12A (North America, Guam, North Marianas, Philippines, Samoa)	492-BBDG	-	2	-
Windows Server® 2019 Standard Edition, Add License,16CORE,NO MEDIA/KEY	634-BSGE	-	5	-
5-pack of Windows Server 2019 Remote Desktop Services, User	634-BSFQ	-	1	-

Subtotal:	\$29,328.00
Shipping:	\$0.00
Environmental Fee:	\$0.00
Estimated Tax:	\$2,176.21
Total:	\$31,504.21

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringsspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

^DELL BUSINESS CREDIT (DBC): Offered to business customers by WebBank, who determines qualifications for and terms of credit. Taxes, shipping and other charges are extra and vary. The Total Minimum Payment Due is the greater of either \$20 or 3% of the New Balance shown on the statement rounded up to the next dollar, plus all past due amounts. Dell and the Dell logo are trademarks of Dell Inc.

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Award of Construction Contract for Airport Hangar Infrastructure Improvements, City of Show Low Project No. A-1723 (Bill Kopp)

RECOMMENDATION

I **MOVE** to reject all bids for the Airport Hangar Infrastructure Improvements, City of Show Low Project No. A-1723.

BACKGROUND

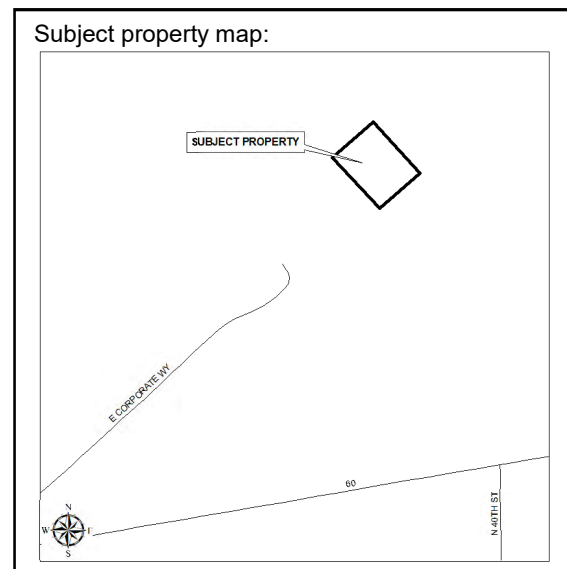
The City of Show Low solicited bids for infrastructure improvements at the south hangar area at the Show Low Regional Airport. The purpose of the project was to expand this area to accommodate larger aircraft.

The project was designed by the City of Show Low Engineering Department and was publicly bid according to statutory requirements with the following results:

<u>Contractor</u>	<u>Total Bid</u>
Show Low Construction, Inc.	\$1,136,629.62
JUD Company LLC	\$1,714,426.00

Both bids significantly exceeded the expected cost. Staff recommends rejecting all bids. A future redesigned project will be presented to the Council at a later date.

Attachments:
Bid Tabulation



Description	Unit	No. of Units	S/L Construction		JUD	
			Unit Price	Total Price	Unit Price	Total Price
Mobilization	LS	1	\$116,866.50	\$116,866.50	\$140,000.00	\$140,000.00
Sawcut Existing Pavement	LF	90	\$4.83	\$434.70	\$6.00	\$540.00
Remove Asphalt	SY	180	\$12.46	\$2,242.80	\$3.00	\$540.00
Remove Existing Fence	LF	1110	\$3.84	\$4,262.40	\$14.00	\$15,540.00
Remove Existing Tree	EA	16	\$271.38	\$4,342.08	\$425.00	\$6,800.00
Remove Existing Concrete	SF	200	\$6.67	\$1,334.00	\$6.00	\$1,200.00
Remove Existing Culvert	LF	90	\$21.29	\$1,916.10	\$14.00	\$1,260.00
Remove Existing Storm Drain	EA	1	\$2,327.75	\$2,327.75	\$1,200.00	\$1,200.00
Install 30" Culvert	LF	215	\$135.35	\$29,100.25	\$130.00	\$27,950.00
Install 13"X17" Culvert	LF	225	\$105.35	\$23,703.75	\$80.00	\$18,000.00
Install Catch Basin Type "F" Modified	EA	3	\$5,824.42	\$17,473.26	\$6,500.00	\$19,500.00
Install Concrete Collar	SF	570	\$14.21	\$8,099.70	\$22.00	\$12,540.00
Install 30" Culvert End	EA	1	\$915.31	\$915.31	\$1,500.00	\$1,500.00
Install 8" C900 Waterline	LF	1130	\$93.85	\$106,050.50	\$70.00	\$79,100.00
Install 6" C9000 Waterline	LF	125	\$129.02	\$16,127.50	\$60.00	\$7,500.00
Install 8" Water Valve	EA	6	\$1,573.38	\$9,440.28	\$3,500.00	\$21,000.00
Install 8"x8"x8" Tee	EA	2	\$3,283.35	\$6,566.70	\$1,200.00	\$2,400.00
Install 8"x6"x8" Tee	EA	2	\$663.21	\$1,326.42	\$1,200.00	\$2,400.00
Install 8"X6" Reducer	EA	2	\$343.18	\$686.36	\$1,200.00	\$2,400.00
Install Fire Hydrant Assembly Complete	EA	4	\$6,976.25	\$27,905.00	\$16,000.00	\$64,000.00
Install 8" 45 Degree Bend	EA	2	\$964.60	\$1,929.20	\$1,200.00	\$2,400.00
Install 8" Blind Flange	EA	1	\$614.60	\$614.60	\$1,200.00	\$1,200.00
Install 1 1/2" Poly Water Service	EA	8	\$4,453.26	\$35,626.08	\$6,000.00	\$48,000.00
Install 1 1/2" Traffic-Rated Water Service	EA	1	\$4,350.20	\$4,350.20	\$6,500.00	\$6,500.00
Install Vertical Realignment Complete	EA	2	\$6,293.83	\$12,587.66	\$12,000.00	\$24,000.00
Remove Existing Blow-off	EA	1	\$278.78	\$278.78	\$1,500.00	\$1,500.00
Remove Existing Cap	EA	1	\$114.60	\$114.60	\$1,500.00	\$1,500.00
Remove Existing Water Meter	EA	1	\$57.30	\$57.30	\$1,500.00	\$1,500.00
Install 2" Poly Sewer Force Main	LF	1250	\$28.34	\$35,425.00	\$42.00	\$52,500.00
Install Sewer Lift Station	EA	1	\$36,596.74	\$36,596.74	\$47,000.00	\$47,000.00
Install 2" Force Main Valve	EA	1	\$968.80	\$968.80	\$1,500.00	\$1,500.00
Install MAG 404 Extra Protection	EA	3	\$1,773.00	\$5,319.00	\$3,000.00	\$9,000.00
Install 8" SDR-35 PVC Sewer Line	LF	400	\$128.71	\$51,484.00	\$47.00	\$18,800.00
Install 4' Dia. Sewer Manhole	EA	2	\$7,861.00	\$15,722.00	\$10,600.00	\$21,200.00
Install Sewer Eccentric Coupling	EA	1	\$729.20	\$729.20	\$1,500.00	\$1,500.00
Install 4" Sewer Service Line	LF	500	\$46.74	\$23,370.00	\$36.00	\$18,000.00
Install 4" Sewer Cleanout	EA	8	\$192.43	\$1,539.44	\$700.00	\$5,600.00
Install 2" Electrical Conduit	LF	350	\$20.47	\$7,164.50	\$30.00	\$10,500.00
Install Electrical Pull Box	EA	2	\$677.10	\$1,354.20	\$700.00	\$1,400.00
Install 3" AC	CY	470	\$381.25	\$179,187.50	\$500.00	\$235,000.00
Install 7" ABC	CY	756	\$66.19	\$50,039.64	\$68.00	\$51,408.00
Install 8" Sub Base	CY	864	\$52.44	\$45,308.16	\$68.00	\$58,752.00
Install Geogrid	SF	35000	\$0.77	\$26,950.00	\$0.70	\$24,500.00
Install 4" Backfill	CY	432	\$67.38	\$29,108.16	\$68.00	\$29,376.00
Install 6" Concrete	SF	0	\$0.00	\$0.00	\$0.00	\$0.00
Install 3" ABC Under Concrete	CY	0	\$0.00	\$0.00	\$0.00	\$0.00
Install Fence	LF	690	\$43.85	\$30,256.50	\$52.00	\$35,880.00
Install Pavement Marking	LF	1280	\$1.13	\$1,446.40	\$6.00	\$7,680.00
Remove Existing Material	CY	1770	\$36.16	\$64,003.20	\$14.00	\$24,780.00
Rock Excavation*	CF	8500	\$4.31	\$36,635.00	\$60.00	\$510,000.00
Force Account	FA	1	\$10,000.00	\$10,000.00		\$0.00
install 10" ABC	CY	560	\$84.54	\$47,342.40	\$68.00	\$38,080.00
GRAND TOTAL				\$1,136,629.62		\$1,714,426.00

SUBJECT PROPERTY

E CORPORATE WY

60

N 40TH ST



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Modification to Noncommercial Ground Leases with Big Dog Development, LLC, at Show Low Regional Airport (Bill Kopp/Morgan Brown)

RECOMMENDATION

I **MOVE** to modify the leases with Big Dog Development, LLC from the eight existing ground leases at the current location to a new location for a total of ten ground leases with Big Dog Development, LLC, at the Show Low Regional Airport, and authorize the Mayor to sign all documents necessary on behalf of the City for the lease of the property.

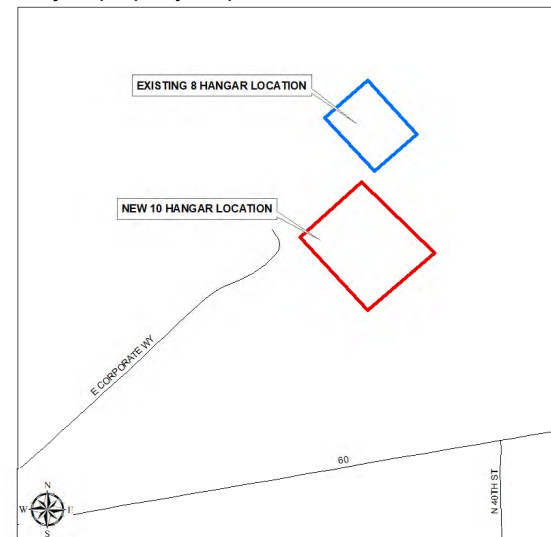
BACKGROUND

At its regular meeting on May 17, 2022, the Show Low City Council approved eight ground leases with Big Dog Development, LLC. These leases were located at the Show Low Regional Airport south hangar area, as shown on the attached map.

The City of Show Low recently opened bids for the construction of the infrastructure for this development. These bids came in at an unexpectedly high cost. The developer has requested that the City release them from the eight ground leases and revise the leases to another area at the south hangar area, as shown on the attached map. The developers feel the construction costs will be less in the new area because some of the infrastructure is already in place. In addition, they will be able to add two hangars to this location.

Big Dog Development is proposing to construct taxiways and improvements in the new location in order to construct ten hangars. The hangars would be approximately 6,375 square feet in addition to leasing apron and setbacks of approximately 7,950 square feet of ground lease for each hangar. In order to construct the hangars, utilities would need to be extended, and additional taxiways and apron would need to be constructed. As with the original leases, Big Dog Development is proposing that they pay for the required infrastructure, including a site survey. The final legal descriptions would be determined after the site survey. Big Dog Development will be reimbursed through the City giving credit for lease payments until the cost of the infrastructure has been repaid to Big Dog Development. This will be reflected in each lease agreement. It is anticipated that this would be paid back in approximately 20-25 years, which includes a yearly consumer price index increase on each lease. The final cost of the infrastructure will be determined when the infrastructure is complete and approved by the Council. The City will bid out the work on the infrastructure, which will be inspected by the City.

Subject property map:



Staff recommends modifying the leases with Big Dog Development, LLC from the eight existing ground leases at the current location and approving the modified noncommercial ground leases for ten hangars at the new location with Big Dog Development, LLC, at the Show Low Regional Airport, and authorizing the Mayor to sign all documents on behalf of the City for the lease of the property.

Attachments:

None

T:\packets\051722\BigDogDevelopREVISEDNoncommercialGroundLease

EXISTING 8 HANGAR LOCATION

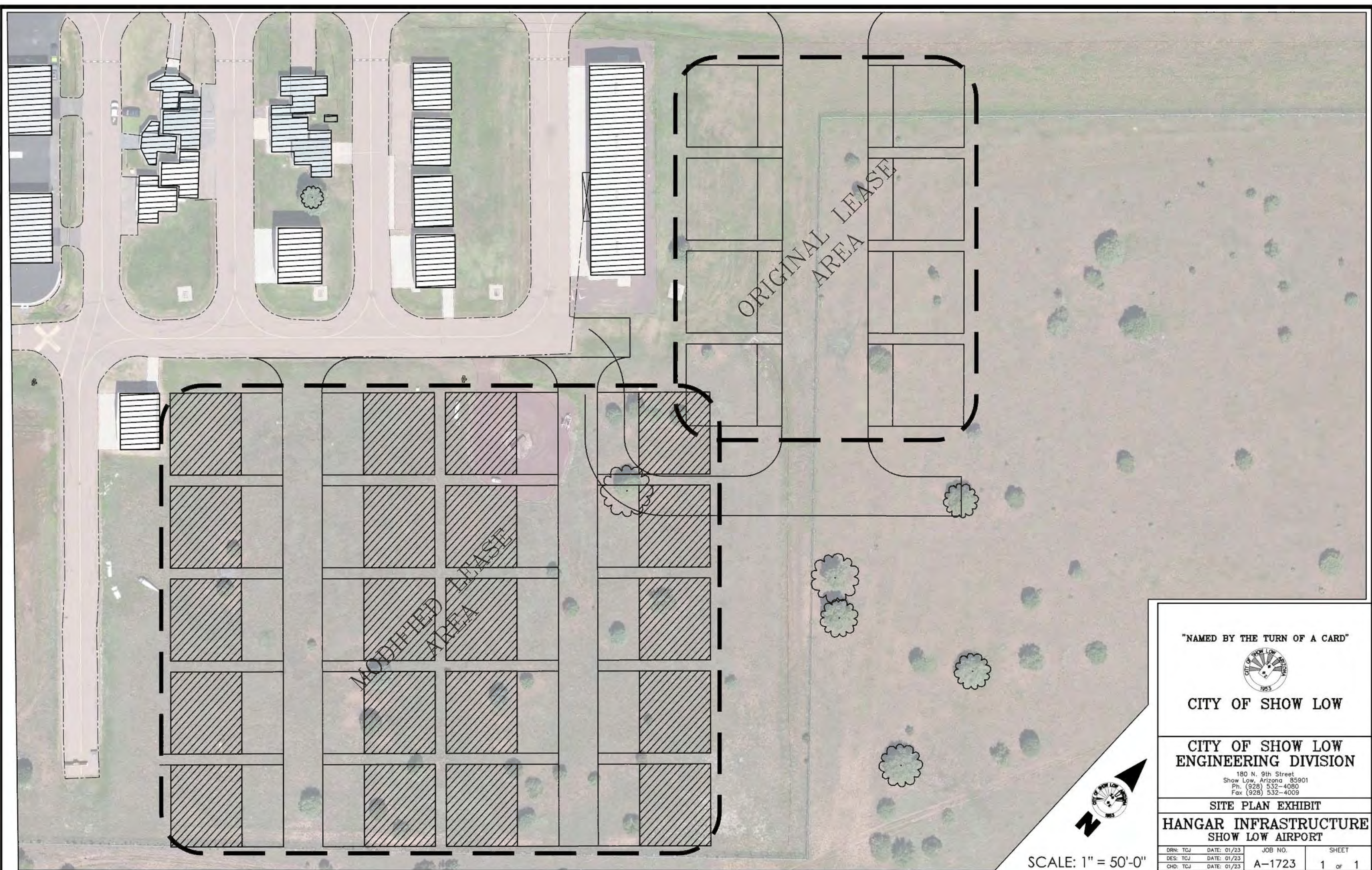
NEW 10 HANGAR LOCATION

E CORPORATE WY.

60

N 40TH ST





"NAMED BY THE TURN OF A CARD"



CITY OF SHOW LOW

CITY OF SHOW LOW
ENGINEERING DIVISION

180 N. 9th Street
Show Low, Arizona 85901
Ph. (928) 532-4080
Fax (928) 532-4009

SITE PLAN EXHIBIT

HANGAR INFRASTRUCTURE
SHOW LOW AIRPORT

DRN: TCJ	DATE: 01/23	JOB NO.	SHEET
DES: TCJ	DATE: 01/23	A-1723	1 of 1
CHD: TCJ	DATE: 01/23		
DRAWING NAME: RESTROOM.DWG			

SCALE: 1" = 50'-0"