

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JULY 20, 2021 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 7:00 p.m.

2. Roll Call.

COUNCIL MEMBERS PRESENT: Mayor Leech, Vice Mayor Kakavas, Councilman Adams, Councilman Allsop, Councilman Clark (telephonic), Councilman Hatch and Councilwoman Wilson.

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: Ed Muder, City Manager; F. Morgan Brown, City Attorney; Justin Johnson, Deputy City Manager; Brad Provost, Interim Police Chief; Bill Kopp, Public Works Director; Shane Hemesath, City Engineer; Rick Austin, Public Works Operations Manager; Jacob Allen, Airport Manager; Steve North, Business Development Coordinator; Mel West, Station Manager; Grace Payne, Communications Manager; Nicole Hudson, Deputy City Clerk; and Rachael Hall, City Clerk.

GUESTS: John Hannah, Peggy West, Brent Meyer, Brock Taras, Shane Shumway, and others.

3. Invocation.

Councilman Hatch gave the invocation.

4. Pledge of Allegiance.

Councilwoman Wilson 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.

Brent Meyer said he was the proprietor of Kokopelli Flying Services. He expressed concerns about an operating agreement at the Show Low Regional Airport. Mayor Leech instructed staff to meet with Mr. Meyer.

6. **SPECIAL EVENTS:**

- A. Special Presentation in Recognition of Retiring City Employee.

Mr. Brown said Mel West served as the manager of the City's television station for 24 years. Mr. Brown gave an overview of Mr. West's work history and thanked him for his service and dedication to the City.

Mayor Leech presented Mr. West with a clock from the Council for his years of service.

7. **CONSENT CALENDAR:**

- A. Consideration of Acceptance of Show Low Library Expansion Construction, City of Show Low Project No. FM-1221. (Bill Kopp)
- B. Consideration of Acceptance of West Owens Roadway and Waterline Improvements, City of Show Low Project No. R-1020. (Shane Hemesath)
- C. Consideration of Acceptance of 2021 Rehabilitation and Rejuvenation of Public Roadways – Slurry Seal, City of Show Low Project No. R-2021. (Shane Hemesath)
- D. Consideration Noncommercial Ground Lease with DJW's Flying Squirrel, LLC and Termination of Noncommercial Ground Lease with David B. Vanyo at Show Low Regional Airport. (Jacob Allen)
- E. Consideration of Commercial Hangar Lease and Operating Agreement with Overseas Aircraft Support Inc. at Show Low Regional Airport. (Jacob Allen)
- F. Consideration of Award of Purchase of Massey Mower Tractor with Attachments. (Rick Austin)
- G. Consideration of Award of Contract for Cemetery Expansion Phase 2021, City of Show Low Project No. FM-2721. (Bill Kopp)
- H. Consideration of Approval of Memorandum of Understanding with Navajo County for Northeastern Arizona 9-1-1 Users Association. (Brad Provost)

- I. Consideration of Second Amendment to the Rural Public Transportation Agreement with MV Transportation, Inc. (Justin Johnson)
- J. Consideration of Resolution No. R2021-18 Designating City of Show Low as Destination Marketing Organization for Show Low. (Steve North)
- K. Consideration of Minutes of Show Low City Council meetings:
 - (1) Regular Meeting of June 15, 2021.

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

8. **NEW BUSINESS:**

- A. PUBLIC HEARING – Application Submitted by Shane Jennings Shumway for #10, *Beer and Wine Store*, Liquor License on Behalf of Hampton Inn & Suites for its Location at 1501 East Woolford Road, Show Low, Arizona. (Rachael Hall)

Ms. Hall said Shane Jennings Shumway, representing Hampton Inn & Suites, submitted an application for a new #10, *Beer and Wine Store*, Liquor License for its location at 1501 East Woolford Road.

Ms. Hall said the property had been posted as required by state law and no public input was received.

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

Mayor Leech opened the matter for a public hearing. There being no input, he closed the public hearing.

- B. Consideration of Application Submitted by Shane Jennings Shumway for #10, *Beer and Wine Store*, Liquor License on Behalf of Hampton Inn & Suites for its Location at 1501 East Woolford Road, Show Low, Arizona. (Rachael Hall)

COUNCILMAN HATCH MOVED TO RECOMMEND APPROVAL TO THE STATE LIQUOR BOARD OF THE APPLICATION SUBMITTED BY SHANE JENNING SHUMWAY FOR #10, *BEER AND WINE STORE*, LIQUOR LICENSE ON BEHALF OF HAMPTON INN AND SUITES FOR ITS LOCATION AT 1501 EAST WOOLFORD ROAD, SHOW LOW, ARIZONA; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS ADAMS, ALLSOP, CLARK, HATCH, AND WILSON VOTING IN FAVOR.

- C. Consideration of Application Submitted by Margaret Heath for Special Event Liquor License for White Mountain Veterans Tribute at Show Low Regional Airport. (Rachael Hall)

Ms. Hall said Margaret Heath, representing Walking Down Ranch, Inc., submitted an application for a special event liquor license for a White Mountain Veterans Tribute event at Show Low Regional Airport, scheduled for September 3, 4, and 5, 2021. This event was sponsored by Walking Down Ranch, Inc. and would start at 9:00 a.m. and end by 9:00 p.m. each day. Proceeds from the event would benefit Walking Down Ranch, Inc. and their mission to serve veterans.

Ms. Hall said the license would allow Walking Down Ranch to sell beer and wine during the event. Alcohol would be sold in the orange area marked "A" on the map provided with the application and participants would be allowed to consume the alcohol throughout hangar no. 1, the center ramp where the vendors were located, and the observation tent to view the planes. Event participants would enter and leave through one entrance which would be monitored by security at all times. In addition, security would patrol and monitor the areas to ensure no alcohol was brought in or left the premises and that there was no underage consumption. Security would be provided by retired police and military officers.

Ms. Hall said the Show Low Police Department performed a background check on the applicant and found nothing that would preclude approval of the 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.

Council members had questions and concerns regarding the event. Ms. Hall said the applicant was not in attendance. Mr. Muder suggested the agenda item be tabled until the next scheduled regular meeting on August 3, 2021.

COUNCILMAN HATCH MOVED TO TABLE THE CONSIDERATION OF APPLICATION SUBMITTED BY MARGARET HEATH FOR SPECIAL EVENT LIQUOR LICENSE FOR WHITE MOUNTAIN VETERANS TRIBUTE AT SHOW LOW REGIONAL AIRPORT; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS ADAMS, ALLSOP, CLARK, HATCH, AND WILSON VOTING IN FAVOR.

- D. Consideration of Resolution No. R2021-17 Establishing Street Light Improvement District Secondary Property Tax Levy for Fiscal Year 2022 at \$210,000. (Justin Johnson)

Mr. Johnson said on June 15, 2021 the Mayor and Council held a public hearing on the fiscal year 2022 final budget and the secondary tax levy contained in this action. Property taxes collected within the Street Light Improvement District were utilized to pay utility costs of the street and park lights within the district.

Mr. Johnson said based upon current assessed valuations, the proposed tax levy of \$210,000 would 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 would pay \$17.86 annually.

Mr. Johnson said staff recommended adopting Resolution No. R2021-17 establishing the Street Light Improvement District secondary property tax levy for fiscal year 2022 at \$210,000.

COUNCILWOMAN WILSON MOVED TO ADOPT RESOLUTION NO. R2021-17 ESTABLISHING THE STREET LIGHT IMPROVEMENT DISTRICT SECONDARY PROPERTY TAX LEVY FOR FISCAL YEAR 2022 AT \$210,000; SECONDED BY VICE MAYOR KAKAVAS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS ADAMS, ALLSOP, CLARK, HATCH, AND WILSON VOTING IN FAVOR.

- E. Consideration of Ordinance No. 2021-03 Authorizing Purchase of Real Property Known as Navajo County Assessor Parcel Nos. 210-17-001, 210-17-022, 210-14-050D, 210-14-049, 210-14-050C from Hamrick Properties, Inc. (Ed Muder/Morgan Brown)

Mr. Brown said the City had plans to build an all-inclusive, Americans with Disabilities Act (ADA) compliant park at Frontier Park along with a splash pad. In addition, more events were taking place at Frontier Park. Staff recognized that with the loss of some of the property for the park and splash pad expanding the parking would be important. In addition, a

secondary access would be beneficial for emergency responders and to ease congestion.

Mr. Brown said the owners of the property of the above parcels approached the City to see if the City would be interested in buying a portion or all of the property. A historic structure was located on the property. The owners indicated they were interested in selling all of the property. After an appraisal was completed, staff negotiated a purchase agreement for all of the property. The address of the property was 780-790 East Deuce of Clubs. The property consisted of approximately 5.08 acres and the structure was approximately 2,720 square feet. The purchase price is \$555,000.00 and the City would pay all of the closing costs. This price included the purchase of four shares of water in the Show Low-Woodland Irrigation Company. Some personal items may also be left in the home which would be included in the sale. This property is located adjacent to the Frontier Park parking lot to the north and had access to the Deuce of Clubs. The agreement allowed the City a 30-day inspection period. The close of escrow would be on or about August 21, 2021.

Mr. Brown said City staff recommended approving Ordinance No. 2021-03 and purchasing the property for expansion of future parking and access to Frontier Park and to preserve the historic structure located on the property.

By unanimous consent, Ms. Hudson read Ordinance No. 2021-03 by title only since all Council members had a copy.

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AUTHORIZING THE PURCHASE OF REAL PROPERTY KNOWN AS A.P. NOS. 210-17-001, 210-17-022, 210-14-050D, 210-14-049, 210-14-050C FROM HAMRICK PROPERTIES, INC.

VICE MAYOR KAKAVAS MOVED TO ADOPT ORDINANCE NO. 2021-03 AND FURTHER MOVED TO APPROVE THE PURCHASE AGREEMENT WITH HAMRICK PROPERTIES, INC. AND AUTHORIZE THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY FOR THE PURCHASE OF THE PROPERTY; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS ADAMS, CLARK, HATCH, AND WILSON VOTING IN FAVOR AND WITH COUNCILMAN ALLSOP ABSTAINING.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Councilman Adams thanked City employees for the great Fourth of July events.

Vice Mayor Kakavas said she received positive comments about the card with the story of the City of Show Low that were handed out during the Fourth of July parade. She said the CEO, Ron McArthur, of Summit Healthcare was retiring and the Council was invited to his retirement party on August 6.

Councilwoman Wilson congratulated citizen, Gabriella Foster, on being discovered by Hollywood and wished her well in her endeavors.

Councilman Allsop said over 20 baseball teams played throughout the mountain a couple of weeks ago. He said Meals on Wheels was going through internal changes and encouraged citizens to volunteer.

Councilman Hatch said one of the Bike the Bluff competitors that was involved in the accident had passed away and he offered his condolences to the family and organizers of the race.

B. Mayor

Mayor Leech said he enjoyed serving as a judge for the Derby Down the Deuce event. He congratulated his wife for winning the dessert contest at the Wildcard Steak Cook Out.

C. City Manager

Mr. Muder said the library would have a ribbon cutting ceremony for the completion of the new youth center and maker space on Friday, July 23 at 10:00 a.m. The expansion project had been in the works the past couple of years and was brought to life through the collaborative efforts of the City of Show Low, Rural Activation and Innovation Network, Show Low Library Friends, Arizona@Work, and the Arizona State Library.

Mr. Muder said recreation staff was accepting registrations through July 31 for Tri in the Pines on August 14.

Mr. Muder said applications were being accepted until August 6 from citizens interested in serving on the Planning and Zoning Commission.

Mr. Muder said work began this week on the Show Low Lake Road sidewalk project. The Arizona Department of Transportation mill and overlay project on White Mountain Road and Deuce of Clubs continued

with work being done west along the north side of the Deuce of Clubs. He thanked citizens for their patience as these projects were completed.

10. **SCHEDULING OF MEETINGS:**

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

None.

11. **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 JULY 20, 2021 AT 7:42 P.M.**

ATTEST:

APPROVED:

Rachael Hall, City Clerk

John Leech, Jr., Mayor

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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 July 20, 2021. 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