

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JULY 19, 2022, 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, Councilman Adams, Councilman Allsop, Councilman Clark, Councilman Hatch, and Councilman Judd.

COUNCIL MEMBERS ABSENT: Vice Mayor Kakavas.

STAFF MEMBERS PRESENT: Ed Muder, City Manager; Morgan Brown, City Attorney; Justin Johnson, Deputy City Manager; Brad Provost, Police Chief; Bill Kopp, Public Works Director; Justen Tregaskes, Planning and Zoning Director; Shane Hemesath, City Engineer; Rick Austin, Public Works Operations Manager; Jacob Allen, Airport Manager; Nicole Hudson, Deputy City Clerk; and Rachael Hall, City Clerk.

GUESTS: David Merrell, Curtis Fernau, Bruce and Kim Butler, Chris Francis, Chuck Conner, Steve Fox, Rob Turnwall, Denise Stow, James Girard, Karen and Ralph Garcia, Michele Ralston, Steve and Jan Rich, Diann Kelley, Diana Brewer, Brandy Hill, Bill and Lyndee Ervein, Andrea Walsh, and others.

3. Invocation.

Councilman Clark gave the invocation.

4. Pledge of Allegiance.

Councilman Judd 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.

Michele Ralston, Northern Arizona Outreach and Constituent Services Representative for Senator Mark Kelly, presented a resolution from Senator Mark Kelly in commemoration of the 20-year anniversary of the Rodeo-Chediski Fire.

6. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming August 2022, as **Child Support Awareness Month** in the City of Show Low.
- B. Consideration of Acceptance of Meadow Pedestrian Path Phase 2, City of Show Low Project No. R-0622. (Shane Hemesath)
- C. Consideration of Acceptance of 2022 Slurry Seal Project, City of Show Low Project No. R-5522. (Shane Hemesath)
- D. Consideration of Approval of Commercial Airport Lease and Operating Agreement with Southern Airways Express, LLC at Show Low Regional Airport. (Jacob Allen)
- E. Consideration of Appointment of Director to Show Low Industrial Development Authority. (Ed Muder)
- F. Consideration of Appointment of Local Public Safety Personnel Retirement System Board Member. (Ed Muder)
- G. Consideration of Noncommercial Ground Lease with BTNJ One Property Management, LLC and Termination of Noncommercial Ground Lease with TCI Mustang Aviation, LLC at Show Low Regional Airport. (Jacob Allen)
- H. Consideration of Authorization to Purchase Caterpillar M314 Wheeled Excavator. (Rick Austin)
- I. Consideration of Authorization to Purchase 926M Loader and Attachments. (Rick Austin)
- J. Consideration of Agreement with Show Low Chamber of Commerce for Building Located at 81 East Deuce of Clubs, Show Low, Arizona. (Grace Payne)
- K. Consideration of Approval of Final Plat for Pinewoods Located in Parcel A of Preserve Unit No. 1A at Bison Crossing. (Justen Tregaskes)
- L. Consideration of Award of Meter Reading Software and Hardware Upgrade. (Justin Johnson)

- M. Consideration of Minutes of Show Low City Council meetings:
(1) Regular Meeting of June 21, 2022.
(2) Special Meeting of July 8, 2022.

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

7. **NEW BUSINESS:**

- A. **PUBLIC HEARING** - Ordinance No. 2022-02 Amending the Zoning Ordinance of the City, Amending the Zoning Map, Changing the Zoning on A.P. No. 210-06-037 from R1-15 (Single-Family Residential, Manufactured Homes Excluded, 15,000 Square Feet) to R1-7X (Single-Family Residential, 7,000 Square Feet) Submitted by David Merrell of DW Development LLC. (Justen Tregaskes)

Councilman Allsop declared a conflict of interest and recused himself from voting on this agenda item.

Mr. Tregaskes said at its regular meeting of July 12, 2022, the Planning and Zoning Commission voted 4-0 (Commissioners Roberts, Hatch, and Whitehead were absent) to approve the zone change request submitted by David Merrell of DW Development LLC for property located at 1101 West Old Linden Road, more particularly described as A.P. No. 210-06-037, subject to specified conditions. Based on commission action, this request would change the current R1-15 (single-family residential, manufactured homes excluded, 15,000 square feet) zoning to R1-7X (single-family residential, manufactured homes excluded, 7,000 square feet).

Mr. Tregaskes said the applicant planned to rezone the property to build up to 65 homes on the subject property. The homes would be site-built, with three to four bedrooms, two to three baths, and two-car garages. The applicant had stated the reason they were requesting to rezone the property from R1-15 to R1-7 was to make it financially feasible to build affordable housing for residents. A conceptual lot layout had been provided by the applicant and had been included in the packet for review, however, future development of the subject property may or may not match the submitted conceptual plan.

Mr. Tregaskes said the applicant held a neighborhood meeting on March 30, 2022. There were approximately nine property owners in attendance. The neighbors had questions regarding the types of homes, concerns

relating to increased traffic, the loss of trees, parking issues, whether the homes would be owner or renter occupied and general questions regarding the zone change process.

Mr. Tregaskes said a number of area residents attended the Planning and Zoning Commission meeting of July 12, 2022. Concerns voiced included density, traffic impacts on existing streets and neighborhoods, and connection to Old Linden Road. Following the public hearing, the Commission voted to recommend approval of the zone change request to the City Council, subject to staff recommendations. The Commission added two additional conditions, one was to require a traffic impact statement related to the proposed project and its impact on neighboring streets, and the second was a requirement to notify the property owners within 300 feet of the subject property when a plat is being considered by the Commission and Council.

Mr. Tregaskes said additional findings of fact included the Commission recommending the property be rezoned to R1-7X based on the representation by the applicant that the development would consist of site-built homes. This zoning would prohibit manufactured homes and the site-built homes would be consistent with the homes in the surrounding neighborhood. Any future subdivision of the property would be required to conform to Title 17, Land Development, of the City Code, including streets, drainage, and improvement plan requirements. According to the City engineering department, the functional classification of Old Linden Road at this location was a major collector. City Code Chapter 17.20.010(E) states, "Where a proposed subdivision abuts or contains existing or proposed arterial and collector routes, sufficient rights-of-way may be required for access, frontage streets, and/or turning movements or for reverse frontage combined with a one (1) foot nonaccess easement abutting the major route; or for such other treatment as may be justified for protection of residential properties from function of the major route." The current zoning of the surrounding properties to the North, South, and East R1-7, to the West was R1-15 and R1-10. Current land uses of the surrounding properties included vacant single-family residential to the North, Fox Canyon subdivision which consisted of site-built homes to the South, Navajo Pines Estates subdivision which also consisted of site built homes to the East, and site-built single-family residential 10,000 to 15,000 square foot minimum lot sizes as well as vacant residential to the West. 10. Transmittal memos were sent to all affected agencies. No applicable comments were received. Staff mailed letters to all property owners within 300 feet of the property, posted the property and published a public notice in the newspaper in accordance with applicable requirements. One phone call was received regarding this request and staff met with a concerned neighbor prior to the Planning and Zoning

Commission meeting. These concerns included increased traffic on 10th Drive, access to Old Linden Road, drainage, site-built versus manufactured homes and over-head utilities.

Mr. Tregaskes said after reviewing the Standards for Review, Findings of Fact, discussions with the applicant, the City of Show Low Zoning and Land Ordinances, and the City of Show Low General Plan, the Planning and Zoning Commission approved zone change request 605-03-118 submitted by David Merrell of DW Development LLC to change the current R1-15 zoning to R1-7X on the property located at 1101 West Old Linden Road, Show Low Arizona, more particularly described as A.P.N. 210-06-037, and forwarded this recommendation to the City Council subject to the conditions of approval.

Mr. Tregaskes read the conditions of approval aloud.

1. All development shall comply with all applicable federal, state, and local requirements.
2. Any development shall be submitted to the city for review and approval prior to the commencement of any development on the subject property.
3. All development shall comply with the R1-7X (single-family residential, Manufactured Homes Excluded, 7,000 square feet) zoning district standards.
4. No direct access shall be permitted onto West Old Linden Road unless approved by the Public Works Director.
5. Sidewalks and curb shall be installed along any roads abutting the property including the south side of West Old Linden Road, as determined by the City Engineer. Sidewalks and curbs shall also be installed along the east side of the subject property adjacent to North 10th Drive, and north side of West Cooley.
6. A consistent six-foot solid material fence shall be installed on the northern property line along West Old Linden Road.
7. West Cooley shall be extended to the western edge of the subject property.
8. A traffic impact statement meeting ADOT standards which addresses the impacts of the proposed development on West Cooley, North 10th Drive, North 9th Drive, and West Old Linden

Road shall be prepared prior to submittal of a preliminary plat on the subject property.

9. Prior to consideration of preliminary or final plats on the subject property, the City shall notify all property owners within 300 feet of the subject property of the date and time of the Planning and Zoning Commission and City Council meetings during which the plats will be considered.

Mr. Tregaskes said the Council was considering a zone change for the property. The primary consideration was the change in lot sizes. Assuming the zone change was approved by Council, the next step would be for the property owner to prepare a preliminary plat that would be reviewed by staff to ensure it met the conditions of the zone change as well as City Code requirements. It would then be presented to the Planning and Zoning Commission and then to the City Council for approval. The plat stage is when specific items would be addressed related to the development of the property. Following approval of the preliminary plat by the City Council, the property owner would move forward with the improvement plan. The improvement plan would outline the infrastructure of the development such as roadways, curbs, sidewalks, water line and sewer line locations. Once the improvement plan had been approved by staff, the property owner could submit the final plat which would be presented to the City Council for approval. The developer could begin construction prior to the approval of the final plat but the final plat could not be recorded until all infrastructure had been completed or an assurance was in place to ensure that all required improvements would be completed. The final plat could be recorded after all required improvements were made.

Mr. Tregaskes said there had been discussion regarding condition no. 4 which was proposed by staff and stated that no direct access shall be permitted onto West Old Linden Road unless approved by the Public Works Director. He said to clarify the intent of the condition, no direct access shall be permitted onto West Old Linden Road unless approved through the plat process, not only through the Public Works Director.

Mayor Leech opened the matter for a public hearing.

Steve Rich, 461 North 10th Drive, had concerns regarding the additional traffic the proposed development would bring if the traffic were not allowed to utilize Old Linden Road directly from the subdivision. He said the local neighborhoods could not support the traffic and were already doubled-up with Fox Canyon traffic.

Bill Ervein, 651 North 9th Drive, questioned the fencing for the new development. He expressed concerns about the width of 10th Drive and asked if it would be widened if the traffic was required to utilize 10th Drive instead of Old Linden Road. He said safety was a concern with kids walking along the streets and increased traffic on 10th Drive.

Brandy Hill, 161 N Paloma, said her mother lived on the corner of 9th Drive and 10th Drive and she was concerned about the safety on those streets with increased traffic. The stop sign on 10th Drive at Old Linden Road had changed multiple times from a yield sign to a stop sign due to traffic altercations at the intersection. A gas meter in front of the Ervein house had been hit by vehicles multiple times and an electrical pole in her mother's yard had also been hit by vehicles. The increased traffic on those streets was a concern for multiple reasons. She asked why the access onto Old Linden Road was limited for the proposed development when access onto Old Linden Road was already utilized on both sides of the road in each direction. She was not opposed to growth but was concerned with increased traffic on 9th Drive and 10th Drive that could potentially affect her mother's ability to enter and exit her driveway when traffic was high on those streets.

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

Mr. Tregaskes said a consistent material solid fence six feet in height would be required along Old Linden Road and would not be required along 10th Drive or Cooley primarily because staff did not know how the future plat would look. Staff did not want to commit the developer to requiring a fence along 10th Drive and Cooley prior to seeing a plat. A fence along 10th Drive and Cooley remained an option moving forward. The fence was brought up at the neighborhood meeting and neighbors expressed that they did not want to see a fence along 10th Drive.

Mr. Tregaskes said as part of the improvement plans, the developer would need to show how they intended to add sidewalk and curb along 10th Drive which may include widening of 10th Drive depending on how wide the asphalt was currently and the best way to match the curb and sidewalk to the existing asphalt.

Mr. Tregaskes said the areas in which Ms. Hill referred to in her question about access onto Old Linden Road were in a 25 miles per hour (mph) speed limit zone and the speed limit in the area of 10th Drive was 35 mph. He said the 35-mph speed limit was justification to limit the number of roadway intersections onto Old Linden Road.

Mr. Kopp said the 35-mph speed limit section went from 10th Drive to 32nd Avenue. He said the existing intersection spacings far exceeded any sight distance requirements for safety. This portion of Old Linden Road was designed at 35 mph and in order to create a driveway in this zone, 250 feet of sight distance from a three-and-a-half-foot eyeball height with a six-inch object height would be required according to traffic engineering calculations for stopping sight distance for intersections. He said the traffic impact statement that was recommended by the Planning and Zoning Commission may be able to address the possibility of a roadway intersection onto Old Linden Road from the new subdivision.

Mayor Leech asked if the speed limit should change based on the congestion on the road. Mr. Kopp said the speed limit was based on sight-distance intersections.

Councilman Clark asked if the six-foot fence requirement along Old Linden Road negated the opportunity to conduct a traffic impact statement. Mr. Tregaskes said staff recommended the fence along Old Linden Road based on the unknown progression of the project. A fence along Old Linden Road would be required regardless of who develops the property. Installing the fence would not prohibit allowing an intersection at that location.

Mayor leech asked if the requirement for a wall could be discussed in plat stages. Mr. Tregaskes said if the zoning was approved as recommended by the Commission, the fence would be required along Old Linden Road whether or not there was an intersection directly onto Old Linden Road.

Councilman Adams asked if manufactured homes would be permitted on the property if the zone change request was denied. Mr. Tregaskes said no, the current zoning of R1-15 prohibited manufactured homes.

Mayor Leech asked if 10th Drive met the minimum standards for roadway widths. Mr. Tregaskes said because 10th Drive was not a new road, portions of it may not meet today's width requirements which would make it necessary for the developer to add roadway to the sides of 10th Drive.

Councilman Clark asked about the current zoning of Navajo Pines Estates. Mr. Tregaskes said Navajo Pines Estates was zoned R1-7 with consistent lot sizes of approximately 9,000 to 10,000 square feet. The zoning to north was also R1-7, Fox Canyon subdivision was zoned R1-7 with average lot sizes of 7,000 square feet.

Mr. Clark asked if rezoning the property to R1-10 instead of R1-7 had been discussed with the developer. Mr. Tregaskes said the question of

changing the zoning to R1-10 instead of R1-7 had been brought up during the Planning and Zoning Commission meeting and the developer indicated that the R1-10 zoning would drive up the cost of project based on the reduced density.

David Merrell, applicant and developer, said cutting the minimum lot size of the property did not double the number of potential homes because roadways, sidewalks, and easements had to be accounted for. He said the City's general plan incentivized developers to develop affordable workforce housing and zoning other than R1-7 would be cost-prohibitive to the developer.

Mr. Merrell said he had no issues with requiring the installation of a sidewalk on 10th Drive for safety reasons. He said he did have issues with the requirement of a traffic impact statement and the cost of which having to be borne by the developer because the traffic concerns that had been discussed predated the proposed development.

Mr. Kopp said a regional traffic study and report was done in 2007 and had been updated in 2019. The traffic study did not specifically pertain to the proposed development and the costs of new development were always borne by the developer.

- B. Consideration of Ordinance No. 2022-02 Amending the Zoning Ordinance of the City, Amending the Zoning Map, Changing the Zoning on A.P. No. 210-06-037 from R1-15 (Single-Family Residential, Manufactured Homes Excluded, 15,000 Square Feet) to R1-7 (Single-Family Residential, 7,000 Square Feet) Submitted by David Merrell of DW Development LLC. (Justen Tregaskes)

By unanimous consent, Ms. Hall read Ordinance No. 2022-02 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 MAP, CHANGING THE ZONING ON PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS A.P. NO. 210-06-037 FROM R1-15 (SINGLE-FAMILY RESIDENTIAL, MANUFACTURED HOMES EXCLUDED, 15,000 SQUARE FEET) TO R1-7X (SINGLE-FAMILY RESIDENTIAL, MANUFACTURED HOMES EXCLUDED, 7,000 SQUARE FEET)”

MAYOR LEECH MOVED TO ADOPT ORDINANCE NO. 2022-02 AMENDING OPTION NUMBER FOUR TO READ NO DIRECT ACCESS SHALL BE PERMITTED TO OLD LINDEN ROAD UNLESS APPROVED THROUGH THE PLAT PROCESS IN ACCORDANCE WITH THE TRAFFIC IMPACT STATEMENT AND ACCEPTED TRAFFIC DESIGN STANDARDS AND POLICY; SECONDED BY COUNCILMAN HATCH; PASSED 6 TO 0 WITH MAYOR LEECH, AND COUNCIL MEMBERS ADAMS, ALLSOP, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

Mayor Leech called for a short break at 7:59 p.m. The meeting reconvened at 8:03 p.m.

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

Ms. Hall said Denise Wiseman Stow, representing Show Low Main Street, submitted an application for a special event liquor license for the Battle of the Bands & Food Vans at Frontier Fields, scheduled for September 3. This event was sponsored by Show Low Main Street and would start at 12:00 p.m. and end by 9:00 p.m. Proceeds from the event would benefit Show Low Main Street and their projects to beautify downtown Show Low.

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

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

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

COUNCILMAN ALLSOP MOVED TO APPROVE THE APPLICATION SUBMITTED BY DENISE WISEMAN STOW FOR A SPECIAL EVENT LIQUOR LICENSE FOR THE BATTLE OF THE BANDS & FOOD VANS ON SEPTEMBER 3, 2022, AT FRONTIER FIELDS; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, AND COUNCIL MEMBERS ADAMS, ALLSOP, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

- D. Consideration of Application Submitted by James Girard on Behalf of White Mountain Base Submarine Veterans for Special Event Liquor License for Living Hope Dream Centers Fundraiser at Hampton Inn and Suites. (Rachael Hall)

Ms. Hall said James Girard, representing White Mountain Base Submarine Veterans, submitted an application for a special event liquor license for the Christmas in August fundraiser sponsored by Living Hope Dream Centers at Hampton Inn and Suites located at 1501 East Woolford, Show Low, scheduled for August 6. This event would start at 5:00 p.m. and end by 8:00 p.m. Proceeds from the event would benefit Living Hope Dream Centers.

Ms. Hall said the license will allow the Submarine Veterans to sell alcohol during the event. This was an indoor event with the main entry and exit doors being secured by Submarine Veterans to check identifications, collect or verify payment, and prevent any alcoholic beverages from being taken out of the event room. Other doors that were located in the event room were emergency exits, and volunteers would be posted at each door to prevent usage unless there was an emergency.

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

COUNCILMAN ADAMS MOVED TO APPROVE THE APPLICATION SUBMITTED BY JAMES GIRARD FOR A SPECIAL EVENT LIQUOR LICENSE FOR THE LIVING HOPE DREAM CENTERS FUNDRAISER ON AUGUST 6, 2022, AT HAMPTON INN AND SUITES; SECONDED BY COUNCILMAN HATCH; PASSED 6 TO 0 WITH MAYOR LEECH, AND COUNCIL MEMBERS ADAMS, ALLSOP, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

- E. Consideration of Award of Construction Contract for 2022 Citywide Roadway Improvement and Sidewalk Connectivity, City of Show Low Project No. R-5622 and R-1322, and Authorization of Associated Budget Transfers. (Shane Hemesath)

Mr. Hemesath said the City’s fiscal year 2022 Capital Improvements Plan budget included a total of \$870,000.00 for multiple roadway improvement projects labeled “West Cooley 4th Ave to 8th Ave” and “24th Drive, 25th Drive and 28th Street.” The budget also included \$250,000.00 for a sidewalk connectivity project along West Cooley and East Owens. The sidewalk connectivity project would need to be completed prior to the roadway improvements along West Cooley, so the projects were combined into one for ease of construction and cost savings. The scope of work included installing approximately 1,700 linear feet of new six-inch vertical curb and gutter, 5,500 square feet of sidewalk, Americans with Disabilities Act sidewalk ramps, and required drainage for the improvements. The proposed improvements were located along the north side of West Cooley between 4th Avenue to 8th Avenue and along the north side of West Owens between South 5th Place and South Mills. These locations currently had no sidewalks and were gaps in the system.

Mr. Hemesath said after the sidewalk connectivity improvements were completed, the contractor would move into the roadway improvements. The scope of work included pulverizing the existing aging asphalt, incorporating the pulverized material into the roadway base, and installing a new three-inch asphalt overlay. These proposed roadway improvements were located along West Cooley between 4th Avenue and 8th Avenue, 4th Avenue, 4th Drive, 5th Drive, 6th Drive and 8th Avenue between West Cooley and West McNeil. Roadway Improvements also included 24th Drive and 25th Drive north of the Old Linden Road s-curve and 28th Street north of East Hunt Drive.

Mr. Hemesath said the project was designed by City engineering staff with a construction estimate of \$1,060,000.00. The project was publicly bid according to statutory requirements with the following results:

<u>Contractor</u>	<u>Total Bid</u>
Western Grade, LLC	\$1,101,258.22
Surface Contracting	\$1,432,440.00

Mr. Hemesath said staff recommended awarding the construction contract for 2022 Citywide Roadway Improvement and Sidewalk Connectivity, City of Show Low Project No. R-5622 and R-1322, to Western Grade, LLC in an amount not to exceed \$1,101,258.22 and authorizing the associated budget transfers.

COUNCILMAN ALLSOP MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR THE 2022 CITYWIDE ROADWAY IMPROVEMENT AND SIDEWALK CONNECTIVITY PROJECT, CITY OF SHOW LOW PROJECT NO. R-5622 AND R-1322, TO WESTERN GRADE, LLC IN AN AMOUNT NOT TO EXCEED \$1,101,258.22 AND AUTHORIZE THE ASSOCIATED BUDGET TRANSFERS; SECONDED BY MAYOR LEECH; PASSED 6 TO 0 WITH MAYOR LEECH, AND COUNCIL MEMBERS ADAMS, ALLSOP, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

- F. Consideration of Resolution No. R2022-15 Establishing Street Light Improvement District Secondary Property Tax Levy for Fiscal Year 2023 at \$210,000. (Justin Johnson)

Mr. Johnson said on June 21, 2022, the City Council held a public hearing on the fiscal year 2023 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. R2022-15 establishing the Street Light Improvement District secondary property tax levy for fiscal year 2023 at \$210,000.

COUNCILMAN CLARK MOVED TO ADOPT RESOLUTION NO. R2022-15 ESTABLISHING THE STREET LIGHT IMPROVEMENT DISTRICT SECONDARY PROPERTY TAX LEVY FOR FISCAL YEAR 2023 AT \$210,000; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, AND COUNCIL MEMBERS ADAMS, ALLSOP, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

- G. Consideration of Award of Contract for Water Masterplan, City of Show Low Project No. FM-3322. (Bill Kopp)

Mr. Kopp said the 2022 City of Show Low budget included funding for a water system master plan. The last master plan was performed in 1994 and was outdated. The project scope included a water system master plan report, water system hydraulic model, system evaluation, assessment

of future needs, capital project planning, budget estimates, and other elements required to provide a complete and compressive document.

Mr. Kopp said City staff prepared a request for qualifications. The request was advertised per statutory requirements. Three statements of qualifications (SOQ) were received. A selection committee evaluated the SOQ's and in person interviews were held. The selection committee selected Pacific Advanced Civil Engineering, Inc. (PACE). PACE has provided engineering services for City of Show Low projects which include the wastewater treatment plant design and the recently completed water system SCADA project. The work performed during the SCADA project gave PACE a very detailed understanding of the City's water system.

Mr. Kopp said staff recommended awarding the contract for Water Masterplan, City of Show Low Project No. FM-3322 to Pacific Advanced Civil Engineering, Inc. in an amount not to exceed \$189,445.00.

COUNCILMAN CLARK MOVED TO AWARD THE CONTRACT FOR WATER MASTERPLAN, CITY OF SHOW LOW PROJECT NO. FM-3322 TO PACIFIC ADVANCED CIVIL ENGINEERING INC. IN AN AMOUNT NOT TO EXCEED \$189,445.00; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, AND COUNCIL MEMBERS ADAMS, ALLSOP, CLARK, HATCH, AND JUDD VOTING IN FAVOR.

8. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Councilman Allsop said the Fourth of July festivities were enjoyable. He said he attended a 20-year commemoration celebration for the Rodeo-Chediski Fire.

Councilman Adams welcomed Southern Airways Express to the City as the new essential air service provider.

B. Mayor

Mayor Leech thanked the volunteers that helped clean up the post office grounds.

C. City Manager

Mr. Muder said the City was accepting applications until August 5 from citizens interested in serving on the Show Low Planning and Zoning Commission.

Mr. Muder said in public works projects, work continued on the McNeil Acres sewer project with the contractor working on sewer installation on 11th Street and paving Owens in anticipation for the start of school, and the contractor continued road work on 4th Avenue as part of the sewer project on McNeil from 4th to 8th Avenue. He thanked the citizens for their patience as improvements were made around the city.

9. **SCHEDULING OF MEETINGS:**

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

None.

10. **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 19, 2022 AT 8:24 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 19, 2022. 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