

MINUTES OF THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, AUGUST 5, 2025, AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

Mayor Leech called the meeting to order at 5:30 p.m.

2. Roll Call.

COUNCIL MEMBERS PRESENT: Mayor Leech, Vice Mayor Kakavas (arrived at 5:37 p.m.), Councilman Adams, Councilman Clark, Councilman Hatch, Councilman Judd, and Councilman Whipple.

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Shane Hemesath, Public Works Director; Chris Reid, City Engineer; Jeff McNeil, Police Commander; Trampas Johnston, Engineering Project Manager; Steve North, Economic Development Director; and Rachael Hall, City Clerk.

GUESTS: Zach Barlow, Fritz Behrhorst, John Kane, and Chris Ford.

3. Show Low Sports and Event Center Presentation by Haydon Companies, LLC

Mr. Brown said at last month's meeting, the City Council awarded the pre-construction contract for the new Show Low Sports and Events Center (Center) design-build. He said this meeting would be further discussion to talk more in depth about the design of the Center with City Council, staff, and the City's contractor Haydon, Architekton, and 4Line Studio representatives.

Mr. Hemesath gave an overview of the project. He said during the planning stages for the past few years, the City had been working with Sports Facility Companies (SFC) to develop a facility feasibility study and operational estimates for the Center. During the procurement process for the design phase, the City retained SFC to be an advisor for the project to assist in optimizing the design of the building. SFC reviewed the original Request for Qualifications (RFQ) and provided some guidance and suggestions on court count, suggesting a six-court count based on regional use, plan for the facility, and the City's budget. They also recommended telescopic seating to optimize the space. He said the City would continue to use SFC as an advisor for the next few months.

Mr. Hemesath said the pre-construction contract that was awarded at the July 15, 2025 regular Council meeting was broken into four phases. The first phase of the program was the conceptual design phase and was scheduled to last 12

weeks. The phase included dialogue between the design team and City stakeholders to work on a progressive design and fit the project to the City's budget. He said the next phase was the schematic design phase, which was scheduled to last 12 weeks. This was when the design team would work with the City to develop the conceptual design to a schematic level, with focus on the interior and exterior design features and decor elements. He said the third phase was the design-development phase, which would last 14 weeks. The design team would develop the building emblem, wall materials, window work, and interior finishes. He said they would start discussions about furniture, fixtures, and equipment during this phase. He said the final phase was the construction-document phase, which would last 14 weeks. The final plans would be prepared for contractor permitting and for bidding for subcontractor work. He said hopefully they could start some site grading and utility work done during this phase. Mr. Hemesath said during the design process, staff would hold weekly meetings with the contractor.

Mr. Johnson gave an overview of bond scenarios for debt service only for this project. He said the scenarios did not include operating costs for the Center. He said the City had budgeted \$14.3 million for the project. Interest rates were around four percent, but would depend on different factors and could be more or less depending on what the City decided to do for the project. He said if the project cost was \$35 million, the bond total would be \$20.7 million. For a 20-year bond, the City would be looking at a \$1.5 million yearly payment. He said if the project cost was \$40 million, the bond total would be \$25.7 million, and, for a 20-year bond, the yearly payment would be \$1.8 million. He said if the project cost was \$44.3 million, the bond total would be \$30 million, and, for a 20-year bond, the yearly payment would be \$2.2 million.

Mr. Johnson highlighted that the City would have a \$1.58 million yearly payment in annual debt service retiring in July 2027, which would accommodate the first scenario payment. He said in addition to that, the first full year of collecting the bed tax had a revenue of \$650,000. He said the scenarios did not include operating costs, and according to SFC's pro forma, it would take three to five years for the facility to be able to cover its own operating costs.

Mr. Johnson also highlighted other projects the City might have coming up to monitor the budget. Some of the projects included the Woolford Road extension, future sports fields, and a new aquatic center.

Councilman Clark asked for clarification on the criteria for the committee that selected the contractor for the project. Mr. Hemesath said the criteria was based on state-statute requirements. He said the members of the committee were Mayor Leech, Morgan Brown, Justin Johnson, Bill Kopp, Trampas Johnston, one licensed contractor, and himself.

Councilman Clark expressed concerns regarding the input of previous community members who served on a committee for the project but were not on the selection committee for the project's contractor. He expressed frustration

over the delayed receipt of consultant memos and asked for relevant documents to be sent to the Council to inform decision-making.

Chris Ford, Principal Architect at 4Line Studio, LLC, who was the project lead for the Center, gave a brief recap of the design presentation that was presented at July's Council meeting. He reviewed initial design comments, such as the desire of the Council to incorporate a walking track and the location of the front door relative to the overall presentation on Woolford Road. He said they were looking for the Council's general feedback regarding the design of parking, flooring, seating, etc. He said the area was 9.6 acres of land located off Woolford Road. The Center itself was roughly 83,500 square feet with 4,500 retractable seats, 430 parking spaces, and six high school-level basketball courts. He said it was very important to make sure that the court layout was as flexible as possible to accommodate as many different configurations as possible. He showed multiple performance layouts and court layouts for basketball, volleyball, pickleball, wrestling, and cheer. He said it was designed to be as efficient and as flexible as possible.

Mr. Ford showed the design of the building and said staff came up with the idea of "The Bluff" theme to tie the building into the community itself, with the Center being constructed on Show Low Bluff and having a deck of cards on the sign to tie into Show Low's history. He said they used the geological definition of what a bluff is and applied it to the look of the building itself, with the use of metal panel variations to mimic those geological formations nearby.

Mr. Ford reviewed the community rooms, food truck plaza space, community space, and indoor walking track. He said staff originally designed the walking track on the ground level, which could be used when the seating was retracted; however, after talking with the Council, they came up with another design of an elevated walking track that would be at the top of the retractable seats. He said adding a two-story elevated walking track would add to the cost of the project due to square footage being added, along with stairs, elevator, etc. This portion of the project would be part of the decision-making over the next 12 weeks.

John Kane, with Architekton, said some advantages of having the elevated walking track were taking advantage of the views that a two-story building would provide, along with natural lighting into the building. He said another advantage would be that during certain events, that space could be used as additional seating. He said staff could do a deeper dive into what would be needed in the design and additional budget costs if the Council decided to go with an elevated walking track.

Mayor Leech asked how much an elevated walking track would cost. Fritz Behrhorst, Vice President of Pre-Construction with Haydon Companies, LLC, said he did not have the exact amount, but he predicted about a \$1-2 million added cost to the project.

Councilman Whipple asked for seating clarification and if seating was available

if all six courts were being used. Mr. Kane said that with the retractable seating, they would be in bays, which would allow for different configurations of deployed seating to be determined by the event or what was needed. He said during a championship game with one court being used, all the seating would be deployed. He said if all six courts were being used, then the retractable seating would not be deployed. He said that due to the City's budget, the building was not designed to have deployed seating when all six courts were in use. Mr. Hemesath said SFC advised the City that other venues used seating options for tournaments, such as collapsible three-row bleachers.

Mr. Kane said understanding the needs of the Center was the important information their team needed to design the Center and know what type of seating was needed for the majority of use of the building.

Mr. Ford said the other item brought up during the last presentation was the positioning of the building, and how it would sit relative to Woolford Road. He said the building was positioned intentionally, mainly for budgetary and efficiency purposes. The idea was to put parking on the steeper piece of the site, versus the building itself, and have the front entrance of the building open to the parking for clear wayfinding for visitors. While the rear of the building was the first thing that people would see, the design of the building as a whole was made to seem as though it was rising up out of the landscape as people were driving up Woolford Road. He said there were opportunities to dress up the rear of the building architecturally.

Mr. Ford reviewed a second design for the positioning of the building on the site, with the front of the building facing Woolford Road. He said this design was not a cost-neutral solution and would require a realignment of Woolford Road. While it was the same number of parking spaces, the same acreage of disturbance, and the same building as shown, this was now working against the grades, with the building running long ways across the slope.

Mayor Leech said he preferred the look and positioning of the initial design, but would like the back of the building designed better. Mr. Ford said from a functional standpoint and visitor experience, he agreed that the original scheme worked best and believed the design team could achieve the look that Council preferred. Councilman Adams agreed with the original design and scheme of the building placement.

Mr. Ford said staff was looking for feedback from the Council on the overall aesthetic vision of the facility. He said the aesthetics would evolve over the next 12 weeks, but wanted to know the Council's thoughts on the initial design and if it was in line with the City's vision.

Mayor Leech advised incorporating wood into the design aesthetics. Councilman Adams said he really liked the design. Vice Mayor Kakavas said she would like to see some stone incorporated into the design.

Mr. Ford then reviewed the design expectations for parking quantity and level of quality. He said that with the site layout, their design team came up with 430 parking spaces. He said there was potential to expand the parking lot, which would not be a cost-neutral addition to the project. He said the parking lot expansion was relatively expensive given how steep the grade was at the site, but the design team wanted to know the expectations from the City on parking lot spaces.

Mayor Leech asked if the parking was adequate. Mr. Hemesath said that currently, the parking was under the number that was needed for that size of building. Mr. Ford believed the project was around 200 parking spaces short of meeting code. Mr. Ford said he believed there could be 750 total parking spaces if they were to expand into the site they showed on the site plan as "Parking Expansion".

Councilman Clark expressed concerns about not having sufficient parking for events at the facility and creating a bad experience for those visiting the area for an event.

Mr. Kane said that for big events, this facility would not have enough parking space, and the City would need to determine where to direct the overflow vehicles to park.

Mr. Kane said the next item to consider was the flooring type in the facility. He said there was a precept that the court would be a wood court. He said a lot of recreation facilities were now installing a different material, which was a synthetic wood floor. He said it still had the same bounce and performed the same way as a wood court, but with lower maintenance. Also, if the City held different events, such as a concert, staff would not have to cover the wood court for protection against the equipment or chairs brought in for setup. This type of synthetic wood floor was recommended for its durability and multi-use. He said if a wood court was needed for a collegiate championship basketball game, then a portable wood court could be brought in and set up. He said it was important to know what the facility would be used for to know if the synthetic wood floor would suit the facility better than a wood court.

Mr. Kane said the next item to consider was seating. He said the design team was looking for direction on the type of seating the City wanted in the facility. Currently, as it was designed, there were 4,500 seats with bench-style seating. He said if the City preferred individual seating, the number of seats would be reduced to about 3,200 in total. He said it was important to know the expectations of seating quantity and quality to know if the design of the facility needed to be adjusted to accommodate.

Mayor Leech said he liked the polydeck bench or the hybrid bench seating options.

Councilman Clark asked what type of seating was initially in their proposal to fit

the budget. Mr. Ford said the polydeck bench seating, which was collapsible seating, was in their initial proposal to hit the \$35 million budget. He said this type of seating was typical in a high school basketball arena. He said they tried to go with good commercial-grade on the items they had in their proposal for the facility.

Councilman Clark asked for clarification on the flooring and if there were different grades of the synthetic wood flooring. Mr. Kane said there were two grades, a 7-millimeter and a 12-millimeter. He said one had a different DIN rating than the other and different specific requirements, which a collegiate-level basketball league or higher level of play would require.

Mr. Kane said that, depending on the type of events the City expected to host, it would drive what type of flooring and seating was best for the facility. Mr. Kane said they would get the cost difference and specifications on the different grades sent to the Council. Mr. Kane said they would also need to know the expectations for scoreboards for the facility. He said the type of events the facility would host would determine if the equipment would need to be retractable in the ceiling or if portable equipment was necessary.

Mayor Leech expressed the importance of having seating even when all six courts were in use.

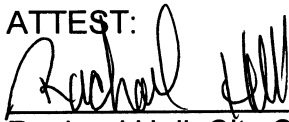
Councilman Clark said he thought the City was at the point where the six-court design made the most sense and expressed having room in between the courts for seating. He said there was a unique opportunity of having an elevated track to allow the views of Porter Mountain and the view overlooking the Bluff, and believed it was a worthwhile additional cost.

Mayor Leech said there would be more meetings to discuss the design, and those meetings would be open for the public to attend.

4. Adjournment

There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL OF AUGUST 5, 2025, AT 6:55 P.M.**

ATTEST:



Rachael Hall, City Clerk

APPROVED:



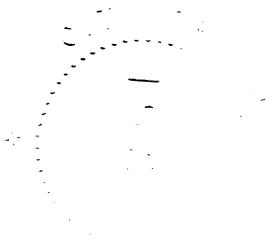
John Leech, Jr., Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Show Low held on August 5, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 2nd day of September, 2025.

(SEAL)



Rachael Hall, City Clerk