

MINUTES OF THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 16, 2025, AT 5:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA.

1. Call to Order

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

2. Roll Call

COUNCIL MEMBERS PRESENT: Mayor Leech, Vice Mayor Kakavas, Councilman Adams, Councilman 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; Brad Provost, Police Chief; Greg Westover, Police Commander; Justen Tregaskes, Planning and Zoning Director; Mike Mariscal, Community Services Director; Shane Hemesath, Public Works Director; Chris Tewalt, Information Technology; Lisa Robertson, Grants and Transit Manager; Shannon Adams, Grants Coordinator; and Rachael Hall, City Clerk.

GUESTS: Rob Hephner, Leonard and Amanda Davis, Mike Levos, Tom and Beverly Hammar, Jim Hammett, Tom Kakavas, Darbi Shumway, Doug Roberts, Peter and June Belletti, Zach Barlow, Tad and Gala Klein, Stefan Wehnau, Diana North, and others.

3. Show Low Sports and Event Center Presentation by 4Line Studio, Architekton, and Haydon Companies, and Consideration and Action on Certain Design Elements of the Sports and Event Center.

Mayor Leech said tonight, staff was going to give a presentation, followed by the City's Sports and Event Center Design Team. At the end of the presentations, the Council would open the meeting for discussion.

Mr. Hemesath said over the last few weeks, the design team took a deeper dive into the key features of the Sports and Events Center. Staff worked with the City's advisor, Sports Facility Companies (SFC). They provided some data sheets and comparables for the kitchen and restrooms, specifying what was needed for each room. That information was compared to the conceptual design that the design team put together.

Mr. Hemesath said that, based on that information, the design team provided some recommendations that they would present to the City Council tonight. Staff and design team considered a combination of factors: court material, court alignment, scoreboard, walking track, meeting room size, and the layout of the kitchen. The City had some recommendations from the advisors and consultants on what the City could consider.

Mr. Hemesath said some of these were adding cost and scope to the project. The design team wanted to make the Councilmembers aware of what was recommended and what the City Council should consider tonight. The City might not be able to afford everything recommended. He said that at the conclusion of the meeting, staff would like to have some guidance, and the design team was looking for some decisions to be made.

Mayor Leech said that the City wanted the community involved in this process, and there would be more public meetings as the design process moved forward.

Chris Ford, Principal Architect, 4Line Studio, LLC, thanked the Councilmembers for attending the presentation. He said tonight he would present the big-ticket items that directly impacted the size and scope of the building. This list was narrowed down to ten items. Not all of them were large in terms of their impact on the building footprint, but all of them were crucial in ensuring that the City received what it needed from this facility from day one. He requested that, at the end of the presentation, the Councilmembers provide direction on those ten items.

Mr. Ford provided a recap to date, stating there was a kickoff meeting with the City Council in August. From that point, the team spent two weeks holding multiple workshops between the City staff, stakeholders, and SFC, the sports facility advisor.

Mr. Ford said SFC provided draft room data sheets and project recommendations in late August. The design team spent the last two weeks putting together a reconciliation of those recommendations with the original project assumption and original project budget. He said he hoped that the team could receive clear direction on these items and move forward to maintain the overall project design schedule. This included finalizing the programming document in mid-October, providing a cost estimate from Hayden Construction at the end of October, and returning in early November for a presentation of the proposed design based on the input received, along with a detailed cost estimate for that design.

Mr. Ford presented a list of all the event center spaces outlined in the original Request for Qualifications, which included the square footage that was assumed in order to hit the original project budget of \$35 million. Next to this list was the current program based on both City requests and SFC recommendations. He said the reason for pointing this out was not because they want to use the \$35 million conceptual design, as this was what the City should do, but it was more of a guidebook. This was a starting point for the project.

Mr. Ford said that was really important because, if you did the math, that square footage was a 42% increase, not including some of the specialty items like audio/visual, information technology, and other technologies. They were not at this time prepared to put an overall budget to this updated program, as there were still a lot of decisions to be made. He said a 42% bigger building was likely going to cost around 42% more.

Mr. Ford said the first item he wanted to bring up was the raised walking track. In the original scheme, the walking track was presented at ground level, which was not a separate function. That was based on trying to get within that original \$35 million budget. At the last Council session, and with feedback from the City, it was requested that the track be raised for more of a mezzanine second-story experience.

Mr. Ford said the team put a rough number for the raised walking track at approximately \$3.5 million. He stressed that all of these items were very high-level, rough order of magnitude budgets. They were not based on a specific design. They were based on all the things that would have to be done to make these things possible. By raising the track, additional square footage would be introduced. Stair towers and elevator core needed to be added, along with all the structural requirements.

Councilman Judd asked if an elevator was required if the walking track was added. Mr. Ford said yes, an elevator would be required.

Mr. Ford said the courts were the biggest piece of the project. There were multiple pieces related to the courts. The first one that needed to be discussed was court size. In the original scheme, the courts provided enough room for six basketball courts or six volleyball courts. They interchanged, which was approximately 43,720 square feet of court space. Based on SFC's recommendations for the required clearances around that court configuration, that number jumped to 48,336 square feet. That's primarily due to the clearances required around the courts to make them tournament functional with the flexible seating for each of the different events. That by itself was a plus or minus \$3.9 million increase. He said that SFC also recommended that a 12-court volleyball configuration would be a better potential solution for the marketability of this facility.

Mayor Leech asked Mr. Ford to explain who SFC was and their involvement in this project. Mr. Ford said SFC is Sports Facilities Companies. They are the advisor that the City had hired to provide feedback and guidance specific to the sports functionality of this facility. They were responsible for looking at the economic impacts of tournaments and all the types of events that would be hosted at this facility.

Mr. Ford displayed a diagram to show the Councilmembers the difference between the 6/6 and 6/12 configurations. On the 6/6 configuration, there were six basketball courts overlaid; basically, centered on each of those courts was also a volleyball court. If there were a volleyball tournament, there would be six volleyball courts. If there were a basketball tournament, there would be six basketball courts.

Mr. Ford said in the 6/12 configuration, the volleyball courts were rotated to be perpendicular to the basketball courts, meaning you got 12 volleyball courts for the six basketball courts. That was a rough increase of 7,000 square feet. Going back to the price implications, the 6/12 configuration represents a roughly \$5.9 million

increase in cost over the original base, not over the \$3.9 million. It would really be only a \$2 million increase from the 6/6 configuration that SFC recommends.

Vice Mayor Kakavas asked if there was a difference in the volleyball courts as it relates to the age of the participants. Mr. Ford said no. The court layout was based on what was required for high school-level volleyball tournaments.

Mr. Ford said that what was important was that SFC believed the economic impact of the 12 versus six volleyball courts was represented by approximately \$4.1 million per year at maturity. So, in year five, that was essentially the overall economic impact it would have on the City, not just the facility itself. That included bringing people in, hotel taxes, all that stuff. The actual revenue to just the facility itself was roughly \$160,000 per year at year five.

Mayor Leech asked what the impact was on seating. Mr. Ford said basically, the square footage included a six-foot buffer around the perimeter for retractable seating. As a general rule, whether it was 4,500 seats or 2,000 seats within that zone, the square footage remains the same. There was a cutoff point at which that was not the case, and a reduction was seen in the overall square footage. However, that was tied to the seat discussion. The square footage represented in the diagrams was based on the original scheme of 4,500 seats, including the square footage of retractable seats.

Mr. Ford said the next item he wanted to discuss was flooring. The assumed flooring originally shown to the Council was synthetic. This flooring could not be used for vehicles; it could deform at the retractable seating, so special precautions would have to be made where there was retractable seating. There was also an implication regarding what could be done stage-wise on that flooring and the amount of covering that would be needed. The benefit would be that minimal maintenance was required, and the price was significantly different from the recommended floor material from SFC, which was a real wood court.

Mr. Ford said the court that was being considered could be used for vehicle use if that ends up being a desired program. Still, it would require careful mechanical considerations due to the humidity requirements of the flooring. Regular maintenance was also required, as well as protection boards, which would increase the storage requirements for the facility. There was a range of qualities being considered, giving way to a ballpark of difference between \$345,000 and \$725,000 for that upgrade, based on the 55,000-square-foot court configuration.

Mr. Ford said another item discussed last time was the desire to have a center-hung scoreboard. SFC's recommendation was that side scoreboards were more efficient and better suited for a flexible event space. Their point was that the sight lines would be diminished in certain areas of the seating, particularly those utilizing the stage. Events utilizing the stage would not use it, and it would hinder views. There were very few championship-level games where this would be utilized that were planned for this facility. Their recommendation would be not to do a center-hung scoreboard.

and keep the six scoreboards for the six basketball courts on the sides of the facility and the courts.

Mr. Ford said the last item regarding the courts was the number of seats. In the original design concept, 4,500 seats were proposed, 4,075 of which were retractable. They stored up against the wall. He said two driving factors impact the potential number of seats. One was sports use, and the other was event use or performance use. Per SFC, there really was no need for retractable seating in this facility. The flexible seats that could be provided along the perimeter, using a couple of different options, would theoretically provide enough seating for any sports event that may take place. In terms of performance, the third-party consultant, Theater Projects, which specializes in performance spaces, also did not recommend the need for retractable seating in this facility.

Mr. Ford read the following statement from Theatre Projects. *"While there is no equation that can be applied to determine the number of seats a facility should have, our recommendation is to focus the event center facility size on a reasonable size for festivals, sports, and other community events that the Event Center is currently slated to program. Concerts and other live events should not be a driving factor in seating size. Any concerts or other live events, like mega church services, likely to want to use the center, would just need to work with the seat count available as driven by other event types, which would be appropriate for the market as noted above."* He said that, in looking at comparable projects, six venues were researched for a 2022 feasibility study. A preliminary search of the venues' event calendars turned back only sporting events and festivals. There was not a single benchmark event center that was advertising live music or comedy. Some of the festivals being presented included live music, but concerts were not being scheduled at these event centers. It seems that the driving factors were sporting events, clubs, and competitions, with many of them having significantly more sporting events on the calendar than festivals.

Mr. Ford said that in some of the comparable projects that SFC has done, there was a range in the number of seats provided. Still, again, those were not necessarily comparable markets or comparable building sizes. He said that while the general cost of each seat was only \$200 of the actual seat, the number of seats that this facility had was going to significantly drive pretty much everything else on the building, from the number of parking spaces required, plumbing fixtures, the number of points of sales for food and beverage, occupant load, and mechanical. The number of seats settled on would heavily drive all of that stuff. While it may not have a huge impact on the actual layout of the courts themselves, whether there were two rows of seats or six, they all retract to that same footprint. Again, it would have a really big impact on the overall project itself.

Vice Mayor Kakavas said the City needed to ensure there were plenty of restroom facilities and parking. If there were not enough parking spaces, it would create a problem for the neighborhood as well as the participants.

Councilman Adams asked if anyone knew how many seats were in the Show Low High School Gymnasium. Mr. Hemesath said the two pullout bleachers in the High School could seat 2,500 total. When the High School hosted tournaments on the weekends, it used a lot of the temporary seating around the courts. The telescope seating was not really for that purpose. Telescope seating would be used for events like graduation or a tournament, something along those lines.

Mr. Ford said in the original proposed concept, there was approximately 8,660 square feet of meeting room space, which also included the storage for that meeting room. This was not based on a specific number of occupants. It was based on a general square footage. It was assumed this would be a 400-occupant space. Per some of the City staff's requests, based on similar events that the City was looking to put into this facility, the occupant load was requested to be around 500, which brings the total square footage to approximately 1,270. This represented a roughly \$800,000 difference in that square footage.

Mr. Ford said the initial scheme assumed basic concessions for off-site prepared food, so basically 550 square feet for two concession stands. SFC's recommended 4,500 square feet of food service. That was based on having 4,500 seats, as it was derived from a number of point-of-sale pieces, which in turn were based on the number of seats. SFC proposed multiple concessions with sinks, soda machines, draft beer, ice machines, cooler, freezer, et cetera, plus a full-service kitchen accessible to both the meeting rooms and concessions with walk-in fridge, freezer, complete kitchen equipment for preparing of foods for both events at the concessions, but also for events that happen in those meeting rooms, such as conferences, weddings, etc.

Mr. Ford said that while there was no specific number that could be tied to the economic benefit of this addition, SFC believed that food and beverage was the biggest economic driver in the facility's performance and ability to maintain profit. The addition of a 4,500-square-foot full-service food program cost approximately \$1,800,000. He said there was a huge line item for commercial-grade kitchen equipment that was not accounted for in the base scheme.

Vice Mayor Kakavas said she thought a kitchen was necessary if the City was going to have somebody else managing the facility. They needed to be able to sell concessions. Participants would not have the time to leave the area to get concessions, food, and other stuff elsewhere.

Mayor Leech said he could see more of a prep kitchen with some food warmers and sinks. Someone was going to have to maintain the kitchen and oversee it. He expressed some concern over the liability issue of having a kitchen. He also wanted to know if one company would be responsible for the kitchen or if multiple restaurants or food server providers would share the kitchen for different events.

Mr. Ford said the kitchen area would be run by whoever was hired to be the facility operator. The company would be responsible for maintaining all the equipment and

other related items.

Mayor Leech said he liked the idea of food trucks offering a variety of different foods.

Councilman Judd said with the City's current events, such as the Youth Foundation, weddings, and that type of thing, he agreed with the Mayor that it was more of a food truck, or it's a restaurant, that would bring the food in and then heat it.

Mr. Ford said in the base scheme, they did not assume alcohol service. SFC recommended that the City provide alcohol service. There were two options. In their opinion, draft was more profitable. If that was not feasible, then providing can service was recommended by SFC. This was a relatively small cost impact for the draft service, roughly \$35,000. The addition of cans was really not a huge number, based on just providing the coolers and everything.

Mayor Leech said this would be relatively minimal when considering this small detail, but it needed to be incorporated into the building somewhere and space allocated for it.

Mr. Ford said this would impact both the concessions for events and the actual meeting rooms. It was two different program pieces that could potentially be impacted.

Councilman Clark asked if the pro forma that the City had SFC included putting the entire management of this entity out to bid. Part of the profitability of that would be hosting sporting events and concerts, and they were to be the ones who managed everything. If they have a liquor license, it would fall under that organization, and they would sell similar to what America West Arena or any other venue did. They would be the ones who put on these events, and that was going to be whether or not it was profitable for them. They were going to be the ones making those decisions as to whether food and alcohol were sold or if food trucks were allowed on premises because they're really going to be the lessee. They were going to have to be the ones to organize and facilitate all of that.

Mr. Brown said the City's intent was to hire a company to manage the facility. He said the City did not have the professional ability to manage the facility.

Councilman Clark pointed out that food and beverage were the biggest economic drivers of the facility's performance and ability to maintain a profit. Therefore, you needed to have both alcohol sales and a kitchen, as the consultants and advisors stated that these were the biggest economic drivers.

Jake Whitaker with SFC said that a third of the revenue from the facilities forecast and the pro-forma run was in food and beverage. Very important, the 4,500 square feet was needed if the City had seated-type events. Also, the catering and weddings

and the food and beverage associated with those in the meeting rooms, as well as concessions, were an important driver.

Billy Hilliard with SFC said they operate these types of venues on behalf of cities, not on their own behalf. They would sit with City staff to collectively decide on events, considering what works best for the City, what would drive room nights, and what would drive economic and community impact. And of course, with that community impact, that included weddings, conventions, etc. He said they could send examples from other similar facilities where they held basketball or volleyball tournaments, going on in one part of the building, and had a wedding, a conference, or some type of smaller trade show or convention in another part of the building. They did that all the time.

Mr. Ford said the last item was regarding the site. The original design scheme was based on a 9.6-acre site, which provided 430 parking stalls. As per the discussion last time, it was requested that the site be expanded to encompass the full 12.4 acres of the identified site, which provides approximately 780 parking stalls. That expansion represents a roughly \$2.7 million addition to the base budget.

Mr. Ford said that in the last few weeks, they were given the opportunity to explore a potential alternate site. The alternate site was potentially up to 17 acres. This would allow us to have those same 780 spaces that the other site has, or potentially more if needed. The benefits of this potential alternate site were that there was a potential for a temporary lot across from the original site, off Woolford Road. He said if the City did not want to build out 100% of the parking stalls, there would be less risk on this site due to the topography and the soil conditions. There was a potential for it to be a cost-saving solution, depending on how the soils test out, and the design team studied a few aspects.

Mr. Ford said the team believed that it had less impact on the overall plan development and overall neighborhood development. As a general rule, it was at a minimum cost control from the other site when comparing the same acreage from one to another. Option one was the original 9.6 acres that was used for the conceptual package, and option two was the potential 17-acre parcel.

Mayor Leech asked if the Council was being asked to decide on the site location tonight, as additional information was discussed just today that staff and the Council needed to review. Mr. Brown said option two just came up within the last week or so. He said the staff was trying to pick the best site to make the best decision for the City, and it would be hard to decide tonight.

Mayor Leech said the City Council would make a decision on several matters tonight, and perhaps this one should be tabled for a few more weeks or until further exploration of the other sites was completed.

Mr. Ford said the design team understood that this was a big decision and wanted to provide the City with what was needed to make that decision. However, it was

essential to note that when budgets and schedules were allocated, they were based on the anticipated start of construction time. He said that if there were no confirmed site today, it would delay their ability to finish programming by the deadline just discussed, which would have a negative impact on the schedule. He said he was not pressuring the Council, but wanted them to understand that the ability to pick a site was a really important piece for them to move forward.

Councilman Whipple expressed concern about people parking in the surrounding neighborhood, since the facility would seat 4,500 people, with option one having approximately 400 parking spots, and option two approximately 700. Mr. Ford said that both options provided at least 780 spaces, but that represented a \$2.7 million increase in the site on Option One.

Mr. Hemesath said that many of these facilities had paved parking areas, and some had dirt overflow for those rare occasions when a whole venue of 4,000 people or more was required, as their normal operating capacity would be less than that.

Mayor Leech opened up the meeting for Public Comment.

Mike Levos, 621 South Creekside Drive, Show Low, expressed the need for a first aid area to attend to injured children. Mr. Ford said there would be a dedicated training room for such purposes.

Darbi Shumway, 1960 South Alpine Drive, Show Low, said she was excited that the City was bringing a Sports and Event Center to Show Low. She found in her experience that the impact was a net positive. She said she liked the idea of a prep kitchen, but was concerned that it would be difficult to prepare hundreds of meals in a prep kitchen. The quality of food mattered, so maybe more than a prep kitchen was needed.

Ms. Shumway also wanted to know what the events management company's promise to the community would be and what their partnership would be with community members.

Councilman Judd said the current design presented an option between a concession at 500 square feet or a full kitchen at 4,500 square feet. He wanted to know if there was an option to have four or five concession areas that were 500 square feet, so that one concession area could be utilized for small events, and for big events, all areas could be used.

Mr. Whitaker said that, as for the catering aspect, the comment about food quality was right. The target for meeting spaces was approximately 2,000 to 2,500. The 4,500 seats would largely drive the rest of it. If you did not have 4,500 seats, then the event center could probably serve the youth and amateur sports events out of that kitchen, or perhaps with a front concession, another 500-square-foot concession. But for a 4,500-seated event, there would normally be about one point of sale station for every 250 people. To be able to serve and host an event that

people were accustomed to, such as a game, concert, or similar gathering, was what drove the need for the 4,500 square feet.

Amanda Davis, 1821 North Mustang Run, asked if the City Council knew what the cost of a management fee agreement would be, as that would be an additional expense. Mr. Brown said yes, a pro forma had been completed, and the City staff was not used to running these types of facilities; professionals must be hired to do it. In the pro forma, one of the things that was brought up was that in the first few years, as the operations ramped up, it would probably need to be subsidized. That was built into the plan.

Beverly Hammer, 620 South Creekside Drive, said she was concerned about the site. She wanted to ensure that there would be enough parking. She did not want people parking in the neighborhood. She also expressed concern about the lights, noise, and hours of operation. She suggested creating a map to show the location of the existing houses in Show Low Bluff in relation to Option 2.

Mayor Leech said, no matter what was built, the City would abide by the City Codes, which included codes for lighting, parking, and noise.

Mayor Leech said the developer was donating the sites for the project; it was not just the City saying where it would be built. He said they had been working with the City for years on where to potentially build this facility.

Mr. Hemesath said that the sites designated for the Sports and Event Center were commercially zoned property. The City was not taking residential property next to a subdivision and turning it into commercial property.

Rob Hephner, 7142 White Gateway, said, based on his vast experience of managing and participating in events with catering, that the Sports and Event Center would need to have a kitchen. He also suggested that if food trucks were to be used, they should be placed at a dedicated location, and pedestals for water and power should be included in the design.

Stefan Wehnau, 550 South 6th Avenue, said that it was great to hear about the activities in this movement. He suggested programming was a very important part to really think about. He wanted the City to think about how the facility would be filled during the weekdays. SFC and many other programming companies understood the relationship and how to make it available so that citizens could use it on off-peak days, thereby maximizing its benefits.

Mr. Wehnau said he was concerned about maintaining the city's dark skies and asked if the City could put in an effort to minimize the impact on the dark skies. He also asked that the City explore opportunities to hear how the families would like to use this space. He expressed the need of year-round programming for this facility.

Gala Klein, local business owner, said she was still confused about the project. She

had envisioned a more recreational facility for the citizens, one that would involve courts for activities such as basketball, volleyball, pickleball, and indoor batting cages, but geared more towards the community. She wanted to know if it was SFC and the architects that approached the City about the facility, or if the City sought out an architect to build the sports complex. She also wanted to know if the City would own the facility, and if the revenue would be allocated directly to the City, which would then pay the management company.

Mr. Brown said he thought there was a bit of a misconception that this facility was not for the community, but it was for the community. The City wanted the community to use it. There may be downtimes when people could rent courts, go there with their kids, and practice basketball. However, because this would be an expensive facility, there would probably be a cost to that. If someone wanted to rent it for a wedding, they would have to pay the cost of renting it. He said he thought it would be heavily used by the community.

Mr. Brown said it would also drive economic development here in the City because, as these big tournaments come in, people stay in hotels, eat at local restaurants, and shop locally in the stores.

Mr. Brown emphasized that this initiative was for the entire community. But it was also going to be an economic driver to bring people to the community and help businesses. One of the goals was to bring events here during the winter and bring some more economic development during the wintertime.

Mr. Brown said planning for this facility had been going on for quite some time. The City reached out to SFC several years ago, as they were a company that provided this service nationwide and had the necessary expertise. They worked closely with the City to bring the plans to this point, but that did not guarantee that they were going to be the company to run it. That would go out to bid when the time comes.

Mr. Brown invited Mr. Johnson to talk about the budget. Mr. Johnson said that when the City had its kickoff meeting with the design partners, they discussed what was programmed for the debt service. This did not include the operating costs. He mentioned that the goal was to have the operating costs cover themselves after five years. Still, the intent was never to have the operating costs or the operating revenues cover the debt service.

Mr. Johnson said originally, the project was estimated at \$35 million. The fiscal year 2026 budget allocated \$14.3 million for this project. If the project were to proceed at \$35 million, the City would need to issue bonds for \$20.7 million. The current interest rate was around four percent. However, that could go down or increase slightly.

Mr. Johnson said the City's intent was to finance over 20 years for this type of facility. The payment for the \$35 million with the bond issuance of \$20.7 million was going to be \$1.5 million. The repaid amount would be \$30 million, and the total interest paid on the loan to pay it back would be \$9.7 million. In all these scenarios, at four

percent, the percentage of interest based on the total money borrowed was going to be 47.2%.

Mr. Johnson said that the recommendations presented tonight add approximately \$15.4 million to the initial \$35 million, which was assumed, and the budget amount remained unchanged. The bond issuance would be \$36.1 million, and the payment for 20 years would be \$2.6 million.

Mr. Johnson said that the City had \$1.58 million scheduled to be retired in July 2027. The City had around \$650,000 in bed tax revenue for fiscal year 2025. Those numbers could go up over time. For the last three or four years, the tax revenues had been increasing. He said if you combined those two, the City would be about \$400,000 over those two combined numbers. That was around \$ 2.2 million. The City would be paying \$2.6 million. The City would have to figure out how to come up with that extra \$400,000 per year to make the payment. He said if the project were kept at \$44.3 million then the payment would basically be the same with the retiring debt and the added revenue for the bed tax.

Mr. Brown said that the City Council could consider and take action on certain design elements of the Sports and Event Center at tonight's meeting. He said it might be easiest to review each item and see if the majority of the Council wanted to proceed with that item. If the majority of the Council were not in favor, then it would not go forward. Then, there were some items, such as the site location, that would have to wait until the next meeting for a decision.

Mr. Ford stated that item A was for the raised walking track, with a rough estimated cost implication of plus or minus \$3.5 million.

VICE MAYOR KAKAVAS MOVED TO APPROVE ADDING THE RAISED WALKING TRACK TO THE SPORTS AND EVENT CENTER DESIGN; SECONDED BY MAYOR LEECH; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

Mr. Ford stated that Item B was intended to increase the court size from a 6/6 configuration, comprising six basketball courts and six volleyball courts, to a 6/12 configuration, with six basketball courts and 12 volleyball courts, which would account for a total court area of roughly 55,000 square feet and a projected increase of approximately \$5.9 million to the original budget.

Vice Mayor Kakavas asked SFC what the economic difference was that the City was looking at as far as recouping its dollars over time. A representative from SFC said that the economic impact on the revenue was both based on the demand of being able to host a 48 basketball team or 48 volleyball team tournaments versus 96 and looking at how many of those and being attracted to those, which was about \$170,000 in revenue a year and about \$4 million of economic impact spent into the

community.

MAYOR LEECH MOVED TO APPROVE INCREASING THE COURT SIZE TO A 6/12 CONFIGURATION FOR AN OVERALL SIZE OF 55,000 SQUARE FEET TO THE SPORTS AND EVENT CENTER DESIGN; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

Mr. Ford said that Item C involved switching from a synthetic court material to real wood flooring with a protection board, with a rough estimated cost between \$345,000 and \$734,000.

COUNCILMAN ADAMS MOVED TO APPROVE THE USE OF REAL WOOD FLOORING WITH PROTECTION BOARD FOR THE SPORTS AND EVENT CENTER; SECONDED BY COUNCILMAN HATCH; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

Mr. Ford said Item D was not install a center-hung scoreboard but install a side-mounted score board instead.

MAYOR LEECH MOVED TO APPROVE SIDE-MOUNTED SCOREBOARDS INSTEAD OF CENTER-HUNG SCOREBOARDS IN THE SPORTS AND EVENT CENTER; SECONDED BY VICE MAYOR KAKAVAS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

Mr. Ford said Item E was a request for the number of retractable seats in the facility.

Mayor Leech said he would like to see the seating closer to 3,000, not 4,500.

Councilman Adams asked Mr. Ford if they were asking for 5,000 more seats. Mr. Ford said the current design was based on 4,500 seats for the maximum number of seats for an event.

Vice Mayor Kakavas asked if they included retractable seats. Mr. Ford said yes, they included 4,075 retractable seats, and the rest would be floor seating.

Councilman Adams said he liked the bigger number for seating, considering the high school has 2,500 seats.

Mr. Ford said the 4,500 seats were based on a concert layout, where retractable seating provided 4,075 seats, and the remaining floor seating pointed towards the stage. The scheme shown on the court slide would be the 4,075 retractable seating

and would not include the additional 500 seats on the floor if you were doing a championship basketball game.

Mr. Ford said the 4,500 was the total seats, including retractable and floor. Almost 4,100 seats were retractable, and the rest were floor seating. When the implications of parking and plumbing were discussed, that was based on the total number of seats, whether they were floor or retractable. If seating were reduced to 3,000, that would significantly reduce the amount of parking and plumbing. He said in terms of how intricate or integrated seating was to everything in the building, it was impossible to put an exact dollar amount right now.

Mayor Leech asked if the number of seats really affected the overall footprint of the building. Mr. Ford said yes, it would, for example, if 25 extra toilets were needed, that would involve increased restroom space. The 4,500-square-foot kitchen could be reduced in size if seating were reduced.

Mr. Whittaker with SFC said that the youth and amateur sports and those types of events would use flexible seating like tip and rolls and other seats that move on the floor. They would not utilize telescope bleachers. The telescopic bleachers were for events such as graduation, concerts, or other entertainment events.

Vice Mayor Kakavas inquired about the implications of the facility having 3,000 to 3,500 seats. Mr. Ford said there were rows of seats that all stacked into that same six-foot buffer. The only thing that changed when seats were added or subtracted was the height of the wall that it stacked into, which was why it impacted the height of the walking track. In terms of the size of the court, it would not impact that. It would also reduce all the other spaces because they did not need to support that many people.

Councilman Whipple said the Council already voted to increase the court size to 55,000 square feet and did not feel it was a good idea to reduce the seating. He said he did not think seating should go below 4,000.

Mr. Hillard, with SFC, said that the size of the total court space was not directly correlated with the amount of telescope seating needed. A lot of the tournaments and events were going to use temporary seating. When the telescope seating was out, it would take up court space, or the court space would not be adjacent to some of that seating.

VICE MAYOR KAKAVAS MOVED TO APPROVE THE TOTAL NUMBER OF SEATS OF 3,500 FOR THE SPORTS AND EVENT CENTER; SECONDED BY COUNCILMAN HATCH; MOTION DIED WITH VICE MAYOR KAKAVAS, COUNCILMAN HATCH, AND COUNCILMAN JUDD, VOTING IN FAVOR, AND MAYOR LEECH, COUNCILMAN CLARK, COUNCILMAN ADAMS AND COUNCILMAN WHIPPLE CASTING THE DISSENTING VOTES.

COUNCILMAN WHIPPLE MOVED TO APPROVE THE TOTAL NUMBER OF

SEATS OF 4,500 FOR THE SPORTS AND EVENT CENTER; SECONDED BY VICE MAYOR KAKAVAS; PASSED 5 TO 2 WITH VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR, AND MAYOR LEECH AND COUNCILMAN JUDD CASTING THE DISSENTING VOTES.

Mr. Ford said Item F involved increasing the meeting room size to allow for 500 plus occupants, with an estimated budget impact of \$800,000.00.

MAYOR LEECH MOVED TO APPROVE INCREASING THE MEETING ROOM SIZE TO ACCOMMODATE 500 PLUS PEOPLE FOR THE SPORTS AND EVENT CENTER DESIGN; SECONDED BY JOHN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

Mr. Ford said Item G involved increasing the food service function to a full-service kitchen with an estimated cost of \$1,800,000.00.

VICE MAYOR KAKAVAS MOVED TO APPROVE INCREASING THE FOOD SERVICE FUNCTION TO A FULL-SERVICE KITCHEN AT THE SPORTS AND EVENT CENTER; SECONDED BY MAYOR LEECH; PASSED 6 TO 1 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR AND COUNCILMAN JUDD CASTING THE DISSENTING VOTE.

Mr. Ford said Item H involved including draft alcohol service in the design with a rough budget of \$35,000.00.

VICE MAYOR KAKAVAS MOVED TO APPROVE DRAFT ALCOHOL SERVICE AT THE SPORTS AND EVENT CENTER; SECONDED BY COUNCILMAN JUDD; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

Mayor Leech tabled Item I, increasing the site to plus/minus 13 acres, and Item J, switching to alternate Site 2.

Mr. Ford expressed his appreciation for everyone's time and dedication to this project.

4. Adjournment

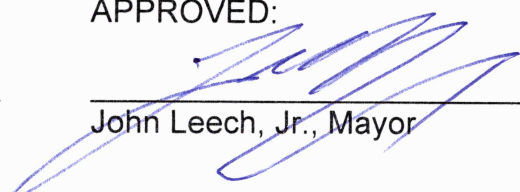
There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL OF SEPTEMBER 16, 2025, AT 6:36 P.M.**

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 Special Meeting of the City Council of Show Low held on September 16, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 1st day of October, 20 25.

(SEAL)



Rachael Hall, City Clerk

