

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 16, 2025, AT 7:00 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 7:00 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; Greg Westover, Commander; Shane Hemesath, Public Works Director; Rick Austin, Public Works Operations Manager; Jacob Allen, Airport Manager; Steve North, Economic Development Director; Shannon Adams, Grants Coordinator; and Rachael Hall, City Clerk.

GUESTS: Leonard and Amanda Davis, Stefan Wehnau, Diana North, Tom Kakavas, Doug Roberts, and others.

3. Invocation.

Councilman Whipple 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 shall 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.

Doug Roberts, 1441 North 36th Drive, invited all to attend the Run to the Pines Car Show and Cavalcade.

6. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming September 17 through 23, 2025 as **CONSTITUTION WEEK** in the City of Show Low (Rachael Hall)

- B. Proclamation by the Mayor Proclaiming October 5 through 11, 2025 as **FIRE PREVENTION WEEK** in the City of Show Low (Rachael Hall)
- C. Proclamation by the Mayor Proclaiming October 12 through 18, 2025, as **ARIZONA CITIES AND TOWNS WEEK** in the City of Show Low (Rachael Hall)
- D. Consideration of Amendment Transferring Noncommercial Hangar Development and Ground Lease from Apache Underground and Excavating, LLC to Gardner Aviation, LLC (Jacob Allen)
- E. Consideration of Noncommercial Hangar Development and Ground Lease with AZSOW, LLC, and Termination of Ground Lease with Big Dog Development, LLC at Show Low Regional Airport (Jacob Allen)
- F. Consideration of Award of Purchase of City of Show Low Vehicles (Rick Austin)
- G. Consideration of Approval of Declaration of Surplus Property for September 2025 Auction (Rick Austin)
- H. Consideration of Approval of First Addendum to Contract for City Landscape Maintenance and Repair, City of Show Low Project FM-1825 (Rick Austin)
- I. Consideration of Approval of First Addendum to Contract for City-Wide Christmas Lighting, City of Show Low Project FM-1925 (Rick Austin)
- J. Consideration of Approval of First Addendum to Contract for Commercial Trash Dumpster/Roll-Off Services (Shane Hemesath)
- K. Consideration of Lease Agreement with Navajo County for Property Located at 1400 North David A. Foil, Jr. Drive, Units A and B at Show Low Regional Airport (Anna Atencio)
- L. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of September 2, 2025

Councilman Clark declared a conflict of interest on the consent calendar.

COUNCILMAN ADAMS MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED; SECONDED BY COUNCILMAN JUDD; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR, AND COUNCILMAN CLARK ABSTAINING FROM THE VOTE.

7. **NEW BUSINESS:**

- A. Consideration of Award of Contract for Commercial Roof Replacement of Three-Bay Hangar, City of Show Low Project No. 7502641 (Rick Austin)

Mr. Austin said the city-owned three-bay airport hangar roof had fallen into disrepair and developed many leaks due to the age of the roof and movement due to the wind, resulting in damage to most of the old sheet metal. Staff investigated two options for the repairs. Option one was a complete roof replacement, which involved removing all the damaged sheet metal from the building, likely causing the tenant, Aero Products, to be displaced until the roof could be replaced. Alternatively, option two was to overlay the entire roof. This option would permit Aero Products to continue business as usual with little inconvenience. Staff was proposing to cover the entire hangar roof by installing half-inch OSB in between the ridges of the metal roof to make a flat surface and attach a 60-millimeter Mulehide grand TPO rubber membrane with a heavy-duty drip edge mechanically fastened to cover the entire roof.

Mr. Austin said on August 8, 2025, and August 12, 2025, a Request for Sealed Quotes was advertised in the White Mountain Independent and was posted to the City's website. Four companies submitted bids with the following results:

<u>Contractor</u>	<u>Total Bid</u>
Mountain Roof Repair, LLC	\$117,585.00
RTK Roofing and More, LLC	\$180,000.00
Sprayfoam Southwest Global Roofing Group	\$239,915.00
Morris Companies, LLC	\$245,000.00

Mr. Austin said staff checked references for Mountain Roof Repair, LLC, and found credible projects they had completed for other municipalities in Arizona. Staff also contacted Mountain Roof Repair, LLC to confirm project bid pricing.

Mr. Austin said staff recommended awarding the contract for roof replacement of the City's three-bay hangar, City of Show Low Project No. 7502641, to Mountain Roof Repair, LLC in an amount not to exceed \$117,585.00, which came in under budget.

VICE MAYOR KAKAVAS MOVED TO AWARD THE CONTRACT FOR THE COMMERCIAL ROOF REPLACEMENT OF THE THREE-BAY HANGAR, CITY OF SHOW LOW PROJECT NO. 7502641 TO MOUNTAIN ROOF REPAIR, LLC, IN AN AMOUNT NOT TO EXCEED \$117,585.00; SECONDED BY COUNCILMAN WHIPPLE; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- B. Consideration of Award of Construction Contract for Airport Parking Lot Expansion, City of Show Low Project No. 7502638 (Shane Hemesath)

Mr. Hemesath said the 2026 Capital Improvement Plan included \$250,000.00 in funding for the expansion of the long-term parking lot project labeled Airport Parking Lot Expansion. The scope of the work consisted of expanding the non-gated, long-term parking lot at the City's airport located at 3150 Airport Loop Road, Show Low, AZ 85901. The parking lot expansion included new asphalt

concrete pavement for 47 additional parking stalls, concrete sidewalks, curb and gutters, parking striping, irrigation sleeves, electrical sleeves, and new access driveways to the Airport Loop Road.

Mr. Hemesath said that the project was designed by City engineering staff, with an engineer's construction cost estimate for the work of \$247,000.00. The invitation to bid was published as required, and sealed bids were opened publicly, with the following results:

<u>Contractor</u>	<u>Total Bid</u>
Copperstate Paving & Construction, LLC	\$243,748.05
McCauley Construction & Trucking, LLC	\$270,562.00
Gunner Contracting, LLC	\$271,032.60
PAP, LLC	\$288,078.20
Western Grade, LLC	\$315,306.01
Perkins Cinders, Inc.	\$342,331.60
Surface Contracting, Inc.	\$377,910.00
J. Banicki Construction, Inc.	\$492,169.88

Mr. Hemesath said that staff recommended awarding the Airport Parking Lot Expansion, City of Show Low Project No. 7502638, to Copperstate Paving and Construction, LLC, for both the base bid and alternate bid items, in an amount not to exceed \$243,748.05.

VICE MAYOR KAKAVAS MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR THE AIRPORT PARKING LOT EXPANSION, CITY OF SHOW LOW PROJECT NO. 7502638, TO COPPERSTATE PAVING AND CONSTRUCTION, LLC IN AN AMOUNT NOT TO EXCEED \$243,748.05; 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.

C. Consideration of Approval of Contract for Pre-Incubation Business Services with White Mountain Economic Development (Steve North)

Mr. North said that White Mountain Economic Development conducted the feasibility study and assisted in the successful award of a \$275,000.00 Economic Development Administration planning grant for the proposed business incubator project in Show Low.

Mr. North said that this contract, along with the associated proposal and fee schedule, would build on the work already completed and continue the momentum toward the eventual opening of the business incubator. Services that would be provided include:

1. Pre-incubation services to select businesses to prepare them for their eventual move into the business incubator.

2. Providing cyber and Information Technology (IT) training for local students and securing grants for additional computer equipment and training at Show Low High School for the purpose of building an IT ecosystem in Show Low.
3. Establishing shared kitchen access for food-related businesses and creating use policies, procedures, and certifications.
4. Working directly with Northland Pioneer College to recruit students into the construction pre-incubation program and provide training and technical assistance.
5. Building and expanding a partner network of support services and activities for the proposed business incubator.

Mr. North said staff recommended approving the contract with White Mountain Economic Development for pre-incubation business services in an amount not to exceed \$54,615.00.

VICE MAYOR KAKAVAS MOVED TO APPROVE THE CONTRACT WITH WHITE MOUNTAIN ECONOMIC DEVELOPMENT TO PROVIDE PRE-INCUBATION SERVICES IN AN AMOUNT NOT TO EXCEED \$54,615.00; 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.

8. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Vice Mayor Kakavas expressed her condolences to Timber Mesa and the families of the fallen firefighters.

B. Mayor

Mayor Leech expressed his condolences to the families of the fallen firefighters and expressed his appreciation for the show of support from the fire departments all over the State.

C. City Manager

Mr. Brown said the recreation department was hosting the popular Scarecrow Walk and Contest. Registration was open through October 8. The Walk and Vote Contest would take place from October 18 through November 1.

Mr. Brown said the recreation department was also hosting a Halloween Witchy Watch Party on October 4, at the Show Low High School Parking lot. There would be free event activities starting at 4:30 and a free movie, "Hocus Pocus," would start at 7:00 p.m.

Mr. Brown said the Show Low Aquatic Center would be closed for its annual

maintenance starting Monday, September 22 through October 20. Regular operations would resume on Tuesday, October 21.

Mr. Brown said that the City's contractor completed paving the Downtown Parking Lot project, and crews would stripe the lot soon. The contractor started working on the service tie overs and the last portion of the water main installation for the Fools Hollow Waterline Phase II project. Crews were working on large paving repairs in Sierra Pines Subdivision this month. He thanked the citizens for their patience as improvements were made around the City.

9. **SCHEDULE OF MEETINGS:**

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

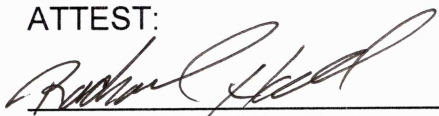
Mr. Brown said the Council Retreat was scheduled for October 1, in the Darrin Reed Community Room at the Public Safety Headquarters Building, starting at 9:00 a.m. After the Retreat, the Council would hold a Special Meeting to conduct any City business needed before the second meeting in October.

Mr. Brown said that due to the Council Retreat, the City would be canceling the first regularly scheduled Council meeting, which was scheduled to be held on October 7. The next regular meeting was scheduled for October 21.

10. **ADJOURNMENT:**

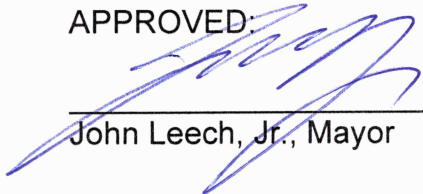
There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL OF SEPTEMBER 16, 2025, AT 7:22 P.M.**

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 Regular 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, 2025.

(SEAL)



Rachael Hall, City Clerk

