

MINUTES OF THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL HELD ON WEDNESDAY, OCTOBER 1, 2025, AT 1:30 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 1:33 p.m.

2. Roll Call.

COUNCIL MEMBERS PRESENT: Mayor Leech, Vice Mayor Kakavas, Councilman Adams, Councilman Hatch, Councilman Judd, and Councilman Whipple.

COUNCIL MEMBERS ABSENT: Councilman Clark.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Brad Provost, Police Chief; Shane Hemesath, Public Works Director; Rick Austin, Public Works Operations Manager; Mike Mariscal, Community Services Director; Grace Payne, Communications Manager; Rachael Hall, City Clerk; and Kathy Clements, Assistant City Clerk.

GUESTS: Douglas and Carla Evenson, Chris Ford, Tom and Beverly Hammar, Teri Raymond, Brenda Larison, Beverly Tomkins, Gary Custer, Hylan Levos, Revone Bauwens, and others.

3. **CALL TO THE PUBLIC:**

None.

4. **CONSENT CALENDAR:**

- A. Consideration of Award of Contract for Carpet and Tile Cleaning Services for City Buildings, City of Show Low Project No. 4452687 (Rick Austin)
- B. Consideration of Acceptance of Downtown Parking Lot, City of Show Low Project No. R-6624 (Shane Hemesath)
- C. Consideration of Minutes of Show Low City Council meetings:
 - 1. Special Meeting of September 16, 2025
 - 2. Regular Meeting of September 16, 2025

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

5. **NEW BUSINESS:**

- A. Consideration of Award of Purchase of Asphalt Concrete for Sierra Pines Paving Project, City of Show Low Project No. 5002692 (Rick Austin)

Mr. Austin said that on September 8, 2025, a Request for Sealed Quotes was emailed to three local companies requesting bids for 575 tons of asphalt concrete for the Sierra Pines Paving project. Only one of the three companies contacted submitted a sealed quote. Brimhall Sand & Rock indicated that their asphalt plant was currently located in Indian Wells, Arizona, and shipping from that location would be cost-prohibitive. WW Clyde indicated they would not be bidding and did not submit a bid. Perkins Aggregates, Inc. submitted the following bid:

<u>Contractor</u>	<u>Total Bid</u>
Perkins Aggregates, Inc.	\$63,687.25

Mr. Austin said that staff recommended awarding the purchase of the asphalt concrete for the Sierra Pines Paving project, City of Show Low Project No. 5002692, to Perkins Aggregates, Inc. in an amount not to exceed \$63,687.25.

Mayor Leech asked if the bid provided by Perkins Aggregates was in line with regular pricing for asphalt. Mr. Austin said yes, it was in line with regular pricing for asphalt. The City was currently paying about \$109.00 per ton.

COUNCILMAN WHIPPLE MOVED TO AWARD THE PURCHASE OF ASPHALT CONCRETE FOR THE SIERRA PINES PAVING PROJECT, CITY OF SHOW LOW PROJECT NO. 5002692 TO PERKINS AGGREGATES, INC. IN THE AMOUNT NOT TO EXCEED \$63,687.25; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- B. Consideration of Site Selection for Show Low Sports and Event Center (Shane Hemesath)

Mr. Hemesath said that at the September 16, 2025 Special City Council Meeting, Haydon, Architekton, and 4Line Studios presented an update to the programming and design features of the Sports and Event Center. To progress with the project design, specific design components needed to be determined. The location of the project site was discussed. Staff was tasked with investigating the site locations and providing the City Council with additional information.

Mr. Hemesath said that four sites for the sports and event center had been identified and researched further.

Mr. Hemesath said that Site One was the original site proposed for development. This site, located on land donated by the developer, spanned approximately nine acres. Utilities were located within approximately 700 feet, access would utilize East Woolford Road, and the distance from a residential

property to the potential structure was approximately 95 feet. This site was zoned for a sports and event center.

Mr. Hemesath said that Site Two was situated across East Woolford from Site One and occupied a slightly larger parcel, approximately 13 acres. Site Two was also a location where the developer was willing to donate the land for the project. Utilities were located at the property, situated at the north end of the parcel. Access would utilize East Woolford Road, and the distance from a residential property to the potential structure was approximately 400 feet. This site was zoned for a sports and event center. Soil deposit stockpiles were located on the site and would be evaluated by geotechnical testing.

Mr. Hemesath said that Site Three was a location suggested by residents at the meeting and was situated along the east side of South Penrod, at the future intersection of East Woolford Road and South Penrod. The developer was not willing to donate the land for this location due to the potential for future commercial development along that corridor. Utilities were approximately 2,700 feet from the site. Access would utilize South Penrod Road, and the distance from a residential parcel west of Penrod to the potential structure was approximately 1,500 feet. This site was zoned for a sports and event center.

Mr. Hemesath said that Site Four was also suggested during the meeting and consisted of approximately 48 acres that the City purchased earlier in the year and this parcel was city owned. However, it was the only option that was currently not zoned for sports and event center development. Utilities were approximately 1,500 feet from the building. The site featured steep topography, and access would be via South Penrod. The distance from a residential parcel to the potential structure was approximately 500 feet.

Mr. Hemesath said that to evaluate the location of the future site, utility access, vehicular access, availability of donated land, zoning, and cohesion to existing development plans in the area were all considered.

Mr. Hemesath said that staff recommended Site Two for the development of the sports and event center facility, based on its proximity to utilities, future roadway access, zoning concerns, and masterplan development guidelines.

Chris Ford, Principal Architect at 4Line Studios, LLC, reviewed an overlay of the entire Show Low Bluff area, with all four proposed sites identified. Sites One and Two were along Woolford Road, Site Three was across from Penrod Road, and Site Four was to the North. He identified the currently parceled-out residential portions of Show Low Bluff and the residential areas that were currently developed or under construction. Everything in purple was zoned residential, and everything in brown was zoned commercial, including Sites One, Two, and Three. Site Four was not currently zoned for commercial development.

Mr. Ford said Site Two was just north of Woolford Road and was 13.7 acres.

The proposed location of the building would be as far east as possible to maximize separation from current and proposed residential development. It would be roughly 400 feet from the most adjacent residential lot. He said the pros were that there was the most separation from existing/new residential. It would have potential multiple road access, both off of Woolford Road and potentially a future Lewis extension. This site also had more predictable site costs and was supported by the developer. Additionally, having a consistent slope throughout the site would make for an easier and more predictable build. He said the cons of the site were that the fill dirt on the site would have to be removed, and the proximity to current and future residents.

Mr. Ford said that Site Three was roughly 17.1 acres. The pros were that it had access to Penrod and was not adjacent to residential development. However, the cons were that there were no existing utilities to the site, it was not supported by the developer who currently owned the property, and extensive retaining walls and site costs would be needed for construction.

Mr. Ford said Site Four was approximately 47 acres. The pro was that the City already owned the property. The cons were the extreme slope through the site, the absence of existing utilities at the site, and the lack of a clear path to develop a building of this scale.

Mr. Ford said Site One was roughly 13 acres. It had almost 40 feet of fall from corner to corner and would require extensive use of retaining walls. Based on the slope of the lot, the building would be relatively close to the planned residential lots, approximately 95 feet. He said access would only be off of Woolford Road unless there was a realignment of the future Adams Street Parkway. The pros were that the lot was currently zoned for a sports and events center. The cons were that the site costs would be relatively expensive due to the need for retaining walls, and it was closer to future residential development compared to Site Two.

Councilman Whipple asked about the costs of utilities for these sites. Mr. Hemsath said staff did a rough estimate using \$100.00 a linear foot for some of the sites. Site Two had utilities at the north end of the property. Site One had them within 700 feet of the location. For Site Three, the utilities were located 2,500 feet away and would cost approximately \$1 million to \$2 million, plus the cost of extending the sewer and water lines.

Mayor Leech said that whatever site was chosen, he would like staff to explore the option of lowering the building into the ground, especially given the dirt work that would need to be done anyway.

Vice Mayor Kakavas asked what site would have more parking, Site One or Site Two. Mr. Hemesath said both parcels could have approximately 780 parking spaces.

Vice Mayor Kakavas asked whether the City would have the option to obtain

additional property for parking. Mr. Brown stated that the City had an agreement with the developer, which stipulated that if the City built the sports and event center, the developer would donate an additional 16 acres. So, the City could have additional overflow parking on Site One. Around Site Two, to the east and north, there could also be some additional parking or fields.

Mayor Leech opened the meeting to the public.

Revone Bauwens, 560 South Creekside Drive, said Site Three was the logical place for the sports and events center. She said she felt the donation by the developer for Sites One and Two helped the developer and his representative, the engineer who wanted the bridge across Show Low Creek. She said she was not against the project but wanted the City to pick a site that would not have traffic, lights, and alcohol sales in their neighborhood.

Ms. Bauwens said a crossing of Show Low Creek should be at Scott Ranch Road, where the City already owned property, not Woolford Road up to Show Low Bluff. She expressed concern about the environmental impact studies that had been done and also noted that the area was intended to be a dark-sky neighborhood and that an event center would cancel that out unless the building was as far away as possible.

Ms. Bauwens said the community received very short notice about the sports and events center, and that the selected locations were chosen because that was what the developer and the engineer wanted. She was concerned about loading zones for the kids and the buses. She said she wanted to know where all the parking would be. She asked if costs for privacy walls for the neighborhood and gates to keep people out of the Show Low Bluff neighborhood were considered in the budget.

Ms. Bauwens said she did not feel the residents had any say about what happened in Show Low Bluff. They had requested representation, but the developer and his representative denied it.

Beverly Hammer, 620 South Creekside Drive, said option three was the best option for the sports and event center because it bordered Penrod Road and would not be hidden behind other commercial property. She also expressed concern about the proximity of the sports and event center, which would have alcohol sales, to the proposed Christian school.

Tim Flannagan, 1160 Lorenzo Sitgreaves Drive, said their home would overlook the sports and events center. He said he also had concerns about alcohol sales, with it being so close to the Christian school. He said he hoped that the Council would select option three.

Doug Evenson, 1141 South Lorenzo Sitgreaves, said the residents who moved into the neighborhood were unaware of Woolford Road or the sports and event center. He said his main concern was the traffic that would be going through his

neighborhood and that the streets were not designed for two-way traffic. He asked the City Council to speak with the developer about installing gates.

Mayor Leech closed the meeting to public comment.

Mayor Leech said the conversation regarding Woolford Road had been discussed by the City Council since 2010. Woolford Road was always going to go across the creek, with or without the sports and event center. He said as to site location, he wanted to ensure all options were well researched before a final decision was made.

Mayor Leech stated that the developer would not donate Site Three; instead, the City would need to purchase the land, and then it would incur millions of dollars in costs to install utilities. The City owned Site Four, so the Mayor wanted to understand the challenges associated with the site, some of which included that it was not zoned for a sports and event center and had an 80-foot slope. This brought the City Council back to Sites One and Two.

Mayor Leech said he wanted staff to explore ways to lower the building, and staff were having discussions about the traffic. The City could not move forward with designing a building until a site was selected. He said the fact that the developer did not communicate with the residents when they purchased their property about what was planned for the area was not the City's fault. There could be numerous commercial projects developed on Sites One and Two that could have a greater impact on the neighborhood than a sports and events center.

Mayor Leech said Scott Ranch Road was mentioned, and that was another road that would be going through sometime in the future. In the event of an emergency, the City needed more exits out of the community for evacuation purposes.

Mayor Leech said it took the City years to get to where it was today on the sports and event center project. The City would continue to work through the design to make it as low-impact as possible, creating an appealing building. Regardless of which site was chosen, someone would be affected. This was an important project for the community, and the City had a developer who was willing to donate land to the project.

Vice Mayor Kakavas said that when Show Low Bluff was developed years ago, it was a requirement of the developer that he provide an easement and agree to partner in the development of Woolford Road. Additionally, the bridge was also a requirement of that development.

Mr. Brown said it was important to understand that the bridge on Highway 60, near Highway 260, was not designed to withstand a 100-year flood event. The Woolford Road Bridge would be designed to withstand such an event. It would also provide emergency access to Show Low Bluff. Currently, there was only

one way in and one way out of Show Low Bluff. The Woolford Road Bridge was designated as the Northern Arizona Council of Governments' number one project in the region due to the emergency benefit it provided to the community. Additionally, if an ambulance had to travel to Show Low Bluff, it would have to drive a considerable distance to reach the hospital. However, with Woolford Road, they could cut through and arrive at the hospital more efficiently.

Mr. Brown said Woolford Road had been on the City's general plan for years, and it, as well as the sports and event center, had been talked about for years. He said it should have been the real estate agent or the person who sold the property that informed the buyer about what was going in around the community. The City hoped that the Show Low Bluff community would get use and benefit from the sports and event center. The City was doing its best to create a place that the community could be proud of.

COUNCILMAN ADAMS MOVED TO SELECT SITE TWO FOR DEVELOPMENT OF THE SHOW LOW SPORTS AND EVENT CENTER PROJECT; 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.

C. Consideration of Seating Configuration for the Show Low Sports and Event Center (Shane Hemesath)

Mr. Hemesath said that at the September 16, 2025 Special City Council Meeting, Haydon, Architekton, and 4Line Studios presented an update to the programming and design features of the Sports and Event Center. To progress with the project design, specific design components needed to be determined. During the meeting, seating for the facility was determined to be approximately 4,500 seats. The design team did not have budgetary numbers for savings if a reduction in seats was requested, understanding that a reduction in seating also affected parking, restroom quantity, and building dimensions. Staff worked with the design team to provide additional seating layouts for the facility.

Mr. Hemesath said the goal was to minimize the telescoping seating to reduce the height of the structure and also save on the cost of fixed seating. Multiple seating arrangements were presented for discussion as the City moved forward with the design. All the proposed options assume an additional 200 seats on the upper-level walking path. Alternate One included telescoping seating from three directions, with approximately 2,800 seats and an additional 1,500 floor seats. Alternate Two included telescoping seating from two directions, with approximately 3,000 seats, with an additional 1,000 floor seats. Alternate Three included telescoping seating from one direction, with approximately 1,000 seats, with an additional 2,200 floor seats. Alternate Four included telescoping seating from one direction at approximately 1,000 seats, with an additional 2,000 floor seats. Alternate Five included no telescoping seating and 2,500 floor seats. A reduction of seats with each configuration resulted in an approximate savings shown on each layout, ranging from no cost savings with Alternate One

to \$3.1 million with Alternate Five.

Mr. Hemesath said staff recommended the Alternate One seat configuration to achieve the City Council's desire to include 4,500 seat capacity in the Show Low Sports and Event Center.

Mr. Ford said he wanted to revisit some discussion points from the last City Council meeting to gain a better understanding of how the seating would be used, as that would impact the kitchen size. He said he also wanted to go through the numbers because he now had the financial backup. Understanding the intent behind the seats was just as important as the actual numbers, as it could lead to 2,000 square feet of concession space based on point of sales.

Mr. Ford said Alternate One did not include any seats that would be upstairs around the track, consisting of loose seats. The diagram showed 4,300 seats, of which 2,800 were telescopic. This scheme, along with all the other schemes, included 780 parking spaces. Therefore, Alternative One would be deficient by 295 spaces, necessitating the need for alternative off-site parking. This option required 4,300 square feet of food and beverage space. He said Alternate One was essentially what had been presented previously.

Mr. Ford said Alternate Two reduced the seating capacity to 4,000 seats, with 3,000 of these being telescopic, and the remaining seats would be floor seats. The scheme was deficient by 220 parking spaces, and there was a rough reduction of 500 square feet of food and beverage space. There would be cost savings of roughly \$107,000.00.

Mr. Ford said for Alternate Three, the seating was reduced to 3,500 seats, of which 1,000 were telescopic. The telescopic seating would be located in the back, and the remaining seating would be on the floor. This scheme was deficient by 95 parking spaces, and the food and beverage space was reduced to 3,500 square feet. There would be a cost reduction of roughly \$1.55 million.

Mr. Ford said for Alternate Four, the seating was reduced to 3,000 seats, requiring 1,000 telescopic seats in the back. This scheme would have 700 parking spaces and would be net positive for parking. There would be 3,000 square feet of food and beverage space. The cost reduction was \$1.9 million.

Mr. Ford said for Alternate Five, the seating would be reduced to 2,500 floor seats only, with no telescopic seating. The scheme had 625 parking spaces and 3,000 square feet of food and beverage space, which was the bare minimum to service the meeting rooms as well. The cost reduction was \$3.1 million.

Mr. Ford said that, going back to the base scheme, Alternate One, which had 4,500 seats, the team was able to reduce the number of telescopic seats. This enabled the building to be lowered by approximately four feet, resulting in a price reduction per seat. The overall cost savings would be approximately \$250,000.00.

Mayor Leech said it appeared that as the options progressed, they got worse. Mr. Ford said in Alternate One, 2,800 telescopic seating for a championship game was probably not necessary. In Alternate Two, 3,000 telescopic seats were more than required for a championship game. In Alternate Three, all the seating would be floor seats.

Mayor Leech confirmed that the building was lowered in Alternate One. Mr. Ford said yes, the height was lowered by four feet. This was accomplished by pushing the stage forward, which allowed for more floor seating and a reduction in the use of telescopic seating.

Mayor Leech said he liked Alternate One.

Councilman Adams said he liked Alternate One.

Mr. Ford asked the City Council to speak to the use of the seats and how much the City wanted to emphasize concerts for food concessions versus graduation and community-type events.

Mayor Leech said that, without prior experience with a sports and event center, the City Council had no references to draw upon to provide a satisfactory answer. He said he would like to see the facility used for a wide range of events.

COUNCILMAN ADAMS MOVED TO SELECT THE ALTERNATE ONE SEAT CONFIGURATION FOR DEVELOPMENT OF THE SHOW LOW SPORTS AND EVENT CENTER PROJECT; SECONDED BY MAYOR LEECH; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

6. **ADJOURNMENT:**

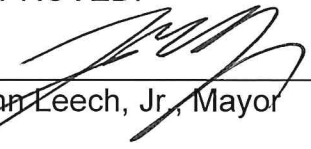
There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL OF OCTOBER 1, 2025, AT 2:25 P.M.**

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 October 1, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of October, 2025.

(SEAL)

A handwritten signature in black ink, appearing to read "Rachael Hall", written over a horizontal line.

Rachael Hall, City Clerk