

SHOW LOW CITY COUNCIL
REGULAR MEETING - TUESDAY, FEBRUARY 3, 2026
****AMENDED****

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low City Council and to the general public that a **Regular Meeting** of the Show Low City Council will be held on Tuesday, February 3, 2026, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

1. Call to Order.
2. Roll Call.
3. Invocation.
4. 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.

6. **SPECIAL EVENT:**

* **A. Swearing in of New Councilmember**

7. **CONSENT CALENDAR:**

- A. Consideration of Resolution No. R2026-07 Approving Intergovernmental Agreement with Arizona Department of Transportation for Sidewalk Improvements and Multi-use Pathway Along Woolford Road (Shannon Adams)
- B. Consideration of Resolution No. R2026-08 Approving Submitting Application for 2026 Better Utilizing Investments to Leverage Development and Equity Grant Program for Scott Ranch Road Project (Shannon Adams)
- C. Consideration of Acceptance of Well 3B Upgrades, City of Show Low Project No. W-1821 JO16 (Rick Austin)
- D. Consideration of Acceptance of Fools Hollow Subdivision Waterline Replacement Phase II, City of Show Low Project No. W-5525 (Shane Hemesath)

- E. Consideration of Acceptance of Airport Ground Lease for Hangar Construction Proposal (Shane Hemesath)
- F. Consideration of Minutes of Show Low City Council meetings:
 - 1. Special Meeting of January 20, 2026
 - 2. Study Session of January 20, 2026
 - 3. Regular Meeting of January 20, 2026

8. **NEW BUSINESS:**

- A. **PUBLIC HEARING** and Consideration of Resolution No. R2026-06 Authorizing Submitting Application to Arizona Department of Transportation for Federal Transit Administration (Section 5311) Funding (Lisa Robertson)
- B. Consideration of Acceptance of Show Low Sports and Events Center Revised Layout and Interior Design Concepts, City of Show Low Project No. FM-4625 (Shane Hemesath)
- C. Consideration of Acceptance of Cancellation of Construction Contract with Central Arizona Civil Construction Company and Award of Construction Contract for Manhole Replacement Job Order Contract Job Order No. 2, City of Show Low Project No. 7552680 (Chris Reid)
- D. Consideration of Appointment of Show Low Planning and Zoning Commissioner (Rachael Hall)

9. **SUMMARY OF CURRENT EVENTS:**

- A. Council Members
- B. Mayor
- C. City Manager

10. **SCHEDULE OF MEETINGS:**

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

11. **ADJOURNMENT:**

SCHEDULED MEETINGS/EVENTS:

DATE	TIME	EVENT NAME
02/03/2026	7:00 PM	CITY COUNCIL - REGULAR MEETING
02/10/2026	7:00 PM	P&Z COMMISSION - REGULAR MEETING
02/17/2026	7:00 PM	CITY COUNCIL - REGULAR MEETING

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low City Council regular meetings are recorded and may be viewed on the City of Show Low's website. If you permit your child to attend/participate in a televised City Council meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Pursuant to the Americans with Disabilities Act (ADA), the City Council endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

Council Chambers will open at least fifteen minutes prior to the meeting to allow public access to the room. Council Chambers has a maximum occupancy of 139 people.

Rachael Hall, City Clerk

I, Rachael Hall, do hereby certify that the foregoing AMENDED notice was posted on Monday, February 2, 2026, at 11:00 a.m.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution No. R2026-07 Approving Intergovernmental Agreement with Arizona Department of Transportation for Sidewalk Improvements and Multi-use Pathway Along Woolford Road (Shannon Adams)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-07, approving and authorizing an Intergovernmental Agreement with the Arizona Department of Transportation for the multi-use path along Woolford Road from Whipple Road to State Route 260 and authorizing the Mayor to sign said agreement.

BACKGROUND

The City of Show Low requested and received \$2,151,183 in FY25 Transportation Alternative (TA) Grant funding to construct a multi-use path (MUP) along Woolford Road. The Woolford Road MUP will be located along the south side of Woolford Road, from Whipple Road to the established sidewalks on SR 260. The new MUP will be constructed immediately adjacent to the recently widened, improved Woolford Road at a length of 1.27 miles. The MUP improvements include new asphaltic pavements, ribbon curbs, safety rails, traffic striping, roadway/path delineation and related drainage appurtenances. When coupled with the completion of the Woolford Road project, this MUP project represents the last step of the City's overall improvement to the corridor.

The total project cost is currently estimated at \$2,311,212, resulting in an estimated City of Show Low local match of \$160,029.00. After the intergovernmental agreement is approved, and environmental clearances are received, construction will be scheduled. The City has completed the design at their own cost, and the State will advertise, bid and award, and administer the construction of the Project.

Staff recommends approving Resolution No. R2026-07 authorizing an intergovernmental agreement with the Arizona Department of Transportation for the multi-use path along Woolford Road from Whipple Road to SR-260 and authorizing the Mayor to sign said agreement.

ATTACHMENTS

1. Resolution No. R2026-07
2. Intergovernmental Agreement

FISCAL IMPACT

Anticipated cost: Total Cost \$2,151,183 City of Show Low Match \$160,029
Funding source (account no.): Unanticipated Grants (22-402-430-8150-0000)

CITY OF SHOW LOW RESOLUTION NO. R2026-07

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, APPROVING AND AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF SHOW LOW AND THE STATE OF ARIZONA, DEPARTMENT OF TRANSPORTATION, FOR INSTALLATION OF A SIDEWALK AND CURB AND A PAVED, DETACHED MULTI-USE PATH FOR APPROXIMATELY 1.25 MILES ON WOOLFORD ROAD

RECITALS:

WHEREAS, the State of Arizona, Department of Transportation, is empowered by A.R.S. § 28-401 to enter into this Agreement with the City of Show Low; and

WHEREAS, the City of Show Low is empowered by A.R.S. § 48-572 to enter into this Agreement with the State of Arizona; and

WHEREAS, the Parties are authorized to enter into this agreement pursuant to A.R.S. §§11-951-11-954; and

WHEREAS, the City is interested in enhancing pedestrian safety and accessibility throughout the City; and

WHEREAS, the improvements include the installation of sidewalk and curb and a paved, detached, multi-use path. The total length of the project is approximately 1.25 miles on Woolford Road between Whipple Road and State Route 260 (SR 260); and

WHEREAS, the Project cost, is estimated at \$2,311,212, which includes federal aid and the Local Agency's match. The City's estimated cost is \$160,029, and the total federal funding is \$2,151,183; and

WHEREAS, Multi-use Path Project on Woolford Road between Whipple Road and State Route 260 will enhance pedestrian safety and accessibility and represents the last step of the City's overall improvement to the corridor; and

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Show Low, Arizona, hereby approve an Intergovernmental Agreement between the City of Show Low and the State of Arizona, Department of Transportation, to share the costs to install sidewalk and curb and a paved, detached, multi-use path for approximately 1.25 miles on Woolford Road between Whipple Road and State Route 260 (SR 260).

BE IT FURTHER RESOLVED that the Mayor is authorized to sign said Intergovernmental Agreement.

PASSED AND ADOPTED this 3rd day of February 2026 by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

ADOT CAR No.: IGA 25-0011436-I
AG Contract No.: P0012026000034
Project Location/Name: Woolford Rd;
Whipple Rd - SR 260
Type of Work: Sidewalk Construction
Federal-aid No.: SLW-0(208)T
ADOT Project No.: T0719 01D/01C
TIP/STIP No.: TAP25-003
ALN: 20.205 - Highway Planning and
Construction
Budget Source Item No.: 105823

INTERGOVERNMENTAL AGREEMENT

BETWEEN
THE STATE OF ARIZONA
AND
THE CITY OF SHOW LOW

THIS AGREEMENT ("Agreement") is entered into this date _____, pursuant to the Arizona Revised Statutes ("A.R.S.") §§ 11-951 through 11-954, as amended, between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF TRANSPORTATION (the "State" or "ADOT") and the CITY OF SHOW LOW, acting by and through its MAYOR and CITY COUNCIL (the "City" or "Local Agency"). The State and the Local Agency are each individually referred to as a "Party" and are collectively referred to as the "Parties."

I. RECITALS

1. The State is empowered by A.R.S. § 28-401 to enter into this Agreement and has delegated to the undersigned the authority to execute this Agreement on behalf of the State.
2. The Local Agency is empowered by A.R.S. § 48-572 to enter into this Agreement and has by resolution, if required, a copy of which is attached and made a part of, resolved to enter into this Agreement and has authorized the undersigned to execute this Agreement on behalf of the Local Agency.
3. The work proposed under this Agreement consists of installing a sidewalk and curb and a paved, detached, multi-use path. The total length of the project is approximately 1.25 miles on Woolford Road between Whipple Road and State Route (SR260), (the "Project"). The Project cost, shown in Exhibit A, is estimated at \$2,311,212, which includes federal aid and the Local Agency's match. The Local Agency will administer the design at their own cost, and the State will advertise, bid and award, and administer the construction of the Project.
4. The interest of the State in this Project is the acquisition of federal funds for the use and benefit of the Local Agency and authorization of such federal funds for the Project pursuant to federal law and regulations. The State shall be the designated agent for the Local Agency for the Project, if the Project is approved by Federal Highway Administration (FHWA) and funds for the Project are available.

5. The foregoing Recitals and all Exhibits referred to herein and attached shall be incorporated into this Agreement.

In consideration of the mutual terms expressed herein, the Parties agree as follows:

II. SCOPE OF WORK

1. The Parties agree:
 - a. The Project will be completed, accepted, and paid for in accordance with the requirements of the Project plans and specifications.
 - b. The final cost estimate may exceed the initial estimate identified in Exhibit A, and in such case, the Local Agency is responsible for and agrees to pay, the difference prior to bid advertisement.
 - c. The final Project amount may exceed the initial estimate(s) identified in Exhibit A, and in such case, the Local Agency is responsible for, and agrees to pay, any and all actual costs exceeding the initial estimate. If the final Project amount is less than the initial estimate, the difference between the final bid amount and the initial estimate will be de-obligated or otherwise released from the Project. De-obligated federal aid will be returned to the State. The Local Agency acknowledges it remains responsible for actual costs and agrees to pay according to the terms of this Agreement.
 - d. The Local Agency and ADOT will each separately file a Notice of Intent (NOI) under the Construction General Permit (CGP) with the Arizona Department of Environmental Quality (ADEQ) before construction begins, if applicable to the Project.
2. The State will:
 - a. Execute this Agreement, and if the Project is approved by FHWA and funds for the Project are available, be the Local Agency's designated agent for the Project.
 - b. After this Agreement is executed, and prior to performing or authorizing any work on the Project, invoice the Local Agency for the Local Agency's share of the initial Project Development Administration (PDA) costs, estimated at \$30,000. If PDA costs exceed the estimate during the review of design, notify the Local Agency, obtain concurrence prior to continuing with the review of design, and invoice as determined by ADOT and the Local Agency for additional costs to complete PDA for the Project. After the Project costs are finalized invoice or reimburse the Local Agency for the difference between actual costs and the amount the Local Agency has paid for PDA.
 - c. After receipt of the PDA costs, review design plans, specifications, cost estimates and other such documents required for the construction bidding and construction of the Project, including scoping/design plans and documents required by FHWA to qualify projects for and to receive federal funds; provide design review comments to the Local Agency as appropriate.

- d. After completion of design review and prior to bid advertisement, invoice the Local Agency for the actual PDA costs, as applicable, and the Local Agency's share of the Project construction costs, estimated at \$130,029. After the Project costs for construction are finalized, the State will either invoice or reimburse the Local Agency for the difference between estimated and actual costs. De-obligate or otherwise release any remaining federal funds from the scoping/design phase of the Project.
 - e. After receipt of the actual PDA costs, if applicable, and the Local Agency's estimated share of the Project construction costs, including the difference between the final and the initial construction cost estimates, if applicable, submit all required documentation to FHWA with the recommendation that the maximum federal funds programmed for construction of this Project be approved. Should costs exceed the maximum federal funds available, it is understood and agreed that the Local Agency will be responsible for any overage.
 - f. After receipt of FHWA authorization, proceed to advertise for, receive and open bids, award and enter into a contract with the firm for the construction of the Project. If the bid amounts exceed the construction cost estimate, obtain the Local Agency's concurrence and invoice the Local Agency for the difference between the construction cost estimate and the bid amount prior to awarding the contract.
 - g. Notify the Local Agency of completion and final acceptance of the Project. At such time, file a Notice of Termination (NOT) with ADEQ transferring CGP responsibilities to the Local Agency, and provide a copy to the Local Agency indicating that the State's maintenance responsibility of the Project is terminated, as applicable.
 - h. Notify the Local Agency of completion and final acceptance of the Project; coordinate with the Local Agency and turn over full responsibility of the Project improvements.
 - i. Not be obligated to maintain the Project, should the Local Agency fail to budget or provide for proper and perpetual maintenance as set forth in this Agreement.
3. The Local Agency will:
- a. Designate the State as the Local Agency's authorized agent for the Project.
 - b. Within 30 days of receipt of an invoice from the State, pay the initial PDA costs, estimated at \$30,000. Agree to be responsible for actual PDA costs, if during the review of design, PDA costs exceed the initial estimate. Be responsible for the difference between the estimated and actual PDA and design costs of the Project.
 - c. Prepare and provide design plans, specifications, cost estimates and other such documents required for the construction bidding and construction of the Project, including scoping/design plans and documents required by FHWA to qualify projects for and to receive federal funds; incorporate design review comments from the State, as appropriate.

- d. Enter into an agreement with the design consultant which states that the design consultant will provide professional post-design services as required and requested throughout and at completion of the construction phase of the Project. After final acceptance of the Project, provide an electronic version of the record drawings to the ADOT Project Manager.
- e. After completion of design, within 30 days of receipt of an invoice from the State and prior to bid advertisement, pay to the State any outstanding PDA costs, the Local Agency's share of the Project construction costs, estimated at \$130,029, and if applicable, the difference between the final and initial construction cost estimates. Be responsible for and pay the difference between the estimated construction cost and Project bid amount prior to award. After Project completion, be responsible for and pay any outstanding Project costs, within 30 days of receipt of an invoice.
- f. Be responsible for all costs incurred in performing and accomplishing the work as set forth under this Agreement, that are not covered by federal funding. Should costs be deemed ineligible or exceed the maximum federal funds available, it is understood and agreed that the Local Agency is responsible for these costs; payment for these costs shall be made within 30 days of receipt of an invoice from the State.
- g. Certify that all necessary rights of way have been or will be acquired prior to advertisement for bid and also certify that all obstructions or unauthorized encroachments of whatever nature, either above or below the surface of the Project area, shall be removed from the proposed right of way, or will be removed prior to the start of construction, in accordance with The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended; 49 CFR 24.102 Basic Acquisition Policies; 49 CFR 24.4 Assurances, Monitoring and Corrective Action, parts (a) & (b) and ADOT Right of Way Procedures Manual: 8.02 Responsibilities, 8.03 Prime Functions, 9.06 Monitoring Process and 9.07 Certification of Compliance. Coordinate with the appropriate State's Right of Way personnel during any right of way process performed by the Local Agency, if applicable.
- h. As applicable, the Local Agency shall certify that it has adequate resources to discharge the Local Agency's real property related responsibilities and ensures that its Title 23-funded projects are carried out using the FHWA approved and certified ADOT Right of Way Procedures Manual and that it will comply with current FHWA requirements whether or not the requirements are included in the FHWA approved ADOT Right of Way Procedures Manual (23 CFR 710.201). Additionally the Local Agency shall certify that all real estate related activities requiring licensure are performed by licensed individuals as defined by the Arizona Department of Real Estate (A.R.S. §§ 32-2121 & 32-2122).
- i. Not permit or allow any encroachments on or private use of the right of way, except those authorized by permit. In the event of any unauthorized encroachment or improper use, the Local Agency shall take all necessary steps to remove or prevent any such encroachment or use. Provide a copy of encroachment permits issued within the Project limits to the State.
- j. Automatically grant to the State, by execution of this Agreement, its agents and/or contractors, without cost, the temporary right to enter the Local Agency's rights of way,

as required, to conduct any and all construction and preconstruction related activities for the Project, on, to and over said Local Agency's rights of way. This temporary right will expire with completion of the Project.

- k. Investigate and document utilities within the Project limits; submit findings to ADOT determining prior rights or no prior rights; approve a location within the final right of way to re-establish the prior rights location for those utilities with prior rights.
- l. Be obligated to incur any expenditure should unforeseen conditions or circumstances increase Project costs. Be responsible for the cost of any Local Agency requested changes to the scope of work of the Project, such changes will require State and FHWA approval. Be responsible for any contractor claims for additional compensation caused by Project delay attributable to the Local Agency. Payment for these costs will be made to the State within 30 days of receipt of an invoice from the State.
- m. After notification of final acceptance by the State, assume and maintain full responsibility of the Project, including Storm Water Pollution Prevention Plans (SWPPP) inspections, maintenance, and required documentation, until final stabilization is reached. Provide the NOI number to the State and the Contractor, accept CGP responsibilities at time of transfer, and file a NOT with ADEQ when final stabilization is reached, as applicable.
- n. After completion and final acceptance of the Project, agree to maintain and assume full responsibility of the Project and all Project components.

III. MISCELLANEOUS PROVISIONS

1. **Effective Date.** This Agreement shall become effective upon signing and dating of all Parties.
2. **Amendments.** Any change or modification to the Project will only occur with the mutual written consent of both Parties.
3. **Duration.** The terms, conditions and provisions of this Agreement shall remain in full force and effect until completion of the Project and all related deposits and/or reimbursements are made. Any and all obligations of maintenance hereunder shall remain perpetual and shall survive any termination hereof and the assignment or assumption of this Agreement or the Project by another competent jurisdiction or entity.
4. **Cancellation.** This Agreement may be canceled at any time up to 30 days before the award of the Project contract, so long as the canceling Party provides at least 30 days' prior written notice to the other Party. It is understood and agreed that, in the event the Local Agency terminates this Agreement, the Local Agency shall be responsible for all costs incurred by the State up to the time of termination. It is further understood and agreed that in the event the Local Agency terminates this Agreement, the State shall in no way be obligated to complete or maintain the Project.
5. **Indemnification.** The Local Agency shall indemnify, defend, and hold harmless the State, any of its departments, agencies, boards, commissions, officers or employees (collectively referred to in this paragraph as the "State") from any and all claims, demands, suits, actions,

proceedings, loss, cost and damages of every kind and description, including reasonable attorneys' fees and/or litigation expenses (collectively referred to in this paragraph as the "Claims"), which may be brought or made against or incurred by the State on account of loss of or damage to any property or for injuries to or death of any person, to the extent caused by, arising out of, or contributed to, by reasons of any alleged act, omission, professional error, fault, mistake, or negligence of the Local Agency, its employees, officers, directors, agents, representatives, or contractors, their employees, agents, or representatives in connection with or incident to the performance of this Agreement. The Local Agency's obligations under this paragraph shall not extend to any Claims to the extent caused by the negligence of the State, except the obligation does apply to any negligence of the Local Agency which may be legally imputed to the State by virtue of the State's ownership or possession of land. The Local Agency's obligations under this paragraph shall survive the termination of this Agreement.

6. Third-Party Indemnification. The State shall include Section 107.13 of the 2021 version of the Arizona Department of Transportation Standard Specifications for Road and Bridge Construction, incorporated into this Agreement by reference, in the State's contract with any and all contractors, of which the Local Agency shall be specifically named as a third-party beneficiary. This provision may not be amended without the approval of the Local Agency.
7. Programmed Federal Funds. The cost of construction and construction engineering work under this Agreement is to be covered by the federal funds programmed for this Project, up to the maximum available. The Local Agency acknowledges that actual Project costs may exceed the maximum available amount of federal funds, or that certain costs may not be accepted by FHWA as eligible for federal funds. Therefore, the Local Agency agrees to pay the difference between actual costs of the Project and the federal funds received.
8. Termination of Federal Funding. Should the federal funding related to this Project be terminated or reduced by the federal government, or Congress rescinds, fails to renew, or otherwise reduces apportionments or obligation authority, the State shall in no way be obligated for funding or liable for any past, current or future expenses under this Agreement.
9. Indirect Costs. The cost of the Project under this Agreement includes indirect costs approved by FHWA, as applicable.
10. Federal Funding Accountability and Transparency Act. The Parties warrant compliance with the Federal Funding Accountability and Transparency Act of 2006 and associated 2008 Amendments (the "Act"). Additionally, in a timely manner, the Local Agency will provide information that is requested by the State to enable the State to comply with the requirements of the Act, as may be applicable.
11. Governing Law. This Agreement shall be governed by and construed in accordance with Arizona laws.
12. Conflicts of Interest. This Agreement may be canceled in accordance with A.R.S. § 38-511.
13. Inspection and Audit. The Local Agency shall retain all books, accounts, reports, files and other records relating to this Agreement which shall be subject at all reasonable times to

inspection and audit by the State for five years after completion of the Project. Such records shall be produced by the Local Agency, electronically or at the State office as set forth in this Agreement, at the request of ADOT.

14. Title VI. The Local Agency acknowledges and will comply with Title VI of the Civil Rights Act Of 1964.
15. Non-Discrimination. This Agreement is subject to all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and all applicable federal regulations under the Act, including 28 CFR Parts 35 and 36. The Parties to this Agreement shall comply with Executive Order Number 2009-09, as amended by Executive Order 2023-01, issued by the Governor of the State of Arizona and incorporated in this Agreement by reference regarding "Non-Discrimination."
16. Non-Availability of Funds. Every obligation of the State under this Agreement is conditioned upon the availability of funds appropriated or allocated for the fulfillment of such obligations. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the State at the end of the period for which the funds are available. No liability shall accrue to the State in the event this provision is exercised, and the State shall not be obligated or liable for any future payments as a result of termination under this paragraph.
17. Arbitration. In the event of any controversy, which may arise out of this Agreement, the Parties agree to abide by arbitration as is set forth for public works contracts if required by A.R.S. § 12-1518.
18. E-Verify. The Parties shall comply with the applicable requirements of A.R.S. § 41-4401.
19. Contractor Certifications. The Parties shall certify that all contractors comply with the applicable requirements of A.R.S. §§ 35-393.01 and 35-394.
20. Other Applicable Laws. The Parties shall comply with all applicable laws, rules, regulations and ordinances, as may be amended.
21. Notices. All notices or demands upon any Party to this Agreement shall be in writing and shall be delivered electronically, in person, or sent by mail, addressed as follows:

For Agreement Administration:

Arizona Department of Transportation
Joint Project Agreement Group
205 S. 17th Avenue, Mail Drop 637E
Phoenix, AZ 85007
JPABranch@azdot.gov

Christopher Reid
Attn: City of Show Low
180 N. 9th Street
Show Low, AZ 85901
928.532.4094
creid@showlowaz.gov

For Project Administration:

Arizona Department of Transportation
Project Management Group
205 S. 17th Avenue, Mail Drop 614E
Phoenix, AZ 85007

Christopher Reid
Attn: City of Show Low
180 N. 9th Street
Show Low, AZ 85901

PMG@azdot.gov

928.532.4094

creid@showlowaz.gov

For Financial Administration:

Arizona Department of Transportation
Project Management Group
205 S. 17th Avenue, Mail Drop 614E
Phoenix, AZ 85007
PMG@azdot.gov

Christopher Reid
Attn: City of Show Low
180 N. 9th Street
Show Low, AZ 85901
928.532.4094
creid@showlowaz.gov

22. Revisions to Contacts. Any revisions to the names and addresses above may be updated administratively by either Party with written notice to the other Party.
23. Legal Counsel Approval. In accordance with A.R.S. § 11-952 (D), the written determination of each Party's legal counsel providing that the Parties are authorized under the laws of this State to enter into this Agreement and that the Agreement is in proper form as set forth below.
24. Electronic Signatures. This Agreement may be signed in an electronic format including DocuSign.
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Remainder of this page is intentionally left blank.

(Signatures begin on the next page)

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective upon the full completion of signing and dating by all Parties to this Agreement.

CITY OF SHOW LOW

By _____ Date _____
JOHN LEECH
Mayor

ATTEST:

By _____ Date _____
RACHAEL HALL
City Clerk

I have reviewed the above referenced Intergovernmental Agreement between the State of Arizona, acting by and through its Department of Transportation, and the City of Show Low an agreement among public agencies which, has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954 and A.R.S. § 48-572 and declare this Agreement to be in proper form and within the powers and authority granted to the City of Show Low under the laws of the State of Arizona.

No opinion is expressed as to the authority of the State to enter into this Agreement.
Approved as to Form:

By _____ Date _____
City Attorney

ARIZONA DEPARTMENT OF TRANSPORTATION

By _____ Date _____

MATT MOUL, PE
Project Delivery and Operations
Division Director

This Agreement between public agencies, the State of Arizona and City of Show Low has been reviewed pursuant to A.R.S. §§ 11-951 through 11-954 and A.R.S. § 28-401, by the undersigned Assistant Attorney General who has determined that it is in the proper form and is within the powers and authority granted to the State of Arizona. No opinion is expressed as to the authority of the remaining Parties, other than the State or its agencies, to enter into said Agreement.

By _____ Date _____

Assistant Attorney General

**Cost Estimate
EXHIBIT A**

T0719 01D/01C

The Project costs are estimated as follows:

ADOT Project Development Administration (PDA) Cost, non-federal-aid:

Local Agency's costs @ 100%	\$ 30,000
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Total – PDA	\$ 30,000
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Construction:*

Federal-aid funds @ 94.3%	\$ 2,151,183
Local Agency's match @ 5.7%	\$ 130,029

Subtotal – Construction	\$ 2,281,212
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Estimated TOTAL Project Cost	\$ 2,311,212
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Total Estimated Local Agency Funds	\$ 160,029
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Total Federal Funds	\$ 2,151,183
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* (Includes a minimum 20% construction engineering (CE) and administration cost (this percentage is subject to change, any change will require concurrence from the Local Agency) and 5% Project contingencies)

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Resolution No. R2026-08 Approving Submitting Application for 2026 Better Utilizing Investments to Leverage Development and Equity Grant Program for Scott Ranch Road Project (Shannon Adams)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-08 authorizing submitting an application for funding under the 2026 Better Utilizing Investments to Leverage Development Grant program to complete the Scott Ranch Road project and authorizing the Mayor to sign all grant related documents on behalf of the City.

BACKGROUND

In the federal fiscal year 2026 federal budget, \$1.5 billion was directed to the U.S. Department of Transportation (USDOT) for critical investments in the nation's transportation infrastructure. The funds will be distributed through the Better Utilizing Investments to Leverage Development (BUILD) competitive grants program, which funds high-impact projects including roads, bridges, freight rail, transit buses, street cars, ports, and pedestrian and bicycle paths. Applications from local governments for funding are due February 24, 2026.

The BUILD program, previously known as the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) and Transportation Investment Generating Economic Recovery (TIGER) discretionary grants, was established under the American Recovery and Reinvestment Act of 2009 to create jobs and spur economic recovery through transportation infrastructure investments. The Infrastructure Investment and Jobs Act authorized and appropriated \$1.5 billion annually to be awarded by the Department of Transportation ("DOT") 2022 – FY 2026 for Local and Regional Project Assistance Program Grants under National Infrastructure Investments to fund eligible surface transportation projects with significant local or regional impact.

The Infrastructure Investment and Jobs Act, also known as the Bipartisan Infrastructure Law (BIL), authorized and appropriated the funds to be awarded by the Department of Transportation for Local and Regional Project Assistance Program Grants under National Infrastructure Investments known as the BUILD grant program. BUILD grants awarded with BIL funding may not be greater than \$25,000,000.

The City was awarded \$2.4 million by the State of Arizona through the AZ SMART Fund in 2023. The City of Show Low partnered with Arizona Department of Transportation (ADOT) to oversee the design and engineering of the Scott Ranch Road Project using awarded AZ SMART funds. (ADOT project No. T0519). Kimley Horn was selected to complete the final Design and Engineering of the project which is currently underway. The project is expected to be shovel ready by the end of 2027.

The City seeks approval to submit an application for funding to complete the Scott Ranch Road bridge project. To date, Navajo County and the City of Show Low have committed \$1,500,000 (a combined total) toward the project. The City is seeking \$21,794,510 from the federal government through the 2026 BUILD grant opportunity to complete the project.

Staff recommends adopting Resolution No. R2026-08, authorizing submitting an application for funding under the 2026 BUILD Grant program to complete the Scott Ranch Road project and authorizing the Mayor to sign all grant related documents on behalf of the City.

ATTACHMENTS

1. Resolution No. R2026-08

FISCAL IMPACT

Anticipated cost: \$21,794,510.00

Funding source (account no.): Unanticipated Grants (22-402-430-8150-0000)

CITY OF SHOW LOW RESOLUTION NO. R2026-08

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
SHOW LOW, ARIZONA, APPROVING SUBMITTING AN APPLICATION
FOR FUNDING UNDER THE FEDERAL 2026 BUILD GRANT
PROGRAM TO COMPLETE THE SCOTT RANCH ROAD BRIDGE
PROJECT**

RECITALS, the Federal Fiscal Year 2026 Appropriations Act appropriated \$1.5 billion to be awarded by the Department of Transportation for national infrastructure projects under a program called the 2026 BUILD (Better Utilizing Investments to Leverage Development) Grant program; and

WHEREAS, grants offered through this program are for capital investments in surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant impact on an area, including a rural area such as the City of Show Low; and

WHEREAS, the City of Show Low has secured and committed substantial funding for its planned Scott Ranch Road and bridge project, which will connect Penrod Road with White Mountain Road (SR260), crossing Show Low Creek with a bridge and providing crucial, long-term benefits to our area; and

WHEREAS, the City requires an additional \$21,794,510 to complete construction of the project; and

WHEREAS, this priority project objectively meets the criteria of the 2026 BUILD funding opportunity.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Show Low, Arizona, hereby express their strong support for the Scott Ranch Road bridge project and their commitment toward making the project a reality.

BE IT FURTHER RESOLVED that the Mayor and Council hereby approve the City's submission of a grant application under the 2026 BUILD program criteria for \$21,794,510, the funding needed to complete construction of the Scott Ranch Road bridge project.

BE IT FURTHER RESOLVED that the Mayor is authorized to sign the grant application and any other pertinent documents on behalf of the City of Show Low.

PASSED AND ADOPTED this 3rd day of February, 2026 by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Well 3B Upgrades, City of Show Low Project No. W-1821 JO16 (Rick Austin)

RECOMMENDATION

I **MOVE** to accept Well 3B Upgrades, City of Show Low Project No. W-1821 JO16 and initiate the two-year warranty period.

BACKGROUND

On January 19, 2021, the City Council approved a Job Order Contract (JOC) of three well services companies to provide labor, furnish, and install materials relating to repairing and maintaining water wells and repair existing water facilities at various locations. The three companies are Willis Drilling and Pump, Beeman Drilling, and Weber Water Resources. JOCs streamline procuring all repair and replacement services, which saves several weeks in the procurement process of each project. As repairs arise, the work is competitively bid among the three JOC Contractors on the City's JOC roster.

On October 17, 2025, staff requested Job Order Pricing for Well 3 Upgrades. On October 31, 2025, bids were opened by staff for the upgrades of Well 3B. The bids included replacing the existing control panel with a Danfoss VD Control Panel, a new submersible pump end with stainless steel shaft, 75-hp six-inch full stainless steel motor, 720 feet of stainless column piping with couplers, four-inch Flomatic VFD stainless steel check valves, 750 feet of double jacket submersible pump cable and down well transducer for monitoring water levels, and the labor to install the new pump equipment, program and wiring to an operating condition. All three JOC well companies submitted Job Order Prices, Weber Water Resources, Willis Drilling and Pump, and Beeman Drilling. Willis Drilling and Pump submitted the lowest bid in the amount of \$107,771.55.

On January 24, 2026, Willis Drilling and Pump completed the well upgrades. The work is now complete with a total project cost of \$107,771.55.

Staff recommends accepting Well 3B Upgrades, City of Show Low Project No. W-1821 JO16 and initiating the two-year warranty period.

ATTACHMENTS

None

FISCAL IMPACT

Final cost: \$107,771.55

Funding source (account no.): Water General Improvements (43-760-180-1620-760180)

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Fools Hollow Subdivision Waterline Replacement Phase II, City of Show Low Project No. W-5525 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to accept the construction of the Fools Hollow Waterline Replacement Phase II, City of Show Low Project No. W-5525, completed by Gunner Contracting LLC for a total project cost of \$902,919.15, release final payment and initiate two-year warranty.

BACKGROUND

The 2025 City Budget included \$1,250,000.00 in funding for a waterline replacement labeled Fools Hollow AC replacement Phase II. The project was awarded to Gunner Contracting LLC for an amount not to exceed \$920,166.37. The project scope included installing approximately 5,200 linear feet of new eight-inch C-900 PVC waterline, including fire hydrants, new water services, and required fittings. The scope of work also included installing any concrete or pavement removed during the work. The work took place in the Fools Hollow Subdivision along North 22nd Drive, West Sylvester Circle, West Thornton, North Beaman Circle, and North 22nd Way in Show Low, Arizona. This was the final phase of waterline replacement in this area.

The scope of work has been completed for a final cost of \$902,919.15. Less rock was encountered during construction than anticipated.

Staff recommends accepting the construction of Fools Hollow Waterline Replacement Phase II, City of Show Low Project No. W-5525, completed by Gunner Contracting LLC for a total project cost of \$902,919.15, releasing final payment and initiating two-year warranty.

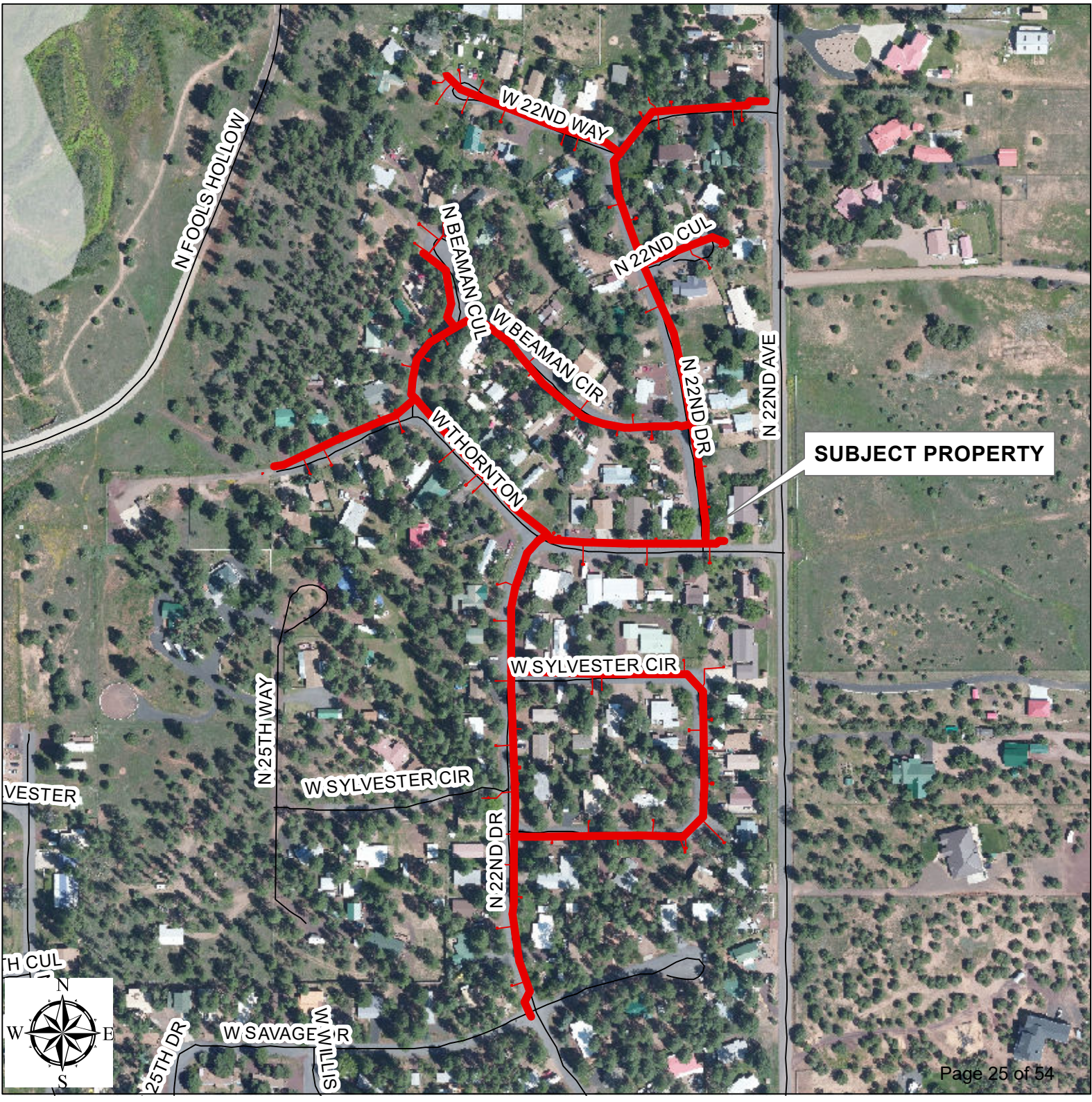
ATTACHMENTS

1. Aerial Map Fools Hollow

FISCAL IMPACT

Final cost: \$920,166.37

Funding source (account no.): Fools Hollow AC Replacement (43-760-180-1620-0000/7602548)



SUBJECT PROPERTY



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Airport Ground Lease for Hangar Construction Proposal (Shane Hemesath)

RECOMMENDATION

I **MOVE** to accept the proposal for ground lease for hangar construction from Tallus Sol and reject the proposals at this time from Big Dog Development LLC and Prime Time Construction.

BACKGROUND

On November 21, 2025 the City sent out a Request for Proposals for a ground lease for Hangar Construction at the City of Show Low Regional Airport. The City received three proposals for different locations and scope within the airport property from Tallus Sol, Big Dog Development LLC, and Prime Time Construction. After reviewing the submitted proposals, City staff felt the proposal submitted by Tallus Sol for the locations presented in the proposal best fits the planned hangar development needs of the airport. The other two proposals requested very large areas to be leased to a single owner and also requested large infrastructure investments be committed by the City for development. Staff would like to re-evaluate development phasing of the large areas of the airport that are undeveloped and did not want to commit to large infrastructure improvements for private development at the airport at this time.

Tallus Sol requested three locations for additional private hangar construction along existing taxiways. Location A, and Location C are approved by the City for future ground lease and hangar construction. Location B doesn't allow enough room around existing utilities and will not be approved for a ground lease at this time.

Tallus Sol will be required to conduct a survey and provide a legal description of the ground leases.

Staff recommends accepting the proposal for ground lease for hangar construction from Tallus Sol and rejecting the proposals at this time from Big Dog Development LLC and Prime Time Construction.

ATTACHMENTS

1. AERIALHANGAR12826

FISCAL IMPACT

N/A

SUBJECT PROPERTY

HANGAR C
46'X46'

HANGAR B
50'X36'

HANGAR A
65'X65'

E AIRPORT LP

E CORPORATE WY

N DAVID A FOIL JR DR

60



MINUTES OF THE SPECIAL MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JANUARY 20, 2026, 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, Councilman Adams, Councilman Clark, Councilman Whipple

COUNCIL MEMBERS ABSENT: Councilman Hatch and Councilman Judd

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; and Rachael Hall, City Clerk.

GUESTS: Rick Iacomacci, Gentry Hatch, Corine Love, Lynsi MacGregor, Rylan McMahon, and Doug Roberts.

3. New Business

A. Consideration of Acceptance of Resignation of City Councilmember J. Brent Hatch

VICE MAYOR KAKAVAS MOVED TO ACCEPT THE RESIGNATION OF CITY COUNCILMEMBER J. BRENT HATCH; SECONDED BY MAYOR LEECH; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

VICE MAYOR KAKAVAS MOVED TO RECESS INTO EXECUTIVE SESSION; SECONDED BY COUNCILMAN HATCH, PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

The Show Low City Council recessed into Executive Session at 5:32 p.m.

4. Executive Session

A. Confidentiality Statement

B. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining, or resignation of a public officer, appointee, or employee of any public body and discussion or consultation with the attorney or attorneys of the public body for legal advice.

Pursuant to A.R.S. Sections 38-431.03(A)(1) and 38-431.03(A)(3).

(1) Interviews with Applicants for the Show Low City Council.

5:35 p.m. Rick Iacomacci
5:40 p.m. Corine Love
5:45 p.m. Rylan McMahon
5:50 p.m. Doug Roberts
5:55 p.m. Lynsi MacGregor
6:00 p.m. Gentry Hatch

(2) Discussion of Potential Candidates for the Show Low City Council

5. Post Executive Session

- A. Consideration of any item on the Executive Session portion of this agenda, which the Council may wish to take action upon in Open Session.

The Show Low City Council reconvened to Open Session at 6:30 p.m.

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 JANUARY 20, 2026, AT 6:30 P.M.**

ATTEST:

APPROVED:

Rachael Hall, City Clerk

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 January 20, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Rachael Hall, City Clerk

MINUTES OF THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JANUARY 20, 2026, AT 6:30 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 6:31 p.m.

2. Roll Call.

COUNCIL MEMBERS PRESENT: Mayor Leech, Vice Mayor Kakavas, Councilman Adams, Councilman Clark, and Councilman Whipple

COUNCIL MEMBERS ABSENT: Councilman Hatch and Councilman Judd.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Mischa Steinbrecher, Finance Manager; and Rachael Hall, City Clerk.

GUESTS: Jim Powell, Lynsi MacGregor, Gentry Hatch, Doug Roberts and others.

3. Discussion of Fiscal Year 2027 Budget Process and Overview

Mr. Johnson said he would be presenting the Fiscal Year 2027 budget process and overview.

A copy of the Fiscal Year 2027 budget process and overview presentation was attached to the minutes.

Vice Mayor Kakavas thanked staff for their handling of the budget procedures.

Councilman Clark asked if staff could include an explanation for any projects that were approved during the Capital Improvement Plan but may not be included in the budget due to budget expenditure restrictions for review prior to the upcoming Budget Study Sessions. Mr. Johnson said yes, staff could provide written explanations on projects that were approved during the Capital Improvement Plan but were not included in the Fiscal Year 2027 budget due to budget expenditure restrictions.

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 JANUARY 20, 2026, AT 6:49 P.M.**

ATTEST:

APPROVED:

Rachael Hall, City Clerk

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 January 20, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Rachael Hall, City Clerk

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JANUARY 20, 2026, 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, and Councilman Whipple.

COUNCIL MEMBERS ABSENT: Councilman Judd.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Greg Westover, Police Chief; Jeff McNeil, Police Commander; Shane Hemesath, Public Works Director; Chris Reid, City Engineer; Jacob Allen, Airport Manager; Shannon Adams, Grants Coordinator; Stephanie McQuillan, Human Resource Manager, Ashley Ryan, Safety/Loss Coordinator; and Rachael Hall, City Clerk.

GUESTS: Cathy Huling, Sharon Hatch, Lynsi MacGregor, Gentry Hatch, Doug Roberts, and others.

3. Invocation.

Councilman Clark gave the invocation.

4. Pledge of Allegiance.

Mayor Leech 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.

None.

6. **SPECIAL EVENTS:**

A. Recognition of Outgoing Councilmember J. Brent Hatch

Mayor Leech recognized Councilman Hatch and his accomplishments.

Councilman Hatch thanked the City and citizens for the opportunity to serve the City.

B. Recognition of Retiring Employee, Brad Provost

City Council and staff recognized retiring Police Chief, Brad Provost, and thanked him for his many years of service to the City and community.

C. Recognition of Show Low Police Department Promotions

Chief Westover recognized three Show Low Police Department promotions. He recognized the promotion of Mike Butora to the position of Police Commander, Alan Rogers to the position of Police Lieutenant, and Justin Butler to the position of Police Sergeant.

City Council congratulated Commander Butora, Lieutenant Rogers, and Sergeant Butler, and thanked them and their families for their service to the community.

D. Award Presentation by Arizona Rangers, Show Low Main Street and Helping Hands to Show Low City Council

Along with Show Low Main Street and Helping Hands, the Arizona Rangers presented awards to the City Council and thanked the City for the continued support of the Arizona Rangers.

E. Presentation of "State of the City Address" State of the City Address video was shown.

Mayor Leech called for a five-minute break.

Councilman Hatch left the meeting at this time.

7. **CONSENT CALENDAR:**

A. Consideration of Approval of Pet Allies Shelter Service Agreement (Greg Westover)

B. Consideration of Second Amendment to Agreement for Sale of Real Property with Pet Allies, Inc. (Anna Atencio)

- C. Consideration of Approval of Radio Frequency Use Agreement with Arizona Rangers (Greg Westover)
- D. Consideration of Acceptance of Show Low Regional Airport Parking Lot Expansion, City of Show Low Project No. 7502638, Approval of Change Orders, and Authorize Budget Transfers (Chris Reid)
- E. Consideration of Award of Well 3B Upgrades, City of Show Low Project No. W-1821 JO16 (Rick Austin)
- F. Consideration of Acceptance of Archibeque Park Restroom, City of Show Low Project No. FM-7925 (Shane Hemesath)
- G. Consideration of Adoption of Resolution No. R2026-05 Approving Submitting Application for Arizona State Parks State Lake Improvement Fund and Authorizing Signature for Approval of Sponsor Agreement (Shannon Adams)
- H. Consideration of Approval of Lochner Task Order 2 for Engineering, Design, and Construction Administration of Precision Approach Path Indicators, Runway End Identifier Lights, and Replacement Runway Signage at Show Low Regional Airport (Jacob Allen)
- I. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of January 6, 2026

COUNCILMAN ADAMS MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED; SECONDED BY VICE MAYOR KAKAVAS; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

8. **NEW BUSINESS:**

- A. **PUBLIC HEARING** and Consideration of Ordinance No. 2026-01, Adding Chapter 7.35, Outdoor Camping and Adopting Resolution No. R2026-03 Declaring as Public Record that Documents titled "Revisions to Title 7, adding Chapter 7.35 Outdoor Camping, of the Show Low City Code" (Greg Westover) Chief Westover said at the City Council Retreat held on October 1, 2025, staff presented information and issues related to outdoor camping within the city limits. The concerns related to both public and private property. Concerns included public safety and the preservation of public and private property. The City had responded to abandoned encampments on public and private property which had left littered and hazardous situations. Encampments often left the area cluttered with abandoned property, trash, drug paraphernalia, odors and contamination from urine and feces.

Chief Westover said the Ordinance sought to address camping on public and private property. Camping on public property would be limited to areas

specifically authorized for camping and required written permission or a permit. Camping on private property would require written permission from the property owner and would have restrictions on the length of time and location of the camping. The Ordinance would allow for disposal of abandoned property left on public property after notice. Violations of the Ordinance were a civil violation for the first offense and a class one misdemeanor for a subsequent offense.

Chief Westover said this Ordinance would be a helpful tool for public safety and preservation of public and private property. Staff recommended adopting Ordinance No. 2026-01, adding Chapter 7.35, Outdoor Camping and adopting Resolution No. R2026-03 declaring as public record that documents titled "Revisions to Title 7, adding Chapter 7.35 Outdoor Camping, of the Show Low City Code."

Councilman Clark raised the concern about the interpretation of the limit regarding camping on private property that should not exceed 14 consecutive days and a total frequency of 30 days in any one calendar year. He asked whether it applied to the property itself or to the individuals camping. He said the ordinance could unintentionally prevent property owners from hosting multiple events like family reunions or church gatherings if the property's total camping days exceed 30 days, even with different groups of people.

Chief Westover and Ms. Atencio said the intended purpose of the ordinance was to address nuisance situations and quality-of-life issues, such as unauthorized camping by unsheltered individuals. This ordinance would require individuals camping on private property to have written permission from the property owner.

COUNCILMAN CLARK MOVED TO TABLE ORDINANCE NO. 2026-01, AND DIRECTED STAFF TO AMEND THE CITY CODE LANGUAGE TO CLARIFY THAT THE TIME LIMITS WOULD APPLY TO INDIVIDUALS OR GROUPS, NOT THE PROPERTY ITSELF; SECONDED BY COUNCILMAN WHIPPLE; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- B. **PUBLIC HEARING** and Consideration of Ordinance No. 2026-02 Amending Show Low City Code, Chapter 7.25 Alarm Systems Regulation, Section 7.25.010 Purpose, 7.25.020 General Provisions - Definitions, 7.25.030 Exemptions, 7.25.040 Duties and Responsibility of Alarm Users, 7.25.060 Permits and Fees and Adopting Resolution No. R2026-04 Declaring as Public Record that Document Titled "Revisions to Chapter 7.25 Alarm System Regulations of the Show Low City Code" (Greg Westover)

Chief Westover said at the City Council Retreat held on October 1, 2025, staff presented information and issues related to residential and commercial alarms. Due to evolving technology, residential alarms were often monitored through

programs such as Ring and Nest as opposed to traditional monitoring through alarm companies. The processing of applications, entering the information into databases, completing annual billing, and compliance checks required extensive work hours.

Chief Westover said this ordinance would remove the requirement for homeowners to obtain alarm permits per City Code while still maintaining the requirement for commercial alarms to comply with the existing City Code.

Chief Westover said staff recommended adopting Ordinance No. 2026-02 amending the Show Low City Code, Chapter 7.25 Alarm Systems regulation, Section 7.25.010 Purpose, 7.25.020 General Provisions - Definitions, 7.25.030 Exemptions, 7.25.040 Duties and Responsibility of Alarm Users, 7.25.060 Permits and Fees and adopting Resolution No. R2026-04 declaring as public record that document titled "Revisions to Chapter 7.25 Alarm System Regulations of the Show Low City Code".

BY UNANIMOUS CONSENT, MS. HALL READ ORDINANCE NO. 2026-02 BY TITLE ONLY, AS ALL COUNCIL MEMBERS HAD A COPY.

COUNCILMAN CLARK MOVED TO ADOPT ORDINANCE NO. 2026-02 AMENDING THE SHOW LOW CITY CODE, CHAPTER 7.25 ALARM SYSTEMS REGULATION, SECTION 7.25.010 PURPOSE, 7.25.020 GENERAL PROVISIONS - DEFINITIONS, 7.25.030 EXEMPTIONS, 7.25.040 DUTIES AND RESPONSIBILITY OF ALARM USERS, 7.25.060 PERMITS AND FEES AND ADOPTING RESOLUTION NO. R2026-04 DECLARING AS PUBLIC RECORD THAT DOCUMENT TITLED "REVISIONS TO CHAPTER 7.25 ALARM SYSTEM REGULATIONS OF THE SHOW LOW CITY CODE"; SECONDED BY MAYOR LEECH; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- C. Consideration of Award of Job Order Contracts for Tree Maintenance and Removal Services, City of Show Low Project No. 44526103/50026103 (Rick Austin)

Mr. Austin said the annual maintenance budget included funds each year for Tree Maintenance and Removal Services citywide through both the Parks Maintenance and Streets Departments. Trees on City-owned properties as well as City-maintained rights-of-ways needed to be maintained and sometimes removed due to unsafe conditions, disease, etc. Multiple projects per year were sometimes required.

Mr. Austin said due to the yearly nature of the work, a Job Order Contract was developed to manage the projects. A five-year Job Order Contract was advertised to request a submittal of qualifications to select contractors that were qualified to bid on the yearly job orders. Four contractors submitted Statements of Qualifications to highlight their capabilities to perform the

requested work. A review panel meeting about the qualifications outlined in the Arizona State Statutes was assembled to review the Statements of Qualifications.

Contractors that submitted Statements of Qualifications:

Josh Boggs Tree Service, LLC
Southwest Contracting & Associates, LLC
StockPro Tree Specialists, LLC
West Coast Arborists, Inc

Mr. Austin said similar with the City's Water Tank JOC contracts, it was determined the selection of contractors who could participate in the JOC contract would be those who received the top three highest ranked Statement of Qualifications.

The top three ranking companies were as follows:

StockPro Tree Specialists, LLC
Josh Boggs Tree Service, LLC
West Coast Arborists, Inc.

Mr. Austin said staff recommended awarding Job Order Contracts for Tree Maintenance and Removal Services, City of Show Low Project No. 44526103/50026103, to StockPro Tree Specialists, LLC, Josh Boggs Tree Service, LLC and West Coast Arborists, Inc. He said Job Order #1 would be released in the upcoming months allowing the selected contractors to bid on the tree maintenance and removal work.

COUNCILMAN ADAMS MOVED TO AWARD JOB ORDER CONTRACTS FOR TREE MAINTENANCE AND REMOVAL SERVICES, CITY OF SHOW LOW PROJECT NO. 44526103/50026103, TO JOSH BOGGS TREE SERVICE, LLC, STOCKPRO TREE SPECIALISTS, LLC AND WEST COAST ARBORISTS, INC; SECONDED BY COUNCILMAN WHIPPLE; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- D. Consideration of Approval of List for Job Order Qualified Contractors for Water Production Wells and Facilities, City of Show Low Project No. 76026106 (Rick Austin)

Mr. Austin said the City of Show Low's water production system included 17 wells. The depth of these wells ranged from approximately 550 to 800 feet. The sizes of the wells ranged from four to sixteen inches and production ranged from 120 to 700 gallons per minute. The system included submersible and line-shaft vertical turbine pumps. The average water used during summer months was about 3.488 million gallons per day, and 1.664 million gallons per day during winter.

Mr. Austin said the wells required regular maintenance and replacement. The abrasive effect of the native Coconino sands in the aquifer wore pumps at a fast rate. Most pumps in the system were replaced every three-to-five years. The City's water system was operated as an enterprise fund, with a total maintenance budget of approximately \$290,000.00 per year.

Mr. Austin said the City of Show Low conducted a competitive process to retain up to three contractors for a job order contract (JOC) to provide labor, furnish and install materials relating to repairing and maintaining Water Production Wells and Facilities, and repair existing water facilities at various locations. JOCs would streamline procuring well repair and replacement services in days instead of weeks. Time was especially critical during high-water usage during the spring months. Each individual project would be bid competitively among the three approved firms.

Mr. Austin said individual job orders should not exceed \$125,000.00 and a majority of the well projects should not exceed \$50,000.00. The estimated annual budget for well maintenance was about \$200,000.00. The term of these contracts would be three years with two one-year renewal options. Services would be requested on an as-needed, if-needed basis, and the resultant contract was not a commitment by the City that the contractor's services would be required.

Mr. Austin said in November 2025, City staff solicited statements of qualification for well service firms to provide job order contracting services. The solicitation process followed Arizona Revised Statutes Title 34 wherein prospective companies submitted Statements of Qualifications (SOQ), which were reviewed and ranked by a selection committee of City staff and a licensed contractor. A total of four statements of qualifications were received and graded, resulting in the following list of three qualified firms:

Contractors that submitted Statements of Qualifications:

Felix Construction
Weber Water Resources, LLC
Willis Drilling & Pump

Mr. Austin said similar with the City's Water Tank JOC contracts, it was determined the selection of contractors who could participate in the JOC contract would be those who received the top three highest ranked Statement of Qualifications.

The top three ranking companies are as follows:

Willis Drilling & Pump
Weber Water Resources, LLC
Felix Construction

Mr. Austin said staff would also like to request the ability for the City Manager to authorize well JOC contracts up to an amount of \$125,000 if required in high

demand seasons and emergency conditions. All well JOC contracts would be brought before the City Council at the next available city council meeting for concurrence.

Mr. Austin said staff recommended approving the list for Job Order Qualified Contractors for Water Production Wells and Facilities, City of Show Low Project No. 76026106, to Felix Construction, Weber Water Resources, LLC, and Willis Drilling & Pump. Job Order #1 would be released in the upcoming months allowing the selected contractors to bid on the well repair and maintenance work.

COUNCILMAN WHIPPLE MOVED TO APPROVE THE LIST OF QUALIFIED CONTRACTORS FOR WATER PRODUCTION WELLS AND FACILITIES AND TO ENTER INTO JOB ORDER CONTRACTS WITH THE LISTED FIRMS AND AUTHORIZE THE CITY MANAGER TO AUTHORIZE WELL JOC CONTRACTS UP TO AN AMOUNT OF \$125,000; SECONDED BY VICE MAYOR KAKAVAS; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- E. Consideration of Award of City Hall Security Improvements - Phase 1, City of Show Low Project No. 4452092 (Shane Hemesath)

Mr. Hemesath said Arizona Counter Terrorism Information Center (ACTIC) under the Department of Homeland Security conducted a Threat Risk Assessment of city facilities and compiled their findings into the Threat Assessment / Options for Consideration report. Their recommendations focused on Crime Prevention Through Environmental Design (CPTED) and key findings centered around the porous entry and visitor policy at City Hall, which leaves staff areas vulnerable to unauthorized access. The CPTED recommended reconfiguring the front lobby to create a safe and welcoming public space while limiting public access to staff only areas of the facility as well as relocating department functions with the most public interactions to the secure public lobby.

Mr. Hemesath said following the findings and recommendations of the CPTED, the project was designed by City engineering staff to provide clear division between public space and staff only areas. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Pointe Companies, Inc.	\$87,837.50
LD&B, LLC	\$88,750.00

Mr. Hemesath said staff recommended awarding the construction contract for City Hall Security Improvements - Phase I to Pointe Companies, Inc. in an amount not to exceed \$87,837.50.

Mayor Leech asked for staff to provide the building plans to the Council at a later date.

Councilman Clark asked that each councilmember receive a keycard to be able to access City Hall. Mr. Brown said Council would receive keycards to access the building.

COUNCILMAN ADAMS MOVED TO APPROVE AN AGREEMENT WITH POINTE COMPANIES, INC. FOR AN AMOUNT NOT TO EXCEED \$87,837.50 FOR THE CITY HALL SECURITY IMPROVEMENTS - PHASE 1 PROJECT, CITY OF SHOW LOW PROJECT NO. 4452092; SECONDED BY COUNCILMAN CLARK; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- F. Consideration of Acceptance of Wastewater Facilities Master Plan, City of Show Low Project No. S-4724 (Shane Hemesath)

Mr. Hemesath said on June 17, 2024, the City Council awarded a contract to Sunrise Engineering LLC for a Wastewater Facilities Master Plan report in an amount not to exceed \$198,500.00. The project scope included a system hydraulic model, system evaluation, assessment of future needs, capital project planning, budget estimates, and other elements required to provide a complete and compressive document. The wastewater master plan was a document that will be utilized to prioritize improvements over the next 20-years.

Mr. Hemesath said the project had been completed and the Wastewater Facilities Master Plan document has been received. Staff recommended accepting the completion of the Wastewater Facilities Master Plan, City of Show Low Project No. S-4724, with a final cost of \$192,506.25.

VICE MAYOR KAKAVAS MOVED TO ACCEPT THE COMPLETION OF THE WASTEWATER FACILITIES MASTER PLAN, CITY OF SHOW LOW PROJECT NO. S-4724; SECONDED BY COUNCILMAN ADAMS; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN WHIPPLE VOTING IN FAVOR.

- G. Consideration of Resolution No. R2026-02 for Call of Election (Rachael Hall)

Ms. Hall said the City of Show Low was required to provide a notice of a "Call of Election" designating certain dates, deadlines, purpose of elections, and location to file nomination papers relative to the 2026 City of Show Low Primary and General Elections.

Ms. Hall said the City of Show Low would hold a Primary Election on Tuesday,

August 4, 2026, in conjunction with the Navajo County election, for the purpose of electing three Council Members, each to serve a four-year term. Any candidates receiving a majority of all votes casted at the Primary Election would be declared elected as of the date of the General Election without running at the General Election. A General Election would be held on Tuesday, November 3, 2026, to fill any seats that remained unfilled after the Primary Election.

Ms. Hall said a Call of Election authorized the City to proceed with the required election processes, including coordination with Navajo County Elections, candidate filing, ballot preparation, and compliance with all applicable state election statutes. The City of Show Low conducted its municipal elections in coordination with Navajo County. Consolidating the City's election with Navajo County Elections allowed for efficient administration of the election, consistent ballot preparation, and cost-effective use of resources. Navajo County registration and voting lists would be used for the municipal election. In order to be qualified to vote in the Primary Election, electors must be registered by July 6, 2026.

Ms. Hall said candidates seeking office for council member may obtain nomination petitions and other materials from the City Clerk's Office located at City Hall, 180 North 9th Street, Show Low, AZ 85901. Nomination petitions and other materials were available now. Nomination petitions and other candidate documents must be filed with the City Clerk (by appointment). The filing period was March 7, 2026, through April 6, 2026, by 5:00 P.M., in order for candidates' names to appear on the Primary Election Ballot. Petitions received after 5:00 p.m. on April 6, 2026 would not be considered.

Ms. Hall said staff recommended adopting Resolution No. R2026-02, designating a Primary Election date to fill three city council member seats with four-year terms, designating the deadline for voter registration, designating the pick-up location for candidate packets, and designating the filing period.

VICE MAYOR KAKAVAS MOVED TO ADOPT RESOLUTION NO. R2026-02, CALL OF ELECTION, DESIGNATING A PRIMARY ELECTION DATE TO FILL THREE CITY COUNCIL MEMBER SEATS WITH FOUR-YEAR TERMS, DESIGNATING THE DEADLINE FOR VOTER REGISTRATION, DESIGNATING THE PICK-UP LOCATION FOR CANDIDATE PACKETS, AND DESIGNATING THE FILING PERIOD; SECONDED BY MAYOR LEECH; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN WHIPPLE VOTING IN FAVOR.

H. Consideration of Appointment of City Council Member (Rachael Hall)

Ms. Hall said Councilman Brent Hatch, whose term would expire at the first regular City Council meeting in December 2026, resigned his Council seat effective January 20, 2026. The Council formally accepted his resignation at

the January 20, 2026 special meeting.

Ms. Hall said when there was a vacancy on the City Council, state statutes allowed the City Council to appoint someone to fill a vacancy for the seat's remaining term. In the past, the Council solicited applications of interest and held interviews in executive session and the Council appointed an applicant to fill the vacancy. Staff advertised the vacancy in the local newspaper, online through the City's website and social media pages. Staff received seven applications. Six applicants were interviewed by the Council at the special meeting prior to the regular meeting tonight. One applicant was unavailable for an interview due to a pre-scheduled family trip.

Ms. Hall said each Councilmember was given a ballot showing the names of the seven applicants. Council members should mark one choice on the ballot for the individual they wish to appoint. After the Clerk tallied the results and indicated the individual with the most votes, a formal motion may be made based on the results. Council members' votes would be reflected in the minutes.

The Council members marked their preferences for the vacant position. Selection by the Council for the seat:

- Mayor Leech
Gentry Hatch
- Vice Mayor Kakavas
Gentry Hatch
- Councilman Adams
Gentry Hatch
- Councilman Clark
Gentry Hatch
- Councilman Whipple
Doug Roberts

VICE MAYOR KAKAVAS MOVED TO APPOINT GENTRY HATCH TO THE SHOW LOW CITY COUNCIL FOR TERM EXPIRING DECEMBER 2026; SECONDED BY COUNCILMAN CLARK; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Councilman Whipple thanked the citizens who came out to help with the MLK

Jr. Day of Service.

B. Mayor

None.

C. City Manager

Mr. Brown said the City had begun the process to prepare the City's Fiscal Year 2027 Budget. He said there would be a town hall budget meeting specifically for citizen input on January 22, at 6:00 p.m. in Council Chambers. All budget meetings were open to the public.

Mr. Brown said the along with City and Whipple Family, the Turn of the Card Community Center would be celebrating spring with a free Groundhog Day Breakfast on February 2, from 6:00 to 10:00 a.m. at the Community Center located at 301 East McNeil. Everyone was invited to attend.

Mr. Brown said candidate packets for three council members' seats were now available in the clerk's office. Please call 532-4061 to schedule an appointment to pick up and review the packet and accompanying paperwork.

10. **SCHEDULE OF MEETINGS:**

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

Mr. Brown said on February 3, an Open House for Show Low Sports and Events Center would be held at 5:00 p.m. in the Deuce of Clubs Conference Room at City Hall.

Mr. Brown said the architects and design team for the Show Low Sports and Events Center would like to come back to a City Council meeting in March. He said their team would be available to present to the Council by March 24. Staff proposed moving the regular March 17 meeting to March 24, Councilmembers were in agreement. He said staff would work on moving the meeting to March 24.

COUNCILMAN ADAMS MOVED TO RECESS INTO EXECUTIVE SESSION; SECONDED BY MAYOR LEECH, PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

The Show Low City Council recessed into Executive Session at 9:04 p.m.

11. **EXECUTIVE SESSION:**

A. Confidentiality Statement

B. Discussion or consultation with the attorney or attorneys of the public body for

legal advice; or to consider its position and instruct its attorneys regarding pending or contemplated litigation or settlement discussions conducted in order to avoid or resolve litigation; or discussion regarding negotiations with members of a tribal council. Pursuant to A.R.S. Sections 38-431.03(A)(3), and 38-431.03(A)(4).

(1) Freeport-McMoRan Annexation Agreement Around Show Low Lake

12. **POST EXECUTIVE SESSION:**

The Show Low City Council reconvened to Open Session at 9:25 p.m.

A. Consideration of any item on the Executive Session portion of this agenda, which the Council may wish to take action upon in Open Session

(1) Consideration of Freeport-McMoRan Annexation Agreement Around Show Low Lake

COUNCILMAN CLARK MOVED TO DIRECT STAFF TO PROCEED FORWARD AS DISCUSSED DURING EXECUTIVE SESSION; SECONDED BY MAYOR LEECH; PASSED 5 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

13. **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 JANUARY 20, 2026, AT 9:26 P.M.**

ATTEST:

APPROVED:

Rachael Hall, City Clerk

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 January 20, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Rachael Hall, City Clerk

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: PUBLIC HEARING and Consideration of Resolution No. R2026-06 Authorizing Submitting Application to Arizona Department of Transportation for Federal Transit Administration (Section 5311) Funding (Lisa Robertson)

RECOMMENDATION

I **MOVE** to adopt Resolution No. R2026-06 authorizing submitting an application to the Arizona Department of Transportation for Federal Transit Administration (Section 5311) funding and authorize the Mayor to sign the application.

BACKGROUND

The Arizona Department of Transportation (ADOT) administers the Federal Transit Administration Rural Public Transit program, commonly known as the Section 5311 program. This program provides funds for public transportation projects and inter-city bus services in rural areas. Section 5311 grants are intended to provide access to employment, education, health care, shopping, and recreation.

Matching funds for the *Four Seasons Connection* are split between the City of Show Low (50%) and the Town of Pinetop-Lakeside (50%). The *White Mountain Connection* has six partners, with five partners each contributing 1/9th of the match and Navajo County contributing 4/9ths. Advertising and donations from Hon-Dah Casino & Conference Center and MV Transportation contribute to the local match. Matching funds are met by cost-share contributions from the City of Show Low, Town of Pinetop-Lakeside, Town of Taylor, Town of Snowflake, Northland Pioneer College, and Navajo County.

The ADOT grant is a two-year agreement, effective October 1, 2026 through September 30, 2028.

Staff recommends adopting Resolution No. R2026-06, submitting an application to ADOT for continued Federal Transit Administration (Section 5311) funding for the public transit systems in the White Mountain area.

ATTACHMENTS

1. Resolution No. R2026-06

FISCAL IMPACT

N/A

CITY OF SHOW LOW RESOLUTION NO. R2026-06

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
SHOW LOW, ARIZONA, AUTHORIZING SUBMITTING AN
APPLICATION TO THE ARIZONA DEPARTMENT OF
TRANSPORTATION FOR FEDERAL TRANSIT ADMINISTRATION
(SECTION 5311) FUNDING**

RECITALS:

WHEREAS, the City of Show Low and other regional cities and towns have established public transportation systems for the benefit of the citizens of the White Mountain area; and

WHEREAS, funding is available from the Federal Transit Administration (Section 5311, Rural Public Transit), appropriated through the Arizona Department of Transportation for capital and operating costs associated with public transportation in rural Arizona communities; and

WHEREAS, the City seeks to submit a grant application for said funding.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Show Low, Arizona, hereby authorize the submission of an application to the Arizona Department of Transportation for continued Section 5311 funding for the public transit systems in the White Mountain area.

BE IT FURTHER RESOLVED that the Mayor is authorized to sign said application.

PASSED AND ADOPTED this 3rd day of February, 2026, by the Mayor and Council of the City of Show Low, Arizona.

John Leech, Jr., Mayor

ATTEST:

Rachael Hall, City Clerk

APPROVED AS TO FORM:

Anna M. Atencio, City Attorney

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Show Low Sports and Events Center Revised Layout and Interior Design Concepts, City of Show Low Project No. FM-4625 (Shane Hemesath)

RECOMMENDATION

I **MOVE** to approve the revised layout and interior design concepts for the Show Low Sports and Events Center, City of Show Low Project No. FM-4625.

BACKGROUND

At its regular meeting on January 6, 2026, the City Council reviewed the revised final programming and final program level cost estimate for the Show Low Sports and Events Center. Minor revisions were discussed regarding tightening the total square footage and focusing on the kitchen layout and design. The City will hold a public open house to review the current design concept and site plan prior to the regular council meeting.

The Haydon, Architekton and 4-Line Studio team has been working with staff to develop the schematic design of the facility. During this phase of design, the team is working to confirm the building footprint and develop the interior aspects of the facility. The team will present the direction of the high-level interior concepts to the City Council at the February 3 regular meeting.

Staff recommends approving the revised layout and interior design concepts for the Show Low Sports and Event Center, Show Low Project No. FM-4625.

ATTACHMENTS

1. Aerial Map (1)

FISCAL IMPACT

N/A



SUBJECT PROPERTY



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Acceptance of Cancellation of Construction Contract with Central Arizona Civil Construction Company and Award of Construction Contract for Manhole Replacement Job Order Contract Job Order No. 2, City of Show Low Project No. 7552680 (Chris Reid)

RECOMMENDATION

I **MOVE** to accept the cancellation of the construction contract with Central Arizona Civil Construction Company and award the Manhole Replacement Job Order Contract No. 2, City of Show Low Project No. 7552680, to Apache Underground and Excavating, LLC in the amount of \$198,156.00.

BACKGROUND

At its regular meeting on March 19, 2024, the City Council awarded the Manhole Replacement Job order Contract (JOC) to Apache Underground and Excavating and Central Arizona Civil Construction Company. As discussed in the contract, each Job Order will be presented to the contractors for them to present pricing to perform the work.

JOC Job Order No. 2 consists of replacing six manholes located along the 18th hole of Bison Golf Course. These manholes have extensive hydrogen sulfide corrosion and will be replaced with new, polymer manholes to prevent corrosion typically seen in regular concrete manholes. The depths of the manholes range between 10 and 11 feet deep.

At its regular meeting on November 4, 2025, the City Council awarded Job Order No. 2 to Central Arizona Civil Construction Company (CACCC) in the amount of \$208,904.00 for replacing six manholes located on the 18th hole of Bison Golf Course. On January 12, 2026, CACCC indicated in writing they were unable to perform the work as priced, since their bid pricing was based on the use of polymer concrete manhole products that did not meet the City standard specifications outlined in the bid documents.

The JOC Job Order No. 2 was presented to the approved contractors and the City received the following updated pricing to perform the work:

<u>Contractor</u>	<u>Pricing</u>
Apache Underground and Excavating, LLC	\$198,156.00
Central Arizona Civil Construction Company	\$220,904.00

Staff recommends accepting the cancellation request from Central Arizona Civil Construction Company for the Manhole Replacement Job Order Contract No. 2 and awarding the construction contract for Manhole Replacement JOC Job Order No. 2, City of Show Low Project No. 7552680, to Apache Underground and Excavating, LLC in an amount not to exceed \$198,156.00. Staff will coordinate with the contractor to incorporate additional

manhole(s) into the project utilizing remaining budget funds.

ATTACHMENTS

1. Letter of Contract Termination - JOC No. 2 Manhole Replacement
2. 7552680 REPRICING BID TAB SHEET (1-6 BIDDERS)

FISCAL IMPACT

Anticipated cost: \$198,156.00

Funding source (account no.): I & I Project (42-755-495-7300-5871)



Central Arizona Civil Construction Company

PO Box 1224

Queen Creek, AZ 85142

Phone: (928) 651-3123

Email: Brandon@cazcivil.com

January 12, 2026

Dear Chris,

This letter serves as formal notice of termination of the construction contract between Central Arizona Civil Construction Company and the City of Show Low for Job Order Contract No. 2 Manhole Replacement.

The termination is due to Olson Precast not being approved. It was our understanding that they were an approved equal at the time of the bid, as they had attended the pre-con meeting and submitted bids as if they were approved.

Effective immediately, no further obligations shall be incurred by either party. If you have any questions regarding this termination, please feel free to contact us at (928) 207-5261 or via email at jch826431@gmail.com.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "BRANDON HANCOCK".

Brandon Hancock
Central Arizona Civil Construction Company

#7552680 Show Low Manhole Replacement JOC - JO#2
Re-Pricing Due @ 12:00 noon, January 23, 2026
Pricing Tabulation Sheet

BID SCHEDULE A				Apache Underground & Excavating, LLC	1	Central Arizona Civil Construction Company	2				
Item	Description	Unit	No. of Units	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$ 28,000.00	\$ 28,000.00	\$ 2,000.00	\$ 2,000.00				
2	Remove and Rebuild MH #1502 - 48" Manhole – Polymer Materials, Depth 10.0' 1-inlet, 1-outlet	EA	1	\$ 27,552.00	\$ 27,552.00	\$ 35,984.00	\$ 35,984.00				
3	Remove and Rebuild MH #1501 - 48" Manhole – Polymer Materials, Depth 13.1' 1-inlet, 1-outlet	EA	1	\$ 28,500.00	\$ 28,500.00	\$ 35,984.00	\$ 35,984.00				
4	Remove and Rebuild MH #1500 - 48" Manhole – Polymer Materials, Depth 11.3' 1-inlet, 1-outlet	EA	1	\$ 28,000.00	\$ 28,000.00	\$ 35,984.00	\$ 35,984.00				
5	Remove and Rebuild MH #1499 - 48" Manhole – Polymer Materials, Depth 10.4' 1-inlets, 1-outlet	EA	1	\$ 27,552.00	\$ 27,552.00	\$ 35,984.00	\$ 35,984.00				
6	Remove and Rebuild MH #1498 - 48" Manhole – Polymer Materials, Depth 11.4' 2-inlets, 1-outlet	EA	1	\$ 28,000.00	\$ 28,000.00	\$ 35,984.00	\$ 35,984.00				
7	Remove and Rebuild MH #1497 - 48" Manhole – Polymer Materials, Depth 10.4' 1-inlet, 1-outlet	EA	1	\$ 27,552.00	\$ 27,552.00	\$ 35,984.00	\$ 35,984.00				
8	Force Account ^C	FA	1	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00				
GRAND TOTAL					\$198,156.00		\$220,904.00				

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Appointment of Show Low Planning and Zoning Commissioner (Rachael Hall)

RECOMMENDATION

I **MOVE** to appoint (state individuals' names) to the Show Low Planning and Zoning Commission for term expiring March 2027.

BACKGROUND

The City Council recently had a vacancy on the Council and received seven applications and interviewed six of those applicants for the vacancy. The Council appointed Gentry Hatch to the vacant council seat at the January 20, 2026, regular meeting. Due to this appointment, Gentry Hatch has resigned from the Planning and Zoning Commission. The Commission now has a vacancy with a term expiring March 2027.

The City Council directed staff to gauge the council vacancy applicants interest in serving on the Show Low Planning and Zoning Commission. All applicants said they were interested. The Council felt it appropriate to use the same applicants for the Commission vacancy.

Attached is a ballot showing the names of the six applicants. Council members should mark one choice on the ballot for the individual they wish to appoint. After the Clerk tallies the results and indicates the individual with the most votes, a formal motion may be made based on the results. Council members' votes will be reflected in the minutes.

ATTACHMENTS

1. Ballot

FISCAL IMPACT

N/A

Council member's name: _____

SHOW LOW PLANNING AND ZONING COMMISSION

One Vacancy – Term expires March 2027

Please Select One (1) Applicant

_____ **Rick Iacomacci**

_____ **Corine Love**

_____ **Lynsi MacGregor**

_____ **Rylan McMahon**

_____ **Doug Roberts**

_____ **John Ryder**