

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, FEBRUARY 3, 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 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; Greg Westover, Police Chief; Shane Hemesath, Public Works Director; Chris Reid, City Engineer; Rick Austin, Public Works Operations Manager; Lisa Robertson, Grants and Transit Manager; Shannon Adams, Grants Coordinator; Jacob Allen, Airport Manager; and Rachael Hall, City Clerk.

GUESTS: Lynsi MacGregor, Stefan Wehnau, John Ryder, Tom Kakavas, and others.

3. Invocation.

Councilman Adams gave the invocation.

4. Pledge of Allegiance.

Vice Mayor Kakavas 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 EVENT:**

A. Swearing in of New Councilmember

Councilmember Gentry Hatch was sworn in.

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

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.

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)

Mr. Johnson said the Arizona Department of Transportation (ADOT)

administered the Federal Transit Administration Rural Public Transit program, commonly known as the Section 5311 program. This program provided funds for public transportation projects and inter-city bus services in rural areas. Section 5311 grants were intended to provide access to employment, education, health care, shopping, and recreation.

Mr. Johnson said the matching funds for the *Four Seasons Connection* were split between the City of Show Low (50%) and the Town of Pinetop-Lakeside (50%). The *White Mountain Connection* had 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 contributed to the local match. Matching funds were 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.

Mr. Johnson said the ADOT grant was a two-year agreement, effective October 1, 2026 through September 30, 2028. She said staff recommended 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.

Mayor Leech opened the matter for a public hearing. There being no input, Mayor Leech closed the public hearing.

COUNCILMAN JUDD MOVED 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; SECONDED BY COUNCILMAN WHIPPLE; 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 Acceptance of Show Low Sports and Events Center Revised Layout and Interior Design Concepts, City of Show Low Project No. FM-4625 (Shane Hemesath)

Mr. Hemesath said 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 held a public open house to review the current design concept and site plan prior to the regular council meeting tonight.

Mr. Hemesath said the Haydon, Architekton, and 4-Line Studio team had been

working with staff to develop the schematic design of the facility. During this phase of design, the team was working to confirm the building footprint and develop the interior aspects of the facility.

Mr. Hemesath invited Chris Ford, Principal Architect, 4Line Studio LLC, to present the direction of the high-level interior concepts to the City Council.

Mr. Ford said the project was halfway through the schematic design (SD) phase and that 100% SD submittal was planned for the end of February. A cost estimate would be delivered by the end of March for Council approval before moving to the design development phase. The site permit package would be split from the building package to maintain continuity and the project schedule was being continuously revised to tighten the timeline.

Mr. Ford reviewed the site and floor plan revisions. He said the site plan was updated with a more rectilinear parking lot, increasing efficiency and the number of parking spaces. A more efficient back-of-house mechanical solution was being evaluated for cost and system impacts. The overall building footprint was reduced by approximately 3,200 square feet (sq ft), with a conservative estimated savings of \$500,000. He said key reductions include approximately 885 sq ft (from 2,900 to 2,000 sq ft) to the kitchen by reducing walk-in cooler/freezer capacity and removing a private office, almost 1,200 sq ft from the lobby/corridor, 360 sq ft of meeting room space, and 760 sq ft from the sports court. The second-floor plan remained unchanged.

Mr. Ford reviewed the interior architecture concepts. Preliminary interior concepts were presented for the lobby, meeting rooms, and gym to convey scale and feel, not final materials. He said ceiling treatments in the lobby would break up the space and included a reception desk, main corridor, and a planned fireplace feature. He said in the meeting rooms, the ceiling would slope to match the exterior roof pitch for a grand, high-ceiling feel and divisible walls would create three individual rooms. The gym renderings showed "championship mode" with all seats pulled out for a central court, which included space for "tip and rolls" seating and ceiling-hung equipment like hoops and dividers.

Mayor Leech inquired about plans to address sound and echo within the facility. Mr. Ford said there would be acoustical treatments that the team would be recommending as part of the SD package.

Councilman Whipple inquired whether installing a lowered, sloped ceiling in the room would result in an additional cost. Mr. Ford explained that a ceiling was planned for the space regardless, and that the sloped design was comparable in cost to a flat ceiling. He noted that potential cost differences would relate primarily to the ceiling materials, which had not yet been specified, as finish options were still under consideration. The inclusion of a

lowered, angled ceiling had been assumed in the project design to date and is not expected to be an issue.

COUNCILMAN ADAMS MOVED 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; 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.

- 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)

Mr. Reid said 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 would be presented to the contractors for them to present pricing to perform the work.

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

Mr. Reid said 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 that 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.

Mr. Reid said the JOC Job Order No. 2 was re-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

Mr. Reid said staff recommended 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 would coordinate with the contractor to incorporate additional manhole(s) into the project utilizing remaining budget funds.

COUNCILMAN WHIPPLE MOVED 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; 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.

D. Consideration of Appointment of Show Low Planning and Zoning Commissioner (Rachael Hall)

Ms. Hall said 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 had resigned from the Planning and Zoning Commission. The Commission now had a vacancy with a term expiring March 2027.

Ms. Hall said 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.

Ms. Hall said each Councilmember had 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 tallied the results and indicated the individual with the most votes, a formal motion would be made based on the results. Council members' votes would be reflected in the minutes.

- Mayor Leech
Lynsi MacGregor
- Vice Mayor Kakavas
Lynsi MacGregor
- Councilman Adams
Lynsi MacGregor

- Councilman Hatch
Lynsi MacGregor
- Councilman Judd
Lynsi MacGregor
- Councilman Whipple
Lynsi MacGregor

VICE MAYOR KAKAVAS MOVED TO APPOINT LYN SI MACGREGOR TO THE SHOW LOW PLANNING AND ZONING COMMISSION FOR TERM EXPIRING MARCH 2027; 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.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Councilman Whipple thanked the community for attending the Annual Groundhog's Day Breakfast at the Show Low Turn of the Card Community Center.

B. Mayor

None.

C. City Manager

Mr. Brown said the recreation department was now taking registrations for the youth basketball league.

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.

Mr. Brown said in public works projects, the City's contractor completed the insulation at the new public works building, drywall was going up this week.

10. **SCHEDULE OF MEETINGS:**

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

Mr. Brown said on February 17, at 6:40 p.m., staff would shoot a new Council

photo prior to the meeting.

Mr. Brown reminded the Council that the March 17 meeting had been rescheduled to March 24.

11. **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 FEBRUARY 3, 2026, AT 7:30 P.M.**

ATTEST:



Rachael Hall, City Clerk

APPROVED:



John Leech, Jr., Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the City Council of Show Low held on February 3, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17th day of February, 2026.

(SEAL)



Rachael Hall, City Clerk