

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, FEBRUARY 17, 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, Councilman Judd, and Councilman Whipple.

COUNCIL MEMBERS ABSENT: None.

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Anna Atencio, City Attorney; Justin Johnson, Deputy City Manager; Greg Westover, Police Chief; Justen Tregaskes, Planning and Zoning Director; Shane Hemesath, Public Works Director; Chris Reid, City Engineer; Rick Austin, Operations Manager; Cameron Peterson, Community Relations; Ashley Ryan, Safety/Loss Coordinator; and Kathy Clements, Deputy City Clerk.

GUESTS: Thom Valencia, Sue Campbell, Jackie Mintz, John Connolly, Cathy Huling, Brain Martin, Denise Stow, Michael J. Brekke, Cathy Reed, Sharon Kaiser, Elisabeth Ortega, John and Beth Jarrett, Jon and Wendy Wisner, Janet Peevyhouse, Charles Denham, Mari Louton, Jon Gitt, Phil Uhall, Curtis Roberts, Chris Barr, Doug Roberts, Bill and Rene Stephens, Barbara and Joe Stone, and others.

3. Invocation.

Councilman Whipple gave the invocation.

4. Pledge of Allegiance.

Councilman Adams led the Council and the 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.

Jackie Mintz, President of the Pines Condominium Homeowners Association, at 2700 White Mountain Road, said she wanted to bring to the Councilmembers' attention the residents' concerns about the walking path installed adjacent to their

property, as the landscaping that was removed was not replaced. The homeowners would like the area to look more professional and presentable.

6. **SPECIAL EVENTS:**

A. Public Safety Awards and Recognition Presentation

Chief Westover said each year the Show Low Police Department recognized individuals and teams whose dedication, professionalism, and service elevate public safety in the City of Show Low. He said policing today was not accomplished by officers alone but required strong community partnerships, exceptional civilian professionals, devoted volunteers, resilient dispatchers, and leaders who rose to the occasion in moments of crisis.

Chief Westover said the men and women honored exemplified excellence, innovation, teamwork, and unwavering commitment to the community. Their work in 2025 resulted in safer neighborhoods, stronger interagency collaboration, faster emergency response, and lasting community trust.

Chief Westover presented the 2025 Chief's Award to Cathy Reed and the Darrin Reed Foundation in recognition of their extraordinary community impact and unwavering support of the Show Low Police Department. He presented the 2025 Community Service Award to Denise Stow of Show Low Main Street for her outstanding leadership and dedication to community engagement and public safety.

Chief Westover presented Special Recognition Awards to Chief Willie Nelson of the Taylor Snowflake Fire Department and Assistant Chief Richard Wallace of the Pinetop Fire Department for exceptional leadership and compassion during major emergencies and tragic incidents.

Chief Westover presented a Special Recognition Award to Communications Supervisor Maria Garvin for outstanding dedication, mentorship, and leadership. He also presented a Special Recognition Award to Ivan Zhelev, Public Safety IT Administrator, for his exceptional contributions to the police department's technology and cybersecurity infrastructure.

Chief Westover presented Awards of Commendation for outstanding teamwork on multi-case and drug crime investigations to Sergeant Ashely Ellsworth, Sergeant Justen Butler, Officer Marshall Worden, Officer Joseph Hubbard, Officer Jamie Clark, Officer Toby McIntire, Officer Garrison Fawcett, Officer Joshua Hansen, and Detective Daniel Walker. As a result of their outstanding efforts, repeat offenders were removed from the community, significantly enhancing public safety and demonstrating the highest standards of professional policing.

Chief Westover presented Awards of Commendation for outstanding investigative teamwork in the resolution of a challenging Christmas Eve burglary case to Lieutenant Justin Hart, Detective Clayton Hunt, and Officer

Stavros Castillo. Their outstanding teamwork not only resolved that burglary but also led to the clearance of multiple criminal cases across jurisdictions. This incident reflected the professionalism, dedication, and collaborative spirit that exemplified the highest standards of law enforcement service.

Chief Westover presented Awards of Commendation for exceptional collaborative investigation by Lieutenant Alan Rogers, Detective Daniel Walker, Crime Analyst Cassie Maschino, Community Action Officer Chuck Buffington, and Animal Control Officer Mercedes Maywald for the successful resolution of a regional criminal damage investigation. Coordinated efforts between City departments and regional law enforcement partners led to focused surveillance and the successful arrest of those responsible. The teamwork, professionalism, and dedication demonstrated throughout this investigation reflected the highest standards of service.

Chief Westover presented an Award of Commendation to Officer Stavros Castillo for ending a months-long regional crime spree that caused thousands of dollars in damage to more than 30 vehicles.

Chief Westover presented an Award of Commendation to Rick Buffington for his extraordinary volunteer services as a Civilian Investigator. He devoted hundreds of hours to offender compliance monitoring, neighborhood outreach, and investigative support.

Chief Westover presented the 2025 Unit Citation to the Show Low White Mountain Regional Communications Center/Dispatch, Communications Manager Catherine Salazar, Supervisor Maria Garvin, Supervisor Lauren Clark, Master Dispatcher Dezarae Pease, Shayna Eshom, Audriana Reel, Michelle Holland, Michael Knotts, Anthony Brooks, Kynlee Nikolaus, Justine Mills, Addison Kotterman, Danielle Barlow, Maddie Peterson, and Scott Nikolaus. Throughout the year, dispatchers handled several critical incidents, including major structure fires in Lakeside and Pinetop and multiple tragic fatalities, responding with professionalism, precision, and calm under pressure.

Chief Westover presented the 2025 Volunteer of the Year Award to Dennis Peevyhouse of Senior Patrol, for exceptional dedication and service, and the 2025 Civilian of the Year Award to Cassie Maschino, Communications Manager, for investigative expertise, digital evidence support, and Interagency collaboration. He presented the 2025 Dispatcher of the Year Award to Michelle Holland for outstanding reliability, leadership, training excellence, and commitment.

Chief Westover presented the 2025 Supervisor of the Year Award to Sergeant Ashley Ellsworth for her exceptional leadership, accountability, and professionalism in building a high-performing, disciplined squad, and the 2025 Officer of the Year Award to Officer Joseph Hubbard for his extraordinary dedication, productivity, and mentorship.

The City Council members thanked the police officers, dispatchers, and volunteers for their service to the community.

7. **CONSENT CALENDAR:**

- A. Consideration of Acceptance of Well 6D Upgrades, City of Show Low Project No. W-1821 JO18 (Rick Austin)
- B. Consideration of Cooperative Purchasing Agreements for Mohave Educational Services Cooperative, Inc., Sourcewell, HGACBuy, and OMNIA Partners (Rick Austin)
- C. Consideration of Acceptance of City Campus Training Building Remodel, City of Show Low Project No. FM-0425 (Shane Hemesath)
- D. Consideration of Acceptance of Reidhead House Restoration, Adobe and Plaster Repair, City of Show Low Project No. FM-5225 2.0 (Shane Hemesath)
- E. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of February 3, 2026

COUNCILMAN ADAMS MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED; SECONDED BY VICE MAYOR KAKAVAS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

8. **NEW BUSINESS:**

- A. Consideration of Approval of Preliminary Plat for Water's Edge (Justen Tregaskes)

Mr. Tregaskes said that in the past, preliminary and final plats would go to the Planning and Zoning Commission for review, and they would forward a recommendation to the City Council. The Councilmembers would then review the recommendation and either make changes or amendments or adopt the Commission's recommendation. Recent changes to state statutes changed this procedure. Preliminary plats were now to be taken directly to the City Council for review, and no public hearing would be held. He said the primary purpose was to inform the City Council of developments coming into the City.

Mr. Tregaskes said at its regular meeting of February 16, 2010, the City Council approved Ordinance 2010-03. This ordinance created the Show Low Lake Planned Unit Development (PUD). This PUD encompassed the property surrounding Show Low Lake. Staff received an application for a subdivision to be called Water's Edge, located on the southwest corner of Show Low Lake and within the PUD.

Mr. Tregaskes said the proposed development was approximately 47.81 acres.

The minimum lot size was 10,000 square feet, with an average lot size of 0.55 acres (23,958 square feet). Private, gated streets were indicated for this development. Homes would be site-built. A 50-foot open space buffer was required along the west property line of the subject property. Dedication of a public trail was also required and was indicated on the submitted plat. He said the Conceptual Development Plan approved in 2010 indicated that this area would be utilized for Multi-Family Residential and Single-Family Residential. The total number of units originally approved for this area included 129 multi-family units and 59 single-family units, for a total of 188 units. A total of 62 units were proposed with this application.

Mr. Tregaskes said in accordance with condition four of Ordinance 2010-03, a private dock consisting of 20 slips was proposed. Staff notified property owners within 300 feet of the subject property regarding this proposed development and the City Council meeting date in accordance with condition 12 of Ordinance 2010-03. The southern portion of this development was recently annexed into the City of Show Low from Pinetop-Lakeside. A zone change for this property would be required to allow the lot sizes indicated for this portion of the project as proposed.

Mr. Tregaskes said in accordance with changes to state statutes and City Code, preliminary and final plats would be reviewed only by the City Council, not by the Planning and Zoning Commission. Staff recommended that the City Council approve the preliminary plat for Water's Edge, subject to the condition that all development comply with all applicable federal, state, and local requirements, including the pre-annexation agreement, the Show Low Lake Dedication, the project narrative, and the conceptual development plan. Additionally, all lots should comply with the requirements of the underlying zoning in place at the time of final plat submittal.

Mayor Leech asked whether the entire development was within the city limits of Show Low. Mr. Tregaskes said yes, the entire development was in Show Low city limits and shared a map of the entire project.

COUNCILMAN WHIPPLE MOVED TO APPROVE THE PRELIMINARY PLAT FOR WATER'S EDGE; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- B. Consideration of Award of Job Order Contracts for Citywide Concrete Work, City of Show Low Project No. 50026115 (Rick Austin)

Mr. Austin said the street's annual operating budget included approximately \$30,000.00 for concrete repair and replacement of citywide sidewalks, curbing, and various cast-in-place structures that had been damaged due to heaving, utility repairs, and age. Staff had a list of these concrete repairs and bid them out when there was enough quantity to make a project. He said there was a list of approximately 28 areas that needed maintenance or replacement.

Mr. Austin said that due to the yearly nature of the work, a Job Order Contract (JOC) was developed to manage the projects. A five-year Job Order Contract was advertised, requesting submittals of qualifications from contractors that were qualified to bid on the yearly job orders. Three contractors submitted Statements of Qualifications to highlight their capabilities to perform the requested work. A review panel that met the qualifications outlined in the Arizona State Statutes was assembled to review the Statements of Qualifications.

Mr. Austin said that, similar to the City's Water Tank JOC, it was determined that the selection of contractors for the JOC would be limited to those who received the top three-ranked Statements of Qualifications.

Mr. Austin said the top three ranked companies were Mountain Top Development, LLC, LD&B, LLC, and TEMCON Concrete Construction, LLC.

Mr. Austin said staff recommended awarding Job Order Contracts for Citywide Concrete Work, City of Show Low Project No. 50026115, to Mountain Top Development, LLC, LD&B, LLC, and TEMCON Concrete Construction, LLC. Job Order #1 would be released in the upcoming months, allowing the selected contractors to bid on the concrete repair and maintenance work.

Vice Mayor Kakavas asked how the jobs would be assigned. Mr. Austin said the jobs would be put out to bid to the three contractors that were awarded the job order contract.

COUNCILMAN JUDD MOVED TO AWARD JOB ORDER CONTRACTS FOR CITYWIDE CONCRETE WORK, CITY OF SHOW LOW PROJECT NO. 50026115, TO MOUNTAIN TOP DEVELOPMENT, LLC, LD&B, LLC AND TEMCON CONCRETE CONSTRUCTION, LLC; SECONDED BY COUNCILMAN ADAMS; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- C. Consideration of Award of NPC Waterline Replacement, City of Show Low Project No. 7602545 (Chris Reid)

Mr. Reid said the 2025 City Budget included \$200,000.00 in funding for a waterline replacement labeled NPC AC Replacement. The project scope included installing approximately 538 linear feet of new eight-inch C-900 PVC waterline, including a fire hydrant, new water services, and required fittings. This work would take place at 1001 West Deuce of Clubs.

Mr. Reid said the project was designed by City engineering staff with an engineer's construction estimate of \$110,000.00. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Mountain Top Development, LLC	\$71,400.60
Western Grade, LLC	\$76,417.71
Apache Underground & Excavating, LLC	\$88,958.00
SJ Contracting, LLC	\$99,501.00
BW Construction, LLC	\$132,921.00
Mountain High Excavating, LLC	\$174,726.00
JUD CO, LLC	\$183,036.00

Mr. Reid said that staff recommended awarding the construction contract for the NPC Waterline Replacement, City of Show Low Project No. 7602545, to Mountain Top Development, LLC in an amount not to exceed \$71,400.60.

COUNCILMAN ADAMS MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR NPC WATERLINE REPLACEMENT, CITY OF SHOW LOW PROJECT NO. 7602545, TO MOUNTAIN TOP DEVELOPMENT, LLC IN AN AMOUNT NOT TO EXCEED \$71,400.00; SECONDED BY MAYOR LEECH; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- D. Consideration of Award of Ellsworth and Sylvester Waterline Replacement, City of Show Low Project No. 76026113 (Chris Reid)

Mr. Reid said the 2025 City Budget had remaining funds available from the NPC Waterline and Fools Hollow Phase 2 Waterline replacement projects. This project scope included installing approximately 880 linear feet of eight-inch C-900 PVC and 107 linear feet of 6-inch C-900 PVC waterline, including two new fire hydrants, new water services, and required fittings. The scope of work also included installing any concrete or pavement removed during the work. This work would take place along 3301 South White Mountain Road and in the Fools Hollow Subdivision along West Sylvester Circle.

Mr. Reid said the project was designed by City engineering staff with an engineer's construction estimate of \$210,000.00. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Apache Underground & Excavating, LLC	\$157,941.00
Mountain Top Development, LLC	\$162,196.31
BW Construction, LLC	\$199,036.95
Western Grade, LLC	\$275,748.00
JUD CO, LLC	\$315,916.00
Mountain High Excavating, LLC	\$342,637.00

Mr. Reid said that staff had identified project savings from the Fools Hollow Phase 2 Waterline Replacement Project to fund this scope of work. Staff recommended awarding the construction contract for the Ellsworth and Sylvester Waterline Replacement, City of Show Low Project No. 76026113, to

Apache Underground & Excavating, LLC, in an amount not to exceed \$157,941.00.

VICE MAYOR KAKAVAS MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR ELLSWORTH AND SYLVESTER WATERLINE REPLACEMENT, CITY OF SHOW LOW PROJECT NO. 76026113, TO APACHE UNDERGROUND & EXCAVATING, LLC IN AN AMOUNT NOT TO EXCEED \$157,941.00; SECONDED BY COUNCILMAN JUDD; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- E. Consideration of Award of Timothy McKay Memorial Park Building Remodel, City of Show Low Project No. 45526117A (Shane Hemesath)

Mr. Hemesath said that in 2022, the City Council adopted Resolution No. R2022-23, naming the City-owned property, A.P.N. 210-18-015B, as Timothy McKay Memorial Park. The Park's design was completed with direction from the City Council and input from the Parks and Recreation Advisory Committee. In March 2024, the City submitted a pre-application to the Arizona State Parks for a Land and Water Conservation Fund (LWCF) grant to develop Timothy McKay Memorial Park. The City Council adopted Resolution No. R2024-16 approving the grant application on May 21, 2024, and the Notice of Award for the LWCF grant for a 50 percent match was issued on September 3, 2025. The total estimated cost of the project was \$1,735,515.00.

Mr. Hemesath said that, for ease of bidding and construction, the project was divided into phases, with the first phase involving the remodel of the existing structure on site. Work for this phase included adding ADA-compliant accessibility features, remodeling the public restrooms to meet current ADA standards, and remodeling the main space for public use. The project was designed by City engineering staff, with an engineer's construction cost estimate of \$230,000.00. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
D.W. Lusk Contracting, LLC	\$212,060.26
Pointe Companies, Inc.	\$218,643.54
Morris Companies, LLC	\$220,192.08
Diamond Ridge Development	\$306,754.27

Mr. Hemesath said that staff recommended awarding the Timothy McKay Memorial Park Building Remodel, City of Show Low Project No. 45526117A, to D.W. Lusk Contracting, LLC in an amount not to exceed \$212,060.26.

VICE MAYOR KAKAVAS MOVED TO AWARD TIMOTHY MCKAY MEMORIAL PARK BUILDING REMODEL, CITY OF SHOW LOW PROJECT NO. 45526117A, TO D.W. LUSK CONTRACTING, LLC IN AN AMOUNT NOT TO EXCEED \$212,060.26; SECONDED BY COUNCILMAN ADAMS;

PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- F. Consideration of Ground Lease Agreement with New Cingular Wireless PCS, LLC, located at 551 West Whipple (Anna Atencio)

Ms. Atencio said that on July 17, 2007, Verizon Wireless LLC entered into a Communications Site License Agreement with the City for a telecommunications facility, including a tower located on City property at 551 West Whipple. On December 10, 2024, the City consented to allow Vertical Bridge REIT, LLC to exclusively lease, operate, and manage Verizon's telecommunications facility and tower at the site.

Ms. Atencio said that New Cingular Wireless PCS, LLC, a wholly owned subsidiary of AT&T Inc., approached the City about subleasing a portion of Vertical Bridge's tower for collocating telecommunications equipment and space for ground-based telecommunications facilities to support its FirstNet services. FirstNet was the nationwide wireless broadband network dedicated to U.S. first responders and public safety, providing reliable, secure, prioritized, "always-on" 5G/4G connectivity.

Ms. Atencio said that New Cingular Wireless PCS, LLC and Vertical Bridge REIT, LLC had an agreement for the collocation equipment on the tower. The Ground Lease Agreement between the City and New Cingular Wireless PCS, LLC provided for a space approximately 20 feet by 30 feet for ground equipment and a 10-foot easement for underground conduit infrastructure. The ground lease was \$800.00 per month, with a CPI adjustment each year for five years, and included an option for four successive five-year terms.

Ms. Atencio said that staff recommended approving the Ground Lease Agreement with New Cingular Wireless PCS, LLC. The enhanced FirstNet would assist and support the police department and all local first responders.

Councilman Whipple asked whether the additional equipment would improve all AT&T carriers or only the FirstNet carriers. Ms. Atencio said her understanding was that the additional equipment would improve AT&T service in general, but the priority was FirstNet.

COUNCILMAN JUDD MOVED TO APPROVE THE GROUND LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC, LOCATED AT 551 WEST WHIPPLE; SECONDED BY MAYOR LEECH; PASSED 7 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

None.

B. Mayor

None.

C. City Manager

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 reminded the Councilmembers that the March 17, 2026, meeting was rescheduled to March 24, 2026.

11. **ADJOURNMENT:**

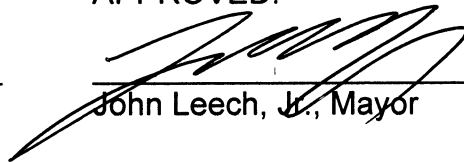
There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL OF FEBRUARY 17, 2026, AT 7:56 P.M.**

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 17, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of March, 2026.

(SEAL)



Rachael Hall, City Clerk