

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, MARCH 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; Rick Austin, Operations Manager; Jacob Allen, Airport Manager; and Rachael Hall, City Clerk.

GUESTS: Doug Roberts, Kurt Fernau, and Lori Mills.

3. Invocation.

Councilman Judd gave the invocation.

4. Pledge of Allegiance.

Councilman Hatch 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. **CONSENT CALENDAR:**

A. Consideration of Resolution No. R2026-09 Approving Call of Election and Rescinding Resolution No. R2026-02 (Rachael Hall)

B. Consideration of Acceptance of Well 3A Upgrade, City of Show Low Project No. W-1821 JO17 (Rick Austin)

- C. Consideration of Resolution No. R2026-10 Granting Utility Easement at 3150 Airport Loop to Arizona Public Service (Shane Hemesath)
- D. Consideration of Noncommercial Ground Lease with The CB & MB Schuld Trust and Termination of Noncommercial Hangar Development and Ground Lease for 3652 Corporate Way with Tallus Sol L.L.C. (Jacob Allen)
- E. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of February 17, 2026

COUNCILMAN ADAMS MOVED TO APPROVE THE CONSENT CALENDAR AS PRESENTED; 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.

7. **NEW BUSINESS:**

- A. Consideration of Appointment of Board Member to Show Low Municipal Property Corporation (Morgan Brown)

Mr. Brown said that the Municipal Property Corporation (MPC), a nonprofit corporation established in 1992, facilitated financing for the acquisition, construction, and equipping of certain facilities for use by and for leasing to the municipality. He said per the corporation's bylaws, the City Council appoints three members, all of whom must be Show Low residents, to overlapping three-year terms.

Mr. Brown said that Board Member Greg Butler had served on the MPC board since November 2007. His term expired in January 2026, and he did not wish to seek reappointment. Brad Provost agreed to accept an appointment to the MPC.

Mr. Brown said staff recommended that the City Council appoint Brad Provost to the MPC Board of Directors for a three-year term ending January 2029.

VICE MAYOR KAKAVAS MOVED TO APPOINT BRAD PROVOST TO THE SHOW LOW MUNICIPAL PROPERTY CORPORATION BOARD OF DIRECTORS FOR A TERM ENDING JANUARY 2029; 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.

- B. Consideration of Award of Job Order Pricing for Bi-Annual Inspection and Maintenance for City HVAC Systems, City of Show Low, Project No. FM-3523 JO25 (Rick Austin)

Mr. Austin said that over the past several years, as the City's HVAC equipment had aged, the City had experienced numerous emergency repairs to its 22 facilities' HVAC systems. To be more proactive, staff requested Job Order Pricing from the three companies with which the City had contracted for HVAC repairs. Those companies were Advanced Air Systems, LLC, Elevate Mechanical, LLC, and Rim Country Mechanical, Inc. Two of the three contractors attended the mandatory Pre-Bid Meeting on January 27, 2026. The Job Order Pricing covered a three-year period. The contractor would provide a written report for each unit, which would include the age of each unit, recommendations for replacement, and spring and fall cleaning.

Mr. Austin said the bid prices were as follows:

<u>Contractors</u>	<u>Total</u>
Elevate Mechanical, LLC	\$25,415.00
Advanced Air Systems, LLC	\$26,239.50

Mr. Austin said the low Job Order Pricing for bi-annual inspection and maintenance of City HVAC systems came from Elevate Mechanical, LLC in the amount of \$25,415.00.

Mr. Austin said that staff recommended awarding Job Order Pricing for Bi-Annual Maintenance and Inspection for City HVAC Systems, City of Show Low Project No. FM-3523 JO25, to Elevate Mechanical, LLC.

COUNCILMAN JUDD MOVED TO AWARD JOB ORDER PRICING FOR BI-ANNUAL INSPECTION AND MAINTENANCE FOR CITY HVAC SYSTEMS, CITY OF SHOW LOW PROJECT NO. FM-3523 JO25 TO ELEVATE MECHANICAL, LLC; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN HATCH, COUNCILMAN JUDD, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

8. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

None.

B. Mayor

None.

C. City Manager

Mr. Brown said that the Recreation Department was taking registration for the City's 250 Miles of Freedom Fitness Challenge. Residents could complete 250 miles using any combination of activities and receive a commemorative T-shirt

at the Patriot Party on September 11.

Mr. Brown said that the Recreation Department was hosting several upcoming Easter events, which included an adult glow-in-the-dark egg hunt on Friday, March 27, the annual 3K Wild Hare Color Run/Walk on March 28, and the Hare Raising Run Candy Scramble on March 28. Participants could register on the City's website.

9. **SCHEDULE OF MEETINGS:**

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

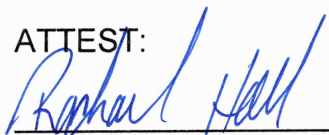
Mr. Brown said that the next meeting was rescheduled from March 17 to March 24. There would also be a study session beginning at 6:00 p.m. on March 24.

Vice Mayor Kakavas suggested postponing the Executive Session until all Councilmembers were present.

10. **ADJOURNMENT:**

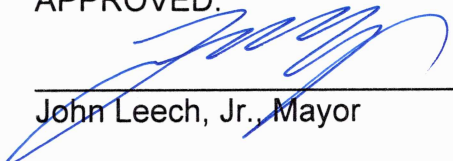
There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL OF MARCH 3, 2026, AT 7:13 P.M.**

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 March 3, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of March, 2026.

(SEAL)



Rachael Hall, City Clerk