

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, JULY 21, 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; Justen Tregaskes, Planning and Zoning Director; Shane Hemesath, Public Works Director; Chris Reid, City Engineer; Jacob Allen, Airport Manager; Rick Austin, Public Works Operations Manager; Steve North, Economic Development Director; Jeremiah Johnson, Water Supervisor; and Rachael Hall, City Clerk.

GUESTS: Doug Roberts, Emery Ellsworth, Michael J. Brekke, Jonathon Gilt, Lynsi MacGregor, Curt Fernau, and others.

3. Invocation.

Councilman Whipple 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.

Lynsi MacGregor, Show Low resident, addressed the City Council on behalf of the Show Low High School Alumni Business and Advisory Committee, local business owners, the Chamber, and community leadership. She stated that their group was seeking information regarding the financial investment and priority the Council

placed on the downtown corridor. She noted that momentum was building and acknowledged the efforts being made to make Show Low a place where businesses thrive and families gather.

Ms. MacGregor reported that the Committee had recently met with economic development and Chamber leadership to align efforts around four key priorities for the City's upcoming ten-year strategic plan: (1) creating a walkable downtown pedestrian district that would attract visitors and encourage them to stay; (2) modernizing codes and design standards to ensure private development aligned with public investments in the downtown area; (3) establishing youth workforce, mentorship, business incubator, and shop-local programs to provide opportunities for young people to live, work, and build businesses in the White Mountains; and (4) aligning committees and stakeholders to gather input and develop options for Council consideration.

Ms. MacGregor stated that the Committee wished to support the Council by gathering business input, drafting proposed updates and design frameworks, and providing recommendations for Council review and approval. She further stated that, as the City prepares for its 2028 General Plan update, the Council had set the direction through its investment in downtown Show Low, and the Committee was offering its support and resources to help turn that investment into a lasting legacy for the community. She thanked the Council for its leadership and partnership.

6. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming August 2026 as **Child Support Awareness Month** in the City of Show Low (Rachael Hall)
- B. Consideration of Award of Contract for Pre-Incubation Business Services to White Mountain Economic Development (Steve North)
- C. Consideration of Approval of Final Plat for Water's Edge (Justen Tregaskes)
- D. Consideration of Award of Contract for Purchase and Installation of Three Park Ramadas for Timothy McKay Memorial Park, City of Show Low Project No. 45526117F (Rick Austin)
- E. Consideration of Award of Contract for Purchase and Installation of Five Ramadas for Frontier Park, Show Low City Park, City Hall, and Public Works, City of Show Low Project No. 44527013 (Rick Austin)
- F. Consideration of Award of Contract for Purchase and Installation of City Park Basketball Court, City of Show Low Project No. 44527012B (Rick Austin)
- G. Consideration of Authorization to Purchase Crack Seal Machine (Rick Austin)
- H. Consideration of Approval of Increase to Annual Purchase Orders for Citywide Maintenance Contracts for Fiscal Year 2027 (Rick Austin)

- I. Consideration of Acceptance of Well 10 Repairs, City of Show Low Project No. W-1821 JO15 (Rick Austin)
- J. Consideration of Acceptance of City Campus Landscaping Phase II, City of Show Low Project No. 4452677 (Shane Hemesath)
- K. Consideration of Acceptance of Installation of Supervisory Control and Data Acquisition System Improvements for Fawnbrook Water Booster Station (Shane Hemesath)
- L. Consideration for Approval of Contract Renewal with Goserco for Eventide NexLog DX Communications Recording System (Greg Westover)
- M. Consideration of Approval of Lochner Task Order 3 for Engineering Services for Replacement Aviation Weather Observation System at Show Low Regional Airport (Jacob Allen)
- N. Consideration of Approval of Lochner Task Order 4 for Engineering Services for Windcone Relocation Project at Show Low Regional Airport (Jacob Allen)
- O. Consideration of Noncommercial Ground Lease with Aceland, LLC and Termination of Lease with Duane S. Black Inc. for the Hangar Located at 3280A Corporate Way at Show Low Regional Airport (Jacob Allen)
- P. Consideration of Minutes of Show Low City Council meetings:
 - 1. Regular Meeting of June 16, 2026

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

7. NEW BUSINESS:

- A. Consideration of Resolution No. R2026-20 Abandoning Certain Ingress/Egress Easements on A.P.N. 210-03-041 and Accepting New Roadway Dedications on A.P.N.s 210-03-041, 210-03-034N and 210-03-035B (Justen Tregaskes)

Mr. Tregaskes said that staff had been in discussions with the current owners of a portion of the Central Park Estates Planned Unit Development regarding the existing alignment of the proposed Thornton Road extension west of Central Avenue. The property owner of A.P.N. 210-03-041 proposed abandoning the portion of the Thornton alignment that ran through his property and dedicating a new roadway alignment. The remaining portion of the Ingress/Egress Easement south of the proposed alignment revision would remain unchanged at this time. Also included in this proposal was the

conversion of a "Temporary Turnaround Easement" shown on the final plat for Central Park Estates, Unit IV, located on A.P.N. 210-03-035B, to a permanent roadway.

Mr. Tregaskes said realignment of this roadway was being proposed to better facilitate development of the remaining portions of Central Park Estates. Construction of this road would be the developer's responsibility at the time of development. Staff attached the related exhibits and legal descriptions as part of the proposed Resolution.

Mr. Tregaskes said staff recommended adopting Resolution No. R2026-20, abandoning certain ingress/egress easements on A.P.N. 210-03-041 and accepting new roadway dedications on A.P.N. 210-03-041, 210-03-034N, and 210-03-035B.

Mayor Leech asked whether the proposed turnaround, which had been described as temporary and was now being dedicated as permanent, would be required to meet any additional standards, such as fire truck access requirements.

Mr. Tregaskes explained that the temporary turnaround was only required to meet loading and turning-radius requirements. He stated that once the turnaround became a permanent right-of-way, it would be required to be improved to City street standards.

Vice Mayor Kakavas asked when the permanent turnaround improvements would occur. Mr. Tregaskes stated that the dedication process would first need to be finalized, including obtaining signatures from the property owners and recording the dedication with Navajo County. He added that the applicant could provide additional information regarding the timing of the improvements.

Dan Nethercott, representative for Pine Vista LLC property owner of A.P.N. 210-03-041, addressed the Council and explained that the existing turnaround was not located on his property and was currently being facilitated through an agreement with the neighboring property owner. He stated that the gravel turnaround was used regularly by delivery, emergency, and sanitation vehicles. He explained that the proposed dedication would permanently expand the turnaround area by approximately ten feet on each side through additional property dedication.

Mr. Nethercott stated that, in the short term, the turnaround would likely remain gravel but would continue to function as it currently did, with the benefit of being larger and permanently dedicated. He further explained that future improvements would likely occur in conjunction with the extension and paving of Pebble Beach Road. At that time, a cul-de-sac design would be brought back to the Council for consideration, and the improvements would be constructed to City standards.

VICE MAYOR KAKAVAS MOVED TO APPROVE RESOLUTION NO. R2026-20 ABANDONING CERTAIN INGRESS/EGRESS EASEMENTS ON A.P.N. 210-03-041 AND ACCEPTING NEW ROADWAY DEDICATIONS ON A.P.N. 210-03-041, 210-03-034N, AND 210-03-035B; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- B. Consideration of Award of Well 11 Repairs, City of Show Low Project No. 76026106 JO2 (Rick Austin)

Mr. Austin introduced Water Supervisor Jeremiah Johnson to present this item. Mr. Johnson said that on January 20, 2026, the City Council approved a Job Order Contract (JOC) with three well service companies to provide labor and furnish and install materials to repair and maintain water wells and to repair existing water facilities at various locations. The three companies were Willis Drilling and Pump, Felix Construction, and Weber Water Resources. JOCs streamlined the procurement of all repair and replacement services, saving several weeks in the procurement process for each project. As repairs arose, the work was competitively bid among the three JOC Contractors on the City's JOC roster.

Mr. Johnson said that on April 28, 2026, the City requested Job Order Pricing for Well 11 Upgrades to include a Grundfos Model 475S1250-13 Stage 125-HP stainless steel pump end, a Sine wave filter installment and wiring for submersible motor 460 Volt 218 amp rate, 200 gallons of Well-Klean Water SOLV BC, labor to brush and swab per specifications, labor to install all pump equipment to normal operation, program and wire drive, transducer and Sine wave filter per specifications, 620-feet of column pipe, six-inch Flomatic check valve, custom discharge heard for submersible pump, Dwyer model 150PSI down well transducer, wire and programmed, 650-feet of submersible pump cable, 630-feet of stainless airline, Grundfos 150-HP stainless steel motor, and labor for 120-feet of sand removal.

Mr. Johnson said that the three contractors under the Job Order Contract were asked to submit Job Order pricing. Two contractors submitted sealed quotes:

<u>Contractor</u>	<u>Total</u>
Willis Drilling & Pump	\$259,652.90
Weber Water Resources	\$312,310.40

Mr. Johnson said that staff recommended the award of Well 11 Repairs, City of Show Low Project No. 76026106 JO2, to Willis Drilling & Pump in an amount not to exceed \$259,652.90.

Councilman Adams inquired about the location of Well 11. Mr. Johnson responded that Well 11 was located off Whipple Road, just before Sierra Pines on the right-hand side. Staff explained that the project was primarily an upgrade to the well's equipment. The well was originally constructed in 2005,

and while the existing equipment had been maintained over the years, it had reached the point where upgrades were needed to improve power capabilities and overall system performance.

COUNCILMAN ADAMS MOVED TO AWARD THE WELL 11 REPAIRS, CITY OF SHOW LOW PROJECT NO. 76026106 JO2 TO WILLIS DRILLING & PUMP IN AN AMOUNT NOT TO EXCEED \$259,652.90; SECONDED BY COUNCILMAN WHIPPLE; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- C. Consideration of Award of Booster 13 New Control Panel Contract, City of Show Low Project No. 76026106 JO4 and Authorization of Associated Budget Transfers (Rick Austin)

Mr. Austin said that on January 20, 2026, the City Council approved a Job Order Contract (JOC) with three well service companies to provide labor, furnish, and install materials to repair and maintain water wells and to repair existing water facilities at various locations. The three companies were Willis Drilling and Pump, Felix Construction, and Weber Water Resources. JOCs streamlined the procurement of all repair and replacement services, saving several weeks in the procurement process for each project. As repairs arose, the work was competitively bid among the three JOC Contractors on the City's JOC roster.

Mr. Austin said the fiscal year 2027 budget included \$80,000 to purchase a new control panel for Booster 13. On June 12, 2026, the City requested Job Order pricing from three contractors under the Job Order Contract for Booster 13, New Control Panel, to include a Mitchell Controls custom five-plex panel VFD Booster Panel for Booster. Unfortunately, there was an 8% increase in electrical panel costs and an increase in freight fees.

Mr. Austin said only one of the three contractors submitted a sealed quote.

<u>Contractor</u>	<u>Total</u>
Willis Drilling & Pump	\$90,884.26

Mr. Austin said that staff recommended awarding the Job Order Pricing Contract for the purchase and installation of the Booster 13 New Control Panel to Willis Drilling & Pump, City of Show Low Project No. 76026106 JO4, in an amount not to exceed \$90,884.26 and authorizing the associated budget transfers.

COUNCILMAN WHIPPLE MOVED TO AWARD THE BOOSTER 13 NEW CONTROL PANEL, CITY OF SHOW LOW PROJECT NO. 76026106 JO4, TO WILLIS MANAGEMENT ENTERPRISES, INC. DBA WILLIS DRILLING AND PUMP UNDER JOB ORDER CONTRACT 76026106 IN AN AMOUNT NOT TO EXCEED \$90,884.26 AND AUTHORIZE THE ASSOCIATED BUDGET TRANSFERS; SECONDED BY MAYOR LEECH; PASSED 6 TO 0

WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- D. Consideration of Award of Contract for Purchase and Installation of We-Go-Swing for City Park, City of Show Low Project No. 44527077 and Authorization of Associated Budget Transfers (Rick Austin)

Mr. Austin said that as part of accommodating the physical needs of all children, staff recommended the purchase and installation of a We-Go-Swing to encourage children with disabilities to be more active by engaging in physical play. The We-Go-Swing would be installed at the City Park as part of the Ponderosa Field playground area.

Mr. Austin said that the City would use the Mohave Contract #24K-EXER-0222 to purchase and install this swing.

Mr. Austin said that staff recommended awarding the contract for the purchase and installation of the We-Go-Swing to Exerplay, Inc., City of Show Low Project No. 44527077, for the City Park in an amount not to exceed \$82,400.32 and authorizing the associated budget transfers.

COUNCILMAN HATCH MOVED TO AWARD THE CONTRACT FOR THE PURCHASE AND INSTALLATION OF THE WE-GO-SWING TO EXERPLAY, INC., CITY OF SHOW LOW PROJECT NO. 44527077, FOR THE CITY PARK, IN AN AMOUNT NOT TO EXCEED \$82,400.32, AND AUTHORIZE THE ASSOCIATED BUDGET TRANSFERS; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- E. Consideration of Authorization to Purchase Vactor 2100i Combination Sewer Cleaning Truck and Authorization of Associated Budget Transfers (Rick Austin)

Mr. Austin said the fiscal year 2027 budget included \$650,000 to purchase a new Vactor 2100i combination sewer cleaning truck for the Water Department. This truck would replace a 2009 truck with 6,417 hours and 35,798 miles, which was starting to need several repairs as it neared the end of its service life.

Mr. Austin said that when quotes were received, they did not account for tariffs and a price hike on materials. The new quote received came in at \$7,633.90 over budget, requiring a transfer from the General Improvements account.

Mr. Austin said that staff recommended purchasing the Vactor 2100i combination sewer cleaning truck for an amount not to exceed \$657,633.90 from Norwood Equipment under Sourcewell Contract #101221-VTR and authorizing the associated budget transfers.

Mayor Leech asked how long it would take to receive the truck and whether it would need to be manufactured after the contract was signed. Mr. Austin responded that the last truck took a little over a year to receive.

Mayor Leech also inquired about the disposition of the old truck, specifically whether it would be auctioned or marketed directly to other municipalities. Mr. Austin explained that the City typically disposed of such equipment through a public surplus or regular auction process, which includes international marketing to maximize potential buyers.

COUNCILMAN WHIPPLE MOVED TO AUTHORIZE THE PURCHASE OF A VACTOR 2100I COMBINATION SEWER CLEANING TRUCK FROM NORWOOD EQUIPMENT, UTILIZING SOURCEWELL CONTRACT #101221-VTR, IN AN AMOUNT NOT TO EXCEED \$657,633.90, AND TO AUTHORIZE THE ASSOCIATED BUDGET TRANSFERS; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

F. Consideration of Award of Construction Contract for South Central Avenue Sidewalk, City of Show Low Project No. 50027002 (Chris Reid)

Mr. Reid said that the City's 2027 fiscal year budget included a capital improvement project labeled "Central Avenue Sidewalk" with a construction budget of \$160,000. The scope of work included the furnishing of all labor, materials, and incidentals as may be required to construct approximately 1,100 linear feet of five-foot sidewalk, curb and gutters, scuppers, culverts, and related drainage appurtenances.

Mr. Reid said the project was designed by City engineering staff with an engineer's estimate of \$164,800. The project was advertised for bids per statutory requirements. Five bids were received, and the four bids meeting qualifications are as follows:

<u>Contractor</u>	<u>Total Bid</u>
Western Grade, LLC	\$191,607.82
Mountain Top Development, LLC	\$192,783.00
McCauley Construction and Trucking	\$194,620.00
Valwest Construction	\$337,892.15

Mr. Reid said that staff recommended awarding the construction contract for the South Central Avenue Sidewalk, City of Show Low Project No. 50027002, to Western Grade, LLC, in an amount not to exceed \$191,607.82 and authorizing the associated budget transfers.

Councilman Adams asked when the project would begin. Mr. Reid said the project should start construction in the next few weeks.

Mayor Leech commented that he had observed ADOT sidewalk projects along State Route 260 where the sidewalks were set farther back from the roadway. He expressed concern that the proposed sidewalk would be located very close to a busy street and noted that pedestrian traffic in the area was expected to increase due to the nearby RV park. He stated that he would have preferred to see the sidewalk set back farther from the roadway and acknowledged that the concern should have been raised earlier in the process.

Mr. Reid responded that he was not familiar with all of the project history but believed the available right-of-way in that area was limited.

Mr. Hemesath added that the sidewalk alignment was constrained by existing features, including the wall along the Timberline property. He explained that portions of the sidewalk were the responsibility of adjacent property owners and that, over time, the sidewalk would be extended to provide a continuous connection to Bison Hill. He noted that the current project was intended to fill an existing gap in the sidewalk network.

Vice Mayor Kakavas recalled that the project had previously been exchanged with the North 16th Avenue project as part of the Capital Improvement Program and was now moving forward.

Mr. Hemesath stated that the project had already been designed and was ready for construction. Once funding was included in the current fiscal year's budget, it became one of the first projects advertised for bids.

COUNCILMAN ADAMS MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR THE SOUTH CENTRAL AVENUE SIDEWALK, CITY OF SHOW LOW PROJECT NO. 50027002, TO WESTERN GRADE, LLC, FOR AN AMOUNT NOT TO EXCEED \$191,607.82 AND AUTHORIZE THE ASSOCIATED BUDGET TRANSFERS; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- G. Consideration of Acceptance of New Nikolaus Homestead Parking, City of Show Low Project No. 4452608 and Approval of Scope Revisions (Chris Reid)

Mr. Reid said that the 2026 fiscal year budget included a capital improvement project labeled "Nikolaus Park Parking - City Water Building" with a construction budget of \$400,000. The scope of work included furnishing all labor, materials, and incidental work required to construct approximately 70 new parking spaces, curbs and gutters, parking lot lighting, and related drainage improvements at Nikolaus Park.

Mr. Reid said that at the March 24, 2026, City Council meeting, a construction contract was awarded to McCauley Construction & Trucking, LLC for an amount not to exceed \$297,018.50, after public solicitation of bids from

qualified contractors. Completion of the project also required a scope revision at an additional cost of \$52,481 to replace 360 linear feet of unknown, degraded 15-inch-diameter irrigation mains discovered during construction. SLPW Irrigation Company would contribute \$11,072.58 toward the irrigation pipe replacement costs.

Mr. Reid said that staff recommended accepting construction of the new Nikolaus Homestead Parking, City of Show Low Project No. 4452608, approving the scope revision of \$52,481 resulting in a final project cost of \$355,079.50, releasing the retainage, and initiating the two-year warranty period.

VICE MAYOR KAKAVAS MOVED TO ACCEPT CONSTRUCTION OF THE NEW NIKOLAUS HOMESTEAD PARKING, CITY OF SHOW LOW PROJECT NO. 4452608, APPROVE THE SCOPE REVISION OF \$52,481, AND FINAL PROJECT COST OF \$355,079.50, RELEASE THE RETAINAGE, AND INITIATE THE TWO-YEAR WARRANTY PERIOD; SECONDED BY MAYOR LEECH; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- H. Consideration of Award of Construction Contract for Timothy McKay Memorial Park Landscaping, City of Show Low Project No. 45526117C (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, 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 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.

Mr. Hemesath said that for ease of bidding and construction, this project was broken down into phases. The first phase involved the remodel of the existing structure on-site to provide ADA-accessible public restrooms. Work for the second phase was ongoing and included construction of a new asphalt parking lot and ADA-compliant walking paths.

Mr. Hemesath said that this third phase involved installation of approximately 2.5 acres of grass with irrigation, 13 shade trees, 13 decorative trees, and decorative rock. This portion of the project was designed by City engineering staff, with an engineer's construction cost estimate of \$325,000. The project was publicly bid, and the following bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Tim's Landscaping Creations LLC	\$306,269.27
Titan Contracting LLC	\$354,961.00
It's Magic Inc.	\$382,389.00
Valwest Construction	\$842,293.41

Mr. Hemesath said that staff recommended awarding the Timothy McKay Memorial Park Landscaping, City of Show Low Project No. 45526117C, to Tim's Landscape Creations in an amount not to exceed \$306,269.27.

Mr. Hemesath reported that the project was tracking very close to the original cost estimates. He noted that additional work remained, including construction of a pathway and a public restroom near the top of the property along Deuce of Clubs. He stated that the landscaping, paths, and trails components had all come in close to budget and that, despite occasional cost increases, the first three phases of the project were progressing within budget expectations.

Mayor Leech noted that a building on the property appeared to be vacant and asked whether it was for sale or if plans had been made for its future use.

Mr. Hemesath responded that the building was planned for demolition. He explained that the structure was located within the planned path alignment and that its removal would allow for expanded parking. He added that the City would like to construct a public restroom at the top of the hill and still needed to complete a pathway connection to the lower portion of the site.

VICE MAYOR KAKAVAS MOVED TO AWARD THE TIMOTHY MCKAY MEMORIAL PARK LANDSCAPING, CITY OF SHOW LOW PROJECT NO. 45526117C, TO TIM'S LANDSCAPE CREATIONS IN AN AMOUNT NOT TO EXCEED \$306,269.27; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- I. Consideration of Resolution No. R2026-19 Approving Intergovernmental Agreement between Navajo County, City of Show Low, and Show Low Unified School District for School Resource Officer Services at Linden Elementary School (Greg Westover)

Councilman Clark declared a conflict of interest for this Council item.

Chief Westover said that the City of Show Low and the Show Low Unified School District maintained a strong partnership focused on enhancing the safety and security of students, staff, and the community by assigning School Resource Officers to district schools. This collaborative effort successfully placed School Resource Officers in four Show Low Unified School District schools, providing a visible law enforcement presence, fostering positive relationships with students and staff, and strengthening emergency preparedness.

Chief Westover said that Show Low Unified School District requested assistance in assigning a School Resource Officer to Linden Elementary School. While Linden Elementary was part of the Show Low Unified School District, it was located outside the Show Low city limits and fell within the jurisdiction of the Navajo County Sheriff's Office. Due to ongoing staffing challenges, the Sheriff's Office was unable to provide a deputy to fill the position.

Chief Westover said that in coordination with the Navajo County Sheriff's Office and the Show Low Unified School District, the Show Low Police Department agreed to provide a School Resource Officer at Linden Elementary. The School District secured grant funding to fully fund the position for the first year, allowing the City to expand this important public safety partnership without requiring additional City funding during the initial grant period. It was anticipated that the grant funding would be renewed for an additional two years, consistent with the grant cycle supporting the other School Resource Officer positions within Show Low Unified School District.

Chief Westover said that as part of this collaborative partnership, the Navajo County Sheriff's Office agreed to provide the patrol vehicle assigned to the position, including all necessary equipment, upfitting, and co-branded decals representing both the Show Low Police Department and the Navajo County Sheriff's Office.

Chief Westover said that staff recommended adopting Resolution No. R2026-19, approving an Intergovernmental Agreement between Navajo County, the City of Show Low, and the Show Low Unified School District for School Resource Officer Services at Linden Elementary School.

Vice Mayor Kakavas asked whether the City currently had an employee available to fill the position and how the addition would affect staffing levels.

Chief Westover explained that the grant funding would support an additional position and stated that the department currently had personnel available to fill the role. He noted that the position would be funded through the grant.

COUNCILMAN HATCH MOVED TO ADOPT RESOLUTION NO. R2026-19, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN NAVAJO COUNTY, THE CITY OF SHOW LOW, AND THE SHOW LOW UNIFIED SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER SERVICES AT LINDEN ELEMENTARY SCHOOL; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

- J. Consideration of Resolution No. R2026-18 Establishing Street Light Improvement District Secondary Property Tax Levy for Fiscal Year 2027 at \$300,000 (Justin Johnson)

Mr. Johnson said that on June 16, 2026, the City Council held a public hearing on the fiscal year 2027 final budget and the secondary property tax levy contained in this action. Property taxes collected within the Street Light Improvement District were utilized to pay utility costs of the street and park lights within the district.

Mr. Johnson said that based upon current assessed valuations, the proposed tax rate would remain unchanged at \$0.1401 per \$100 of assessed valuation and would generate a levy of \$300,000. At this rate, a home with an assessed value of \$300,000 would pay approximately \$35.72 annually.

Mr. Johnson said that staff recommended adopting Resolution No. R2026-18 establishing the Street Light Improvement District secondary property tax levy for fiscal year 2027 at \$300,000.

VICE MAYOR KAKAVAS MOVED TO ADOPT RESOLUTION NO. R2026-18 ESTABLISHING THE STREET LIGHT IMPROVEMENT DISTRICT SECONDARY PROPERTY TAX LEVY FOR FISCAL YEAR 2027 AT \$300,000; SECONDED BY COUNCILMAN WHIPPLE; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, COUNCILMAN ADAMS, COUNCILMAN CLARK, COUNCILMAN HATCH, AND COUNCILMAN WHIPPLE VOTING IN FAVOR.

8. SUMMARY OF CURRENT EVENTS:

A. Council Members

Councilman Hatch reflected on the number of infrastructure improvements considered during the meeting, including parking facilities, sidewalks, utilities, and parks. As a new member of the Council, he expressed appreciation for the investments being made in the community and recognized the efforts of past and present leaders, as well as City staff, who continued to work toward improving the quality of life in Show Low. He stated that the visible progress throughout the community demonstrated that the City was moving in a positive direction.

Councilman Adams expressed his appreciation for City staff and their efforts in planning and supporting the Fourth of July festivities. He commended staff for their hard work before, during, and after the event, including cleanup efforts, and noted that the celebration was well attended and successful. He stated that he was proud of the staff and grateful for their contributions.

Vice Mayor Kakavas echoed the comments of Councilman Hatch and Councilman Adams. She also thanked the local businesses, parade participants, families, and community members who contributed to the success of the Fourth of July parade and festivities. She noted that the parade was well received and that many residents and visitors had expressed positive comments about the community and its events. She stated that the City had

much to be proud of and concluded by wishing all candidates appearing on the ballot the best of luck.

B. Mayor

Mayor Leech commented that he had friends and their families visit Show Low for the Fourth of July celebration and noted that they described the event as a reflection of "small-town America."

C. City Manager

Mr. Brown said the Primary Election was held today, with four candidates running for three Show Low City Council seats. The preliminary unofficial results would be received from Navajo County later this evening or early tomorrow morning. The results would be posted on Navajo County's website at navajocountyaz.gov. Final results would not be available for several more days, but staff would post updated results when they were received.

Mr. Brown said that Show Low Main Street's weekly Saturday Farmers' Market and Art Walk continued from 9:00 a.m. to 1:00 p.m. at their new location near the Show Low Library parking lot.

Mr. Brown said that in public works projects, the City's contractor continued work at the Timothy McKay Memorial Park with final paving to resume once weather allowed. The Downtown Restroom was completed and would be open to the public this week. The 2026 Slurry Seal project would wrap up this Saturday, weather permitting, and final striping was scheduled to be completed by early next week. He thanked the citizens for their patience as improvements were made around the City.

9. **SCHEDULE OF MEETINGS:**

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

Mr. Brown reminded the Council that previous discussions had indicated there would only be one Council meeting in August, scheduled for August 11, due to the upcoming Arizona League of Cities and Towns Conference. He explained that staff had since learned the election results were required to be canvassed within 20 days, and the deadline would occur one day prior to the August 11 meeting.

Mr. Brown proposed holding a brief special meeting on August 4, which was the originally scheduled regular meeting date, at approximately 5:00 p.m. for the sole purpose of canvassing the election results. He requested confirmation from the Council that this date and time would be acceptable. Councilmembers agreed to the meeting date and time.

Mr. Brown said a special meeting would be scheduled on August 11 at 6:00 p.m. prior to the regular meeting.

10. **ADJOURNMENT:**

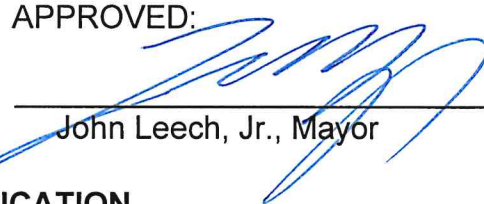
There being no further business to be brought before the Council, **MAYOR LEECH
ADJOURNED THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL
OF JULY 21, 2026, AT 7:53 P.M.**

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 July 21, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of August, 2026.

(SEAL)



Rachael Hall, City Clerk