

**MINUTES OF THE REGULAR MEETING OF THE SHOW LOW CITY COUNCIL HELD ON TUESDAY, MAY 3, 2022, AT 7:00 P.M. 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 Judd.

**COUNCIL MEMBERS ABSENT:** Councilman Allsop.

**STAFF MEMBERS PRESENT:** Ed Muder, City Manager; Morgan Brown, City Attorney; Justin Johnson, Deputy City Manager; Brad Provost, Police Chief; Justen Tregaskes, Planning and Zoning Director; Bill Kopp, Public Works Director; Grace Payne, Communications Manager; Nicole Hudson, Deputy City Clerk; and Rachael Hall, City Clerk.

**GUESTS:** Doug Roberts, Dawn Wilson, Diana North, Jack Latham, Daris Gibbons, Shawn and Free Mills, Gary Martinson, Randy and Cassie Chevalier, Dustin and Regina Hults, Marcie Judd, Deann Moya, Jerry and Tonya Butler, Lynsi MacGregor, and others.

3. Invocation.

Councilman Clark 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 may 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.

Doug Roberts said Cruz'n the Rim Car Show would be held on June 4 at Frontier Fields. On June 3, the cruise on the Deuce of Clubs would start at the Church of Jesus Christ of Latter-Day Saints Stake Center on the corner of Highways 60 and 260 and would go to Hatch Toyota where there would be a hamburger burn.

6. **SPECIAL EVENTS:**

- A. Swearing in of New Council Member. (Rachael Hall)

Council member Judd recited the oath of office.

7. **CONSENT CALENDAR:**

- A. Proclamation by the Mayor Proclaiming May 1 through 7, 2022 as **Cougar Academic Decathlon Team Week** in the City of Show Low.
- B. Proclamation by the Mayor Proclaiming May 1 through 7, 2022 as **Show Low Junior High School Cougar Show Cheerleading Team State Championship Week** in the City of Show Low.
- C. Proclamation by the Mayor Proclaiming May 1 through 7, 2022 as **Show Low High School Cougar Cheerleading and Stunt Team State Championship Week** in the City of Show Low.
- D. Consideration of Acceptance of Park Plaza Subdivision Sewer Replacement, City of Show Low Project No. S-0822. (Shane Hemesath)
- E. Consideration of Minutes of Show Low City Council meetings:  
(1) Special Meeting of April 19, 2022.  
(2) Regular Meeting of April 19, 2022.

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

Ms. Hall read the proclamation aloud for the Show Low High School Academic Decathlon team who won a state championship this year.

Ms. Hall read the proclamations aloud for the Show Low Junior High School show cheerleading team and the Show Low High School cheerleading and stunt teams, all of whom won state championships this year.

8. **NEW BUSINESS:**

- A. Consideration of Application Submitted by Daris Gibbons on Behalf of Medieval Mayhem Historical Arts Foundation for Special Event Liquor License for 2022 Medieval Mayhem Renaissance Fair on July 8, 9, and 10, 2022 at Frontier Fields. (Rachael Hall)

Ms. Hall said Daris Gibbons, representing the Medieval Mayhem Historical Arts Foundation, submitted an application for a special event liquor license for the 2022 Medieval Mayhem Renaissance Fair at Frontier Fields, scheduled for July 8, 9, and 10, 2022.

Ms. Hall said the license would allow the Medieval Mayhem Historical Arts Foundation to sell alcohol during the event. There was an existing six-foot chain-link fence surrounding Frontier Fields where the alcohol would be sold and consumed.

Ms. Hall said one entrance/exit gate would be open for participants to enter and leave the area, which would be manned by at least four and up to six security personnel provided by Navajo County Sheriff's Auxiliary to ensure no alcoholic beverages entered or left the fenced-in premises. When available, the Sheriff's Auxiliary would roam the field to provide additional security.

Ms. Hall said the Show Low Police Department performed a background check on the applicant and found nothing that would preclude approval of this special event liquor license. The application and action taken by the Council would be forwarded to the Department of Liquor Licenses and Control. Unlike regular liquor licenses, the Council's decision was final for such an application.

Mayor Leech asked Ms. Gibbons to provide details about the Renaissance Fair. Ms. Gibbons said the Renaissance Fair had operated for 15 years on the mountain and was similar to the Renaissance Fair in Phoenix. The Medieval Mayhem Historical Arts Foundation was a non-profit organization who offered scholarships to local White Mountain students.

**COUNCILMAN CLARK MOVED TO APPROVE THE APPLICATION SUBMITTED BY DARIS GIBBONS FOR A SPECIAL EVENT LIQUOR LICENSE FOR THE 2022 MEDIEVAL MAYHEM RENAISSANCE FAIR ON JULY 8, 9, AND 10, 2022, AT FRONTIER FIELDS; SECONDED BY COUNCILMAN HATCH; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS ADAMS, CLARK, HATCH, AND JUDD VOTING IN FAVOR.**

B. Consideration of Approval of Preliminary Plat for Silver City at Buffalo Bill's Located on A.P.N. 309-52-028F. (Justen Tregaskes)

Mr. Tregaskes said Gary Martinson of Bison Homes, LLC had submitted a preliminary plat for a project to be called Silver City at Buffalo Bill's. This project was to be located on A.P.N. 309-52-028F and was approximately 1.24 acres in size. Maximum proposed total unit count was eight units. The proposed development was zoned C-2 (General Commercial). The applicant had also submitted a preliminary plat for a project to be called Buffalo Bill's Resort Villas. This project was to be located on A.P.N. 309-52-028E and was approximately 2.44 acres in size. Maximum proposed total unit count was 20 units. The proposed development was zoned C-2 (General Commercial). Both projects were approved by the Planning and Zoning Commission by a vote of 6-0 at their regular meeting of April 26, 2022.

Mr. Tregaskes said the submitted preliminary plat for Silver City at Buffalo Bill's indicated a chapel, barn and eight two-story buildings with three bedrooms, two baths and a two-car garage underneath. The minimum, maximum and average lot sizes were 2,035 square feet, with an overall density of 6.4 units per acre.

Mr. Tregaskes said the submitted preliminary plat for Buffalo Bill's Resort Villas indicated 20 lots with a one car garage for each unit. The minimum, maximum and average lot sizes were 3,527 square feet, with an overall density of 8.2 units per acre.

Mr. Tregaskes said the developer had indicated that the units would be sold and individually owned. Parking areas and driveways would be owned and maintained by the Property Owner's Associations.

Mr. Tregaskes said at their regular meeting of December 14, 2021, the City of Show Low Planning and Zoning Commission approved CUP 602-04-242 to allow for grading, a restaurant serving alcohol and multi-family housing on the subject property. The submitted preliminary plats met the requirements of City Code and the conditions of CUP 602-04-242.

Mayor Leech invited Mr. Martinson to provide information about the new subdivision. Mr. Martinson said Buffalo Bill's would be a museum quality facility with western and bison memorabilia. Silver City would include a barn that could be used for weddings or birthday parties.

Councilman Adams asked who would maintain the grounds. Mr. Martinson said both subdivisions would have independent Covenants, Conditions, and Restrictions (CC&R's) and homeowner's associations.

Mayor Leech asked how long the project would take to complete. Mr. Martinson said Buffalo Bill's restaurant and a portion of the resort villas would be completed by the fall with 100 percent of the project completed by this time next year.

**MAYOR LEECH MOVED TO APPROVE THE PRELIMINARY PLAT FOR SILVER CITY AT BUFFALO BILL'S, AN EIGHT-LOT SUBDIVISION SUBMITTED BY GARY MARTINSON OF BISON HOMES, LLC, LOCATED ON A.P.N. 309-52-028F AND THE PRELIMINARY PLAT FOR BUFFALO BILL'S RESORT VILLAS, A 20-LOT SUBDIVISION SUBMITTED BY GARY MARTINSON OF BISON HOMES, LLC, LOCATED ON A.P.N. 309-52-028E, SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY THE PLANNING AND ZONING COMMISSION; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS ADAMS, CLARK, HATCH, AND JUDD VOTING IN FAVOR.**

- C. Consideration of Approval of Preliminary Plat for Buffalo Bill's Resort Villas Located on A.P.N. 309-52-028E. (Justen Tregaskes)

Mr. Tregaskes read the staff summary for Items 8-B and 8-C together.

**MAYOR KAKAVAS MOVED TO APPROVE THE PRELIMINARY PLAT FOR SILVER CITY AT BUFFALO BILL'S, AN EIGHT-LOT SUBDIVISION SUBMITTED BY GARY MARTINSON OF BISON HOMES, LLC, LOCATED ON A.P.N. 309-52-028F AND THE PRELIMINARY PLAT FOR BUFFALO BILL'S RESORT VILLAS, A 20-LOT SUBDIVISION SUBMITTED BY GARY MARTINSON OF BISON HOMES, LLC, LOCATED ON A.P.N. 309-52-028E, SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY THE PLANNING AND ZONING COMMISSION; SECONDED BY VICE MAYOR KAKAVAS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS ADAMS, CLARK, HATCH, AND JUDD VOTING IN FAVOR.**

- D. Consideration of Approval of Change Order to Construction Contract for Reidhead House Foundation Repair, City of Show Low Project No. FM-2522 and Authorization of Associated Budget Transfers. (Bill Kopp)

Mr. Kopp said on February 2, 2022, the City Council approved a construction contract with A-PAC Pressure Grouting, Inc. for the Reidhead house foundation repair project in the amount of \$107,968.00.

Mr. Kopp said after removing sections of the floor, it was determined that one additional helical pier would be required to support a load bearing

wall. Because time was of the essence and the work was necessary, staff directed the contractor to proceed. This increased the contract cost by \$2,200.00.

Mr. Kopp said after the building was raised and leveled, the contractor began injecting high pressure grout to fill unseen voids under the south side of the building. This operation caused existing cracks in the concrete porch to expand. These cracks would need to be repaired at some point during the restoration of the building. The contractor provided a change order proposal to do this work while they were on site. The work would include applying a carbon fiber / epoxy product to “stitch” the cracks closed. The contractor would then grind the concrete to a smooth paintable surface. The contractor quoted a cost of \$17,675.00 for these repairs

Mr. Kopp said the flooring in the “addition” part of the home at northeast corner had to be completely removed during the repairs. It was discovered that the floor joists were resting directly on the soil under the house. This situation had to be corrected. Staff felt that the best solution was to pour a concrete slab back to support the floor. It had been very difficult for staff to find contractors to perform concrete work. It may be impossible to find someone willing to do this repair after A-PAC left the project. The contractor quoted a price of \$5,400.00 for this work.

Mr. Kopp said staff recommended approving the Change Order for Reidhead House Foundation Repair, City of Show Low Project No. FM-2522, to A-PAC Pressure Grouting, Inc. in an amount of \$25,275.00 bringing the total project cost to \$133,243.00 and authorizing the associated budget transfers.

Vice Mayor Kakavas said potential issues with the flooring were anticipated and having the current contractor to do the work was a good idea.

**COUNCILMAN HATCH MOVED TO APPROVE THE CHANGE ORDER FOR THE REIDHEAD HOUSE FOUNDATION REPAIR, CITY OF SHOW LOW PROJECT NO. FM-2522, TO A-PAC PRESSURE GROUTING, INC. IN AN AMOUNT OF \$25,275.00 BRINGING THE TOTAL PROJECT COST TO \$133,243.00 AND AUTHORIZE THE ASSOCIATED BUDGET TRANSFERS; SECONDED BY COUNCILMAN ADAMS; PASSED 6 TO 0 WITH MAYOR LEECH, VICE MAYOR KAKAVAS, AND COUNCIL MEMBERS ADAMS, CLARK, HATCH, AND JUDD VOTING IN FAVOR.**

9. **SUMMARY OF CURRENT EVENTS:**

A. Council Members

Councilman Clark said the Show Low School District was performing The Little Mermaid four more times throughout the week and invited the community to attend the production.

Councilman Hatch commended Timber Mesa Fire and Medical District for controlling the fire at the end of 11th Street.

Councilman Adams encouraged everyone to be safe with wildfire season in full swing.

Councilman Judd said he appreciated the opportunity to serve on the Council.

Vice Mayor Kakavas said she was grateful for the community and the events that are held to support the quality of life for local youth.

B. Mayor

Mayor Leech said beginning on May 5, Stage I fire restrictions would go into effect. The 9th Annual BBQ Throwdown event would be May 6 and May 7. White Mountain Sheriff's Posse would do their annual mail ride starting in Globe on May 11 and ending at Charlie Clark's in Pinetop on May 13.

C. City Manager

Mr. Muder said the City's 24th annual Project Clean Sweep would kick off next week. Show Low residents could dump green waste for free for two weeks at Dirty Deeds Green Waste from May 9 through May 14, and again from May 16 through May 21. Other services through Project Clean Sweep including curbside pickup and dumping at the transfer station would take place beginning in June.

Mr. Muder said Show Low Main Street's weekly Saturday farmers' market & art walk would begin May 14 at Festival Marketplace along Cooley. The market would have vendors selling produce, food products, and arts and crafts.

Mr. Muder thanked the residents who participated in the Martin Luther King Jr. day of service.

Mr. Muder said in public works projects, work was completed at the City Campus parking lot. The city's contractor continued working on the new portion of the Meadow path and work continued on several sewer and water projects. He thanked citizens for their patience as important improvements were made around the city.

Mr. Muder said the City would be implementing Stage I fire restrictions effective May 5. Detailed information would be posted on the City's website and social media.

10. **SCHEDULING OF MEETINGS:**

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

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 MAY 3, 2022, AT 7:54 P.M.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Rachael Hall, City Clerk

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John Leech, Jr., Mayor

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**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 May 3, 2022. 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