



## MINUTES

### TOWN OF MIAMI

#### REGULAR MEETING OF THE MAYOR AND COUNCIL MONDAY, JANUARY 13, 2025 AT 6:30 PM

#### 1. CALL TO ORDER:

Mayor Madrid called the meeting to order at 6:30 p.m.

#### 2. PLEDGE OF ALLEGIANCE/INVOCATION:

Pledge of Allegiance, and Mrs. Evelyn Vargas gave the invocation.

#### 3. ROLL CALL OF COUNCIL MEMBERS:

**PRESENT:** Mayor Madrid, Councilmember Medina, Councilmember Moat, Councilmember Reiman, and Councilmember Stewart.

**EXCUSED:** Vice Mayor Gonzales and Councilmember Sosh.

**STAFF PRESENT:** Town Attorney Estes and Town Manager Rivera.

#### 4. CONSENT AGENDA:

- A. Consideration and possible action to approve Minutes of December 9, 2024 Work Session and Public Hearing & Regular Meeting.
- B. Consideration and possible action to approve Town of Miami Payroll for December 8 and December 22, 2024.

Councilmember Stewart moved to approve the consent agenda as presented. Motion seconded by Councilmember Reiman. Mayor Madrid calls for the vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED.

#### 5. COMMITTEE REPORTS AND GENERAL DEMANDS:

- A. Consideration and possible action to approve the General Demands for November 29, 2024 to January 2, 2025.

Councilmember Reiman moved to approve the demands for November 29, 2024 to January 2, 2025. Motion seconded by Councilmember Stewart. Mayor Madrid calls for the vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, Councilmember Medina – aye,

Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED.

**6. REPORTS / RECOGNITIONS:**

**A. Town Manager Reports.**

Town Manager Rivera reports on the award of grant funds for the wastewater treatment plant. Reports on grant for the LED Project for the Transit, Library and Town Hall. Update on the swimming pool repairs. Reports that we have started the process of installing the cameras on the downtown area. Will be working with CAG to see if the Town can apply for a grant to assist with road repairs. Town Manager Rivera asks for participation from Mayor and Council on the 29<sup>th</sup> Annual Legislative Day as invited by CAG. Announces that CAG will be presenting the contract for the Keystone Stairs Project to Council on January 27<sup>th</sup>.

**B. Mayor/Council Reports.**

Mayor Madrid announces the closing of KIKO radio. Reports on the Schwarz Lumber Company Yard; the company that was hired to do the cleanup was not a qualified registered hazardous material contractor. The Town Manager will be working to get that corrected, updates will be provided. Mayor Madrid reports on attending a meeting at the Senior Center with a group called "We Love M Hill". This group is going to repair the M and clean up the area.

Councilmember Medina reviews wonderful and not so wonderful events of the year 2024. Councilmember Medina states his concerns with what is happening with the Schwarz Lumber Company clean up. Comments on his concerns with bad roads and suggests using caliche as a temporary fix. Comments on RV a travel trailer parked on Miami Avenue.

Councilmember Reiman states that in addition to the recent passing of Councilmember Robert Licano, local business owner Mr. Ron Hughes passed away. Former Public Works Director, Wes Sukosky, passed away as well.

Councilmember Stewart comments regarding when running for office in the Town of Miami he heard lots of concerns and comments regarding the Miami Police Department. Councilmember Stewart states he did two ride alongs with Miami officers and reports on those ride alongs. Councilmember Stewart encourages Council to take a ride along with our department; they will learn things and be amazed.

**7. CALL TO THE PUBLIC:**

Jesse Bryant, Globe resident, announces that they are moving ahead with the Independent Day plans. Comments on some recent notable dates and anniversaries in history. Comments on the Gila County Public Safety Memorial Monument being built in Gila County.

Amanda Ray, Miami resident, wanted to say thank you to whoever was moving forward on the fire cleanup, but maybe not since they have made a mess of things. Comments on the agenda

item regarding the housing crises; comments regarding housing shortage and lack of places for Miami visitors to stay when visiting Miami. Comments on the street improvements, asks Council to be mindful of timing, local events. Announces the Miami Arts Commission Open Arts Show. Comments on the radio station; suggests a non-profit try to take it over.

**8. UNFINISHED BUSINESS:**

**9. NEW BUSINESS:**

- A. Information and discussion only:** Presentation and discussion regarding agenda for the Bloody Tanks Wash Flood Mitigation Project.

Mr. Rob Scrivo, Wilson and Company, presents a quick overview and background of the Bloody Tanks Wash Flood Mitigation Project. Mr. Scrivo reviews the purpose, needs and goals of this project. Mr. Patrick Wolf with Wilson and Company comments on the fires of 2021. Mr. Wolf explains the FEMA and DEMA Grants. Brief review of the study schedule and data collection timeline. Review of upcoming public meetings. Review of Benefit Cost Analysis & Recommended Alternatives. Discussion regarding the next steps of DEMA and FEMA funding. Brief discussion regarding how fast can this get done and safeguard the community. It is stated that it will be a few years. At the February community meeting they will have more information.

- B. Information and discussion only:** Review of Town of Miami Lighting Upgrade, Summary of Costs for Miami Memorial Library, Copper Mountain Transit Offices and Town Hall.

Town Manager Rivera states he has provided Council with copies of the quotes for each of the locations. Town Manager Rivera states the project will take 30 to 45 days. The project is being paid for through a USDA Grant the Town received. The total cost is \$85,000.00.

- C. Information and discussion only:** Information and discussion regarding budget proposals for future Town of Miami street pavement improvements.

Town Manager Rivera states he has provided Council with 6 different quotes for the overall street project, this includes water retention, drainage, asphalt and concrete. Town Manager Rivera comments on applying for a grant through CAG to start this project. The goal is to start working on the roads in 2025. Town Manager Rivera states one challenge is that the grants are very competitive and for highway safety, we are applying for rural roads. Brief discussion regarding the phases and where the Town is planning to start the project if funds are received. It will take approximately 3 years to complete all the streets in Miami. Councilmember Stewart states it will be helpful to have a map showing which areas of Town go with each of the quotes.

- D. Information and discussion only:** Presentation and discussion regarding Town of Miami Copper Mountain Transit Indirect Cost Allocation and Rate Proposal (ICRP) FY 2025 Review.

Transit Manager, Melinda Baeza, presents this report to Council. In November the indirect cost rate for Copper Mountain Transit was 15.71%. The indirect cost rate is the repayment rate of non-transit employees and the work they do for the Transit Department. ADOT came out and did an indirect cost allocation review and review of day-to-day transit operations. They reviewed the organization's accounting and payroll policies. Conducted interviews with the Finance Director and Transit Manager to test selected costs for accuracy and allowability. The Town complied with federal requirements however, four observations were identified; incorrect leave pay code used, recording of overtime hours, unallowed claim costs and indirect costs recorded as expenses in the ledger. The Finance Director has taken steps in implement polices and procedures to correct these findings. ADOT recommended the acceptance of the adjusted indirect cost rate from 15.71% to 31.5%.

**E. Information, discussion and possible action:** Possible approval of First Amendment to Employment Agreement with Alexis Rivera, Town Manager.

Town Attorney Estes states this is the amended agreement as requested to be brought back for Council approval. All it does is adjust the base salary, which has not been adjusted in over 2 years. Councilmember Rieman moved to approve the First Amendment to Employment Agreement with Alexis Rivera, Town Manager. Motion seconded by Councilmember Stewart. Mayor Madrid calls for a vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED.

**F. Information, discussion and possible action:** Possible approval of Resolution No. 1309, declaring a housing emergency for the Town of Miami, prioritizing affordable housing within Town operations to create safe, decent, and affordable housing opportunities for all community members, and urging the State legislature of the State of Arizona to address the impacts of short-term rentals on the supply of housing for Arizona residents.

Mayor Madrid states that he received this from the Mayor of Sedona. He believes they have reached out to other communities to help get the attention of the State legislature. Town Attorney Estes states this essentially brings attention to the housing crisis a lot of communities are having, although, short term rentals are not a significant issue here in the Town of Miami, the affordable and available housing is. This just shows support for those other municipalities where short-term rentals are having an impact. It addresses to the legislature that control over those types of regulations should be local. Councilmember Reiman states he don't know why the Town would want to discourage people from buying these old houses and refurbishing them and making them bed and breakfasts. We want to encourage people to visit and stay in Miami. Town Attorney Estes states that he thinks the key issue here is to petition to the legislature to return the control to the local municipality. Town Attorney Estes states we can make some wording revisions to the resolution and bring it back before Council. Councilmember Medina moved to table this resolution. Motion seconded by Councilmember Stewart. Mayor Madrid calls for a vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, Councilmember

Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED – ITEM TABLED.

**G. Information, discussion and possible action:** Update and information regarding setting date and time for a work session regarding developing a strategic plan for the Town of Miami.

Mayor Madrid states his position is that the Town of Miami has to have a strategic plan. Town Attorney Estes states typically, every two years following an election, depending on change over in Council, there is a significant Council work session to look at and set goals and objectives for 3 to 5 years out. Discussion regarding planning the work session or a series of work sessions and the type of format for the work session. Discussion regarding coordinating with Town Clerk in setting up a strategic planning work session. Need to have it on a time and date that all Councilmembers are available. Discussion regarding what type of format the work session will be. Mayor Madrid proposed that the first meeting be Saturday, February 15<sup>th</sup>. Councilmember Medina suggests during the week. Open discussion and comments regarding the importance of the strategic plan. Open discussion regarding how to agendize the work session so that Council can discuss all issues needed to be discussed for the planning. Town Attorney Estes states he will make sure it is properly agendized.

**H. Information and discussion only:** Update on the Town of Miami Façade Project.

Economic Development Director, Evelyn Vargas, this program started almost a year ago when BHP gave the Town of Miami some funding for economic development. They decided on the Façade Project to do the facades of buildings in downtown Miami. The Project is patterned off the Renaissance Program. It is open to active businesses only; 16 business have applied. Mrs. Vargas gives an overview of the project details, applicants, repair requirements, funding match etc. Mrs. Vargas comments on the timeline of the project to date. Should have bids back from the contractors by the end of the month.

**I. Information, discussion and possible action:** Possible action to move into Executive Session pursuant to A.R.S. §38-431.03(A)(3) for discussion or consultation for legal advice with the Town Attorney regarding the Miami Façade Project.

Councilmember Medina moved to enter into executive session. Motion seconded by Councilmember Stewart. Mayor Madrid calls for the vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED. 8:54 p.m.

Councilmember Medina moved to adjourn the executive session and return to regular session. Motion seconded by Councilmember Stewart. Mayor Madrid calls for the vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED. 10:08 p.m.

**10. CALL TO THE COUNCIL/FUTURE AGENDA ITEMS:**

Councilmember Medina thanks the public for attending.

**11. ADJOURNMENT:**

Councilmember Stewart moved to adjourn the meeting. Motion seconded by Councilmember Medina. Mayor Madrid calls for the vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart - aye. MOTION PASSED.

The meeting adjourned at 10:08 p.m.

**CERTIFICATION:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Town Council of the Town of Miami, AZ held on the 13th day of January, 2025.

I further certify that the meeting was duly called and that a quorum was present.

DATED this 27th day of January 2025.



Karen Norris, Town Clerk

**APPROVED:**

  
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Gil Madrid, Mayor