



## MINUTES

### TOWN OF MIAMI

#### REGULAR MEETING OF THE MAYOR AND COUNCIL MONDAY, JANUARY 27, 2025 AT 6:30 PM

**1. CALL TO ORDER:**

Mayor Madrid called the meeting to order at 6:40 p.m.

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

Pledge of Allegiance, and Mr. Chuck Broeder.

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

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

**EXCUSED:** Councilmember Sosh.

**STAFF PRESENT:** Town Attorney Estes, Town Manager Rivera, Town Clerk Norris, Finance Director Arreguin and Public Works Director, Derhammer.

**4. CONSENT AGENDA:**

- A. Consideration and possible action to approve Minutes of January 13, 2025 Regular Meeting.
- B. Consideration and possible action to approve Town of Miami Payroll for January 5, 2025.
- C. Consideration and possible action to approve Black History Month Proclamation – February 2025.
- D. Consideration and possible action to approve Career and Technical Education Month Proclamation – February 2025.

Vice Mayor Gonzales moved to approve the consent agenda as presented. Motion seconded by Councilmember Medina. Mayor Madrid calls for the vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – aye, 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 January 3, 2025 to January 16, 2025.

Vice Mayor Gonzales moved to approve the demands for January 3, 2025 to January 16, 2025. Motion seconded by Councilmember Medina. Mayor Madrid calls for the vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – aye, 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. No report at this time.

- B.** Mayor/Council Reports.

Mayor Madrid comments on an article in The Phoenix magazine naming Miami’s El Rey Mexican Food restaurant as one of the top 100 restaurants in Arizona. Reports that the “M” Hill Committee is moving forward with their plans of renovating the “M” and stations of the cross. March 8<sup>th</sup> they will start the project and have a picnic for all the volunteers afterwards.

Vice Mayor Gonzales thanks the Town of Miami, Town Manager Rivera, Christine Duarte and Miami Genesis for allowing the Miami Jr. High School boys and girls basketball teams use of the Bullion Plaza Gym. Thanks Code Enforcement Officer Ruben Mariscal, for the monthly report, stating it helps to be informed on what is happening in the town.

Councilmember Medina comments regarding working on starting a monthly bulletin. Comments on an idea between him and Mr. Chuck Broeder to bring back Boomtown Spree and incorporate a Mardi Gras with the event.

**7. CALL TO THE PUBLIC:**

Mrs. Evelyn Vargas, Economic Development Director, reminds everyone of the upcoming Polar Plunge this February 15<sup>th</sup> at 6:00 p.m. This event is to raise money for the Friends of the Miami Memorial Library.

Mr. Lobb Instagon, Miami Art Commission, briefly reports on the upcoming Miami Loco, April 11<sup>th</sup> through 13<sup>th</sup>.

**8. UNFINISHED BUSINESS:**

- A. Information, discussion and possible action:** Possible approval of variance request for property located at 181 S. Franz Avenue; Gary Leveque, Owner.

Town Manager Rivera states since receiving new information and conversations with Code Enforcement, he is requesting that this item be tabled until February 24<sup>th</sup>. Mr. Gary Leveque, owner, comments on some of the plan changes he has submitted. Town Attorney Estes reminds Council that State statute dictates what Council can and cannot grant a variance for. Councilmember Medina moved to table this item until February 24<sup>th</sup>. Motion seconded by Councilmember Reiman. Mayor Madrid calls for a vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – aye, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED – ITEM TABLED.

**B. 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 provide for local control for housing and zoning decisions to be made by municipalities.

Town Attorney Estes gives a brief explanation why this item was previously tabled. He has made the appropriate revisions to focus on short term rentals and bringing zoning and land use issues control to the local governments. Councilmember Medina moved to approve 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 provide for local control for housing and zoning decisions to be made by municipalities. Motion seconded by Councilmember Stewart. Mayor Madrid calls for a vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – aye, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED.

## **9. NEW BUSINESS:**

**A. Information, discussion and possible action:** Possible award of Keystone Stairs Renovation Project, CDBG No. 108-24 bid to Accelerated Construction and approval of construction agreement with Accelerated Construction.

Town Manager Rivera presents this item to Council. Four companies presented bids for this project. Vice Mayor Gonzales requests copies of the bids that were submitted. Town Manager Rivera states he will provide a copy to Council via email. Councilmember Medina moved to award of Keystone Stairs Renovation Project, CDBG No. 108-24 bid to Accelerated Construction and approval of construction agreement with Accelerated Construction. Motion seconded by Councilmember Moat. Brief discussion regarding if this is for the complete project. Town Manager Rivera explains there have been modifications to the project due to limited funds but the Town is trying to acquire the remaining funds to complete the project, it will be done in phases. Mayor Madrid calls for a vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – aye, Councilmember Medina – aye, Councilmember Moat – aye,

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

**B. Information and discussion only:** Schwarz Lumber Yard cleanup update.

Town Manager Rivera states that the Public Works Director, Code Enforcement Officer and himself had a meeting this morning with the owner of Schwarz Lumber Yard. The owner of Schwarz Lumber Yard agreed to start the cleanup, provide more protection and more demolition starting on Monday. The Town will be sending a letter of understanding that he will be complying with and fines will be imposed if he doesn't comply with what is agreed upon. Town Manager Rivera will be having a conversation with ADEQ tomorrow to make sure he complies with hazardous waste regulations. Brief discussion regarding the cleanup and going deeper into the soil to remove any hazardous top soil. Discussion regarding where the waste will be taken for disposal. Discussion regarding the other structures, will they be demolished and removed as well. Town Manager Rivera states the buildings on the left, as you are facing south, will be taken down.

**C. Information and discussion only:** Update and progress report regarding the Inspiration School Project.

Mr. Fidelis Garcia and Mr. Nick Smith of CPLC (Chicanos Por La Causa) are present to provide the update of this project. Mr. Smith explains they planned on closing in October of 2024 and at the time the general contractor Vice President left the company and ultimately the company backed out of the project. Over the last several months they have been reviewing several general contractors and have hired one. Now that they have a general contractor for the project, they are looking at a closing date mid-March and then they can begin construction. Brief discussion regarding the tax credits and updating their permits indicating the new general contractor. Town Manager Rivera states there will be a meeting with the general contractor this Friday to review the permits, complete the updates and review the permitting process.

**D. Information, discussion and possible action:** Possible approval of closure of Sullivan Street from Miami Avenue to Cordova Avenue on Saturday, October 4, 2025 for the Town of Miami Mining Expo Event.

Mrs. Evelyn Vargas, Economic Development Director and Ms. Maria Arreguin present this item to Council for consideration. Mrs. Vargas gives an overview of this event and what it will entail. Vice Mayor Gonzales moved to approve closure of Sullivan Street from Miami Avenue to Cordova Avenue on Saturday, October 4, 2025 for the Town of Miami Mining Expo Event. Motion seconded by Councilmember Medina. Mayor Madrid calls for a vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – aye, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED.

**E. Information, discussion and possible action:** Possible approval of extending the ASU Project Cities Agreement for an additional 2 years.

Town Manager Rivera presents this item to Council explaining that staff is seeking a two-year extension of the current Agreement with ASU. There will be no additional costs for the continuation. Brief discussion regarding incorporating these plans with the Town's strategic planning. Vice Mayor Gonzales moved to approve extending the ASU Project Cities Agreement for an additional 2 years. Motion seconded by Councilmember Medina. Mayor Madrid calls for a vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – aye, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – excused and Councilmember Stewart – aye. MOTION PASSED.

**F. Information, discussion and possible action:** Information and possible action regarding notice of intention of the Arizona Industrial Development Authority to issue its Single-Family Mortgage Revenue Bonds.

Town Attorney Estes states this is just a statutory requirement and that they send this out to all municipalities in various counties. Council is not required to take any action. The Town only has to notify them if they object to the issuance of the bonds within our municipal area. No action taken on this item.

**G. Information and discussion only:** Update on Police Department renovations and the status of hiring a Chief of Police.

Town Manager Rivera states we are working first on the air conditioning. Right now, we are verifying the terms of the quotes to see if they are still good or expired. If we need to get new quotes, we will include the necessary electrical work required for the air conditioning. The first week in February he will be working with a consultant for the 2.1-million-dollar grant for the Police Department. Town Manager Rivera states he is continuing conversations with the candidate for Police Chief. He is experiencing some personal issues and as soon as he finalizes those issues he will be contacting the Town regarding the position. Town Manager Rivera states that the candidates background check is in progress. Mr. Jess Bryant, Globe resident, comments on HVAC and mini split issues.

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

Councilmember Medina thanks the public for attending. Mayor Madrid agrees with Councilmember Medina.

**11. ADJOURNMENT:**

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

The meeting adjourned at 7:54 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 27th day of January, 2025.

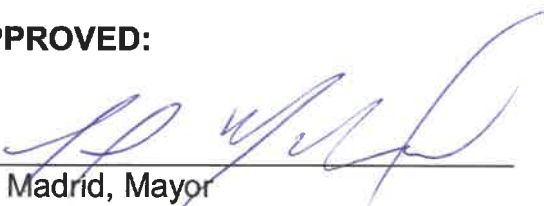
I further certify that the meeting was duly called and that a quorum was present.

DATED this 10th day of February 2025.



Karen Norris, Town Clerk

**APPROVED:**

  
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Gil Madrid, Mayor