



## MINUTES

### TOWN OF MIAMI

#### REGULAR MEETING OF THE MAYOR AND COUNCIL MONDAY, FEBRUARY 10, 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. Mr. Chuck Broeder gave the invocation.

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

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

**STAFF PRESENT:** Town Attorney Paladini, 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 27, 2025 Work Session and Regular Meeting.
- B. Consideration and possible action to approve Town of Miami Payroll for January 19, 2025.
- C. Consideration and possible action to approve Teen Dating Violence Awareness and Prevention Month Proclamation – February 2025.

Mayor Madrid reads aloud the Teen Dating Violence Awareness and Prevention Month Proclamation – February 2025. Councilmember Reiman moved to approve the consent agenda as presented. Motion seconded by Councilmember Stewart. 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 – aye and Councilmember Stewart – aye. MOTION PASSED.

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

- A. Consideration and possible action to approve the General Demands for January 17, 2025 to January 30, 2025.

Vice Mayor Gonzales moved to approve the demands for January 17, 2025 to January 30, 2025. Motion seconded by Councilmember Moat. 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 – aye and Councilmember Stewart – aye. MOTION PASSED.

## **6. REPORTS / RECOGNITIONS:**

### **A. Town Manager Reports.**

Town Manager Rivera introduces the attending Town Attorney, Jon Paladini. Reports on the start of the CDBG – Keystone Stairs Rehabilitation Project and states he will provide the Council with a Project update report every two weeks. Vandal Park Renovation Project is scheduled to commence the week of February 25<sup>th</sup>. The Town has formally submitted a letter to the Arizona State Legislature requesting funding for essential road projects. This request was presented during the Annual Legislator Day, which took place on January 30<sup>th</sup>. The Town of Miami is collaborating with Local First AZ to address the current state of the economy, as well as to explore various state jurisdictions. This partnership focuses on navigating the intricate landscape of federal and state grants, loans, and a variety of financial resources available to support community growth and prosperity. Together, they aim to leverage these opportunities to enhance economic development and foster a resilient local economy during unknown times. A brief update on grant progress for the Police Department. A brief update on annexation and support from our partners situated in the industrial zone.

### **B. Mayor/Council Reports.**

Mayor Madrid thanks the high school kids, wearing orange and black, for coming in to watch the reading and passage of the Teen Dating Violence Awareness and Prevention Month Proclamation. He feels this is a big item and is honored to sign the proclamation. Mayor Madrid comments on “M” Hill and emphasizes we are moving ahead in a big way. Comments briefly on the upcoming “M” Hill Project.

Councilmember Stewart states that he would like to reach out again to his fellow Councilmembers, urges them to spend time with the Police Department. He comments on two ride-alongs that he went on and states that he learned a lot about the officers and the Police Department; they do care.

## **7. CALL TO THE PUBLIC:**

Mr. Jesse Bryant, Globe resident, briefly comments on the upcoming Independence Day Celebration and thanks the Town and staff for supporting the event. Comments briefly on the events planned for the celebration. Comments briefly on two upcoming important historical dates for America.

**8. UNFINISHED BUSINESS:**

**9. NEW BUSINESS:**

- A. Information, discussion and possible action:** Presentation regarding "M" Hill cleanup and request use of Miami Veterans Park and facilities for a picnic on March 8<sup>th</sup> after the cleanup.

Mr. Richard Huerta, MHS Alumni Chairman, is present to give an update on the "M" Hill Project. Mr. Huerta states this year is the 90<sup>th</sup> anniversary of the building of the "M". Mr. Huerta gives a brief history of how and why the "M" was started. Students of the Miami High School Student Council and the Student Council sponsor, speak on the Project and why it is important to them to restore the "M". They have also been given authorization to begin the process to become a sanction club; The Guardians of the M. Mr. Huerta gives gratitude to Mayor Madrid and his wife Susan for saving "Show Me" ("M") Hill. Mr. Huerta briefly reviews the schedule for the day. Councilmember Stewart moved to approve use of Miami Veterans Park and facilities for a picnic on March 8<sup>th</sup> after the "M" Hill Cleanup. 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 – aye and Councilmember Stewart – aye. MOTION PASSED.

- B. Information, discussion and possible action:** Possible approval to submit to public auction property owned by the Town of Miami located at Pershing Circle and Pinal Avenue.

Town Manager Rivera states he is requesting authorization to submit this property for public auction. This property is not used and is of no use to the Town, would like to bring in some revenue to the Town by offering it for public auction. Discussion regarding the accuracy of the lot survey. Town Manager Rivera explains that he does not have an answer for that due some jurisdictions in the Town of Miami are inaccurate. Discussion regarding whether the sale price of the property would even cover the cost of a formal survey. Town Attorney Paladini explains the property can be sold "as is, no warranty". There was a brief discussion regarding whether there is a minimum dollar amount the Town needs to get in order for it to sell. Town Attorney Paladini explains that the Town puts the property out to bid, and the highest cash bid is the bid the Town would take, and that would be deemed "fair market value". The assessors' values do not reflect actual fair market value. The Council would also have the option to reject any and all offers if they do not like the bids. Vice Mayor Gonzales moved to submit to public auction property owned by the Town of Miami located at Pershing Circle and Pinal Avenue. 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 – aye and Councilmember Stewart – aye. MOTION PASSED.

**C. Information and discussion only:** Update regarding the Strategic Planning work session.

Mayor Madrid states we are confirmed to have the session on March 1<sup>st</sup> at Bullion Plaza Museum from 9:00 a.m. to 2:00 p.m. Councilmember Reiman explains that when the date was initially discussed, he indicated he was available anytime in February and not in March. Brief discussion regarding various community events that are happening that day as well. Vice Mayor Gonzales states he will not be able to attend on March 1<sup>st</sup> either as he will be in Washington D.C. for work. Mayor Madrid suggests moving it to March 2<sup>nd</sup>. Town Attorney Paladini explains that State law prohibits official government business on Sundays. Mayor Madrid states we will leave it as it is now. Town Manager Rivera suggests scheduling several shorter sessions an hour before each Council meeting; this would be more accommodating for the Council. Evelyn Vargas, Economic Development Director, comments on the facilitator for the session, and she is willing to work with us to reschedule to a date that works for everyone. Mayor Madrid pleads with everyone to understand the importance of this session and why he does not want to get off the March 1<sup>st</sup> date; Miami needs a strategic plan in place. Mayor Madrid explained that they would only discuss things, and the consultant would make the report for the Council to review and prioritize. Mayor Madrid stated again that he wants to continue with the March 1<sup>st</sup> date.

**D. Information, discussion and possible action:** Possible direction to staff to make corrections to Miami Town Code Chapter 17.72 Design Review Board, and Ordinance No. 286 creating the Miami Historical District and bring it back to Council for review and possible approval.

Town Attorney Paladini explains Council adopted Chapter 17.72, the Design Review Board for historic preservation purposes and the ordinance at the time created the Miami Historic District. In March of 2003 Council approved Ordinance 286 which also created the Miami Historical District and the Design Review Board, but it was never codified. What we have is Chapter 17.72 which should have been repealed and Ordinance 286 should have taken its place. When it was drafted it was not clear. Town Attorney Paladini recommends bringing back to the Council a repeal of the current Chapter 17.72 and the re-adoption of Ordinance 286 to replace that, formalizing the Miami Historic District, and that is the direction we are looking for from the Council. Town Manager Rivera states that at the request of Vice Mayor Gonzales he would like to have the 7-member Design Review Board established so that the Town can finalize the designated area with the State of Arizona. Discussion regarding the boundaries of the historical district, if Council would like to redefine that, now is the time to do that. Right now, the historic preservation code, is just an ordinance floating around and it shouldn't be. Mayor Madrid states nothing has been done with this for the last 23 years. Mayor Madrid comments that we have had a lot of people come to Miami, invested their money in downtown Miami and he wants to be sure that what Council does, going forward, doesn't have an impact on the existing businesses and it doesn't discourage new business opportunities. Mayor Madrid would like to push this out for about 45 days in order to figure out what to do and why the Council is doing it. The Town Attorney explains that Ordinance 286 is a Land Use regulation and could trigger some land use type issues, but it would only be able to be enforced going forward. Mayor Madrid comments on the Façade Project coming up and

he does not want to do anything to stop that project. Discussion regarding how this would impact the businesses and the suggestion of having public hearings to hear from the business owners. Mayor Madrid comments on the need to understand what this is. Historic preservation could be part of the strategic planning session. Town Attorney Paladini states there is no harm in putting this out for a while. Town Manager Rivera explains this came up to finalize the process that was never completed. The Historic Preservation District was presented to the State of Arizona. It was a map design that had been created but never completed. To get grants and financial support, this project needs to be completed. Previous administrations never completed the process. Town Manager Rivera expressed that it is important to consider this and what is best for the town. Discussion regarding historic preservation and how it can affect the town. Discussion regarding moving through this process the correct way. Councilmember Stewart moved to table this item for 45 days. Motion seconded by Mayor Madrid. A brief discussion regarding what will be coming back before Council in 45 days. Town Attorney Paladini suggests tabling for 45 days as there are two issues here: one is two conflicting parts of the code. He thinks the intent in 2003 was to replace the Design Review Board, which focused on the design review of historic preservation, with the Historic Preservation Code, which really focused on the historic preservation part and had less design review. Town Attorney Paladini suggests publishing Ordinance 286 on the Town of Miami website and letting the public review it and decide what they like or don't like about it. Vice Mayor Gonzales asks if this will put the Façade Project on hold. Town Manager Rivera confirms that it will put it on hold. Council needs to fix the policy first and select the board members, from that point we can move forward with the Façade Project. Discussion regarding this causing a delay of the Façade Project. 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 – aye and Councilmember Stewart – aye. MOTION PASSED – ITEM TABLED. Mayor Madrid states for the record, when we work through these 45 days trying to understand what it is and what it isn't and get some feedback from business owners, he wants to see a synopsis that accompanies this ordinance and code document to clarify what the heck we are trying to accomplish with this.

**E. Information and discussion only:** Information and discussion regarding the economic future of the Town of Miami.

Town Manager Rivera states he has provided the Council with various information regarding possible upcoming funding issues. He has submitted an action plan to the Council explaining how he will proactively address possible funding issues. Town Manager Rivera states he is doing this because we don't know the future of the funding, and we need to create an element of safety for the Town of Miami. This plan will address possible revenue shortages. Discussion regarding whether the Council or the Town Manager makes these types of decisions. Councilmember Reiman comments that these are reasonable responses to the threat posed by the Federal government. Mayor Madrid questions who has to decide to move forward with this action plan. According to the memorandum from the January 27<sup>th</sup> work session, the Mayor and Council control that decision, not the Town Manager. Mayor Madrid asked Town Attorney Paladini to review the material provided at that work session because he understands it as the Mayor and Council must approve to move forward with it. Mayor Madrid states that due to this

plan, our hard-working staff will not get their increases for 6 to 8 months. Mayor Madrid states, for the record, that he wants to make sure staff gets retroactive pay when this comes back together. Town Manager Rivera explains his reason for implementing this plan. Town Manager Rivera states he isn't doing this for himself; he is doing it to protect our staff and citizens. Town Manager Rivera comments how retroactive pay will affect the budget because it is not authorized for the budget cycle 2024. Town Attorney Paladini clarifies regarding the Council's decision-making authority, the bullet points in the email, those decisions are within the purview of the Town Manager. The retractive pay will need to be budgeted for in the next budget cycle.

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

Vice Mayor Gonzales announces that the Maimi girls' basketball team's first round of the Copper Tournament will be tomorrow at 7:00 p.m. at Miami High School.

Councilmember Medina thanked the public for coming to the meeting and said he would give an update on the Boomtown Spree soon.

**11. ADJOURNMENT:**

Councilmember Medina moved to adjourn the meeting. Motion seconded by Councilmember Stewart. 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 – aye and Councilmember Stewart - aye. MOTION PASSED.

The meeting adjourned at 8:44 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 10th day of February, 2025.

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

DATED this 24th day of February 2025.



Karen Norris, Town Clerk

**APPROVED:**

  
Sammy Gonzales, Vice-Mayor