



MINUTES
TOWN OF MIAMI
REGULAR MEETING
OF THE MAYOR AND COUNCIL
MONDAY, SEPTEMBER 8, 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, Councilmember Medina, Councilmember Moat, Councilmember Reiman, Councilmember Sosh, and Councilmember Stewart.

EXCUSED: Vice Mayor Gonzales.

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

4. CONSENT AGENDA:

- A. Consideration and possible action to approve the Minutes of August 25, 2025, Regular Meeting.
- B. Consideration and possible action to approve Town of Miami Payroll for August 17, 2025, for \$96,715.45.
- C. Consideration and possible action to approve National Hispanic Heritage Month, September 15 2025, through October 15, 2025, Proclamation.

Mayor Madrid reads aloud the National Hispanic Heritage Month Proclamation.

Councilmember Stewart moved to approve the consent agenda. The motion was seconded by Councilmember Reiman. Mayor Madrid called for the vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, 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 August 15, 2025, to August 28, 2025 - \$64,070.27.

Councilmember Stewart moved to approve the demands for August 15, 2025, to August 28, 2025 – \$64,070.27. The motion was seconded by Councilmember Reiman. Mayor Madrid called for the vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, 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.

No report at this time.

B. Mayor/Council Reports.

Mayor Madrid comments that he feels Fiesta was a success. Mrs. Duarte and her staff did a great job; this is one of the best Fiestas he has seen. Mayor Madrid reported on the strategic planning work session that was held on August 30th. He reported on the success of the planning implementation. Mayor Madrid expressed appreciation to staff for their hard work and extended thanks to everyone involved.

Councilmember Stewart reported on the committee meeting held at Bullion Plaza regarding the housing study. He explained the study is focusing on the south side of the highway, specifically the area from Mill Street to Canyon Avenue. The committee volunteers are examining the area without intruding on residents' property. The committee will meet again on September 17th for an update and will keep the public informed of their progress through future council meetings.

7. CALL TO THE PUBLIC:

Mr. Fidelis Garcia, CPLC, informed the Council that they now have temporary power at the Inspiration jobsite, and the generators have been removed.

Mr. Don Wilson, Globe resident, gives a brief update regarding the housing study. The committee is almost done with the housing survey. Mr. Wilson announces the Globe/Miami game this Friday night and invites everyone to come out and support the teams.

8. UNFINISHED BUSINESS:

9. NEW BUSINESS:

- A. Information, discussion, and possible action:** Consideration and possible approval of Sullivan Street closure between Miami Avenue and Keystone on Saturday, November 1, 2025, from 11:00 a.m. to 4:00 p.m. for the Mustangs in Miami event.

Mr. David Linblad presents this request to the Council and gives an overview of the event. The Council discussed the street closure and recommended adding an extension to the street

closure, providing organizers with additional flexibility if needed. Councilmember Medina moved to approve Sullivan Street closure between Miami Avenue and Keystone on Saturday, November 1, 2025, from 11:00 a.m. to 4:00 p.m. for the Mustangs in Miami event, to include road closure extension if needed. The motion was seconded by Councilmember Stewart. Mayor Madrid called for a vote. Vote – Mayor Madrid – aye, Vice Mayor Gonzales – excused, Councilmember Medina – aye, Councilmember Moat – aye, Councilmember Reiman – aye, Councilmember Sosh – aye, and Councilmember Stewart – aye. MOTION PASSED.

B. Information, discussion, and possible action: Consideration and possible approval of Resolution No. 1319, reappointing Rebecca Baeza as Miami Town Magistrate and providing for appointment of Magistrate Pro Tem to serve in the event of an absence by the Town Magistrate; providing for repeal of conflicting resolutions; providing for severability; and declaring an emergency.

Town Clerk Norris presented the resolution to the Council and explained that it is to reappoint the Town Magistrate, Rebecca Baeza. It is typically done every two years, but had been overlooked in January. Town Clerk Norris noted that the resolution includes language making it retroactive to January 2025 to ensure the dates remain consistent with the regular two-year cycle. Councilmember Medina moved to approve Resolution No. 1319, reappointing Rebecca Baeza as Miami Town Magistrate and providing for appointment of Magistrate Pro Tem to serve in the event of an absence by the Town Magistrate; providing for repeal of conflicting resolutions; providing for severability; and declaring an emergency. The motion was 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 – aye, and Councilmember Stewart – aye. MOTION PASSED.

C. Information and discussion only: Consideration and possible approval to renew PHI Cares Emergency Air Medical Membership Benefits Agreement for Town of Miami residents in the amount of \$5,311.25.

Town Clerk Norris presents this agreement to the Council for consideration. Town Clerk Norris explains that this will cover the residents of Miami if PHI flies them out from anywhere in Gila County. There is an option to purchase nationwide coverage at a discounted rate. There was a brief discussion regarding the availability of helicopters in our area and the location where the aircraft is based. Mayor Madrid suggests inviting a PHI representative to make a presentation at a future meeting. Town Clerk Norris states that she will contact them and make arrangements for them to present at the next Council meeting.

D. Information and discussion only: Discussion on the abatement and cleanup process for blight, dilapidated buildings, and nuisance issues within the Town.

Mayor Madrid and Councilmember Stewart discussed the ongoing survey of abandoned and dilapidated properties in town. The Mayor shared that they are working carefully to identify properties that pose fire risks without trespassing on private property. He mentioned that he has contacted APS (Arizona Public Service), which offered to compare the town's list of

properties with their records of properties where power has been turned off. Town Attorney Estes explained the legal process for addressing dilapidated properties, noting that while the Town can cite property owners and eventually obtain court orders to abate nuisances, the Town would need to fund the demolition costs upfront (estimated at approximately \$10,000.00 per structure). Though liens can be placed on properties, owners may have up to 10 years to repay those costs. Mayor Madrid emphasized the urgency of addressing these properties to prevent potential fires, mentioning that they are prioritizing the worst properties and exploring funding options, including a potential \$2 million grant opportunity. Councilmember Stewart added that they're rating properties on a scale of 1-5 (with five being the worst) to help prioritize action. The Council also discussed the process for reporting properties of concern, with agreement that reports should be channeled through the Town Manager and then to the code enforcement official.

10. CALL TO THE COUNCIL/FUTURE AGENDA ITEMS:

Councilmember Moat gave a brief update on the Pershing Circle Neighborhood Watch. Dan Moat was voted Captain, Keith Kenyon was voted co-Captain, and Karen Norris will be the secretary.

Mayor Madrid states that item 9d will be placed on the next agenda for further discussion.

11. ADJOURNMENT:

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

The meeting adjourned at 7:34 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 **8th** day of **September**, 2025.

I further certify that the meeting was duly called and that a quorum was present.
DATED this **22nd** day of **September** 2025.

Karen Norris, Town Clerk

APPROVED:

Gil Madrid, Mayor