



MINUTES

TOWN OF MIAMI

REGULAR MEETING OF THE MAYOR AND COUNCIL MONDAY, FEBRUARY 23, 2026, 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. Richard Huerta 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 Estes, Town Manager Rivera, Town Clerk Norris, Public Works Director Derhammer, and Finance Director Arreguin.

4. CONSENT AGENDA:

- A. Consideration and possible action to approve the Council Minutes of February 9, 2026, Regular Meeting.
- B. Consideration and possible action to approve Town of Miami Payroll for February 1, 2026, for \$96,034.90.

Councilmember Sosh moved to approve the consent agenda. The motion was seconded by Councilmember Stewart. Mayor Madrid called 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 30, 2026, to February 12, 2026, for \$208,357.38.

Councilmember Sosh moved to approve the demands for January 30, 2026, to February 12, 2026, for \$208,357.38. The motion was seconded by Councilmember Stewart. Mayor Madrid called 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 states he will refrain from delivering a general report. Instead, he will focus on compiling a detailed and comprehensive document that thoroughly outlines significant accomplishments in various areas, including infrastructure development, financial management, and the successful administration of existing grants. He will provide an overview of the applications for the upcoming grants they are anticipating applying for. This document aims to give the Council a clear understanding of the progress and future opportunities for funding and development. Reports that the Town will meet with officials from Region 9 of the Federal Emergency Management Agency (FEMA), related agencies, and other local municipalities this Wednesday. The objective of this assembly is to review the flood-related project and the allocation of funding. Updated on the progress of securing \$2.1 million in matching funds for a crucial post-flood recovery project.

B. Mayor/Council Reports.

Mayor Madrid comments on the Public Works Department now filling potholes around town. He feels this is a good thing, and we need to keep this going. Comments regarding having a conversation with an elderly woman who requested that the Town pay attention to the area in front of her house. Reports that there will be some more work on M Hill on March 20th and 21st. They are looking for volunteers to help with this endeavor. Update on the property survey of M Hill. Mayor Madrid gives a brief update on House Bill 2070 and states he feels it is moving in the wrong direction.

Councilmember Medina reports that some constituents have requested that fill dirt be placed in certain neighborhoods in order that residents be able to fill in potholes near their property. Reports that he is searching for a gravel pit and will be in contact with Gila County to see if they can help with that. Reports he will be in contact with Supervisor Humphrey to see if they can do some road maintenance on Mackey's Camp to Cherry Flats dirt road. Councilmember Medina announces that he is looking for a contact person who can help him decipher the Army Corps of Engineers Instruction Manual. Comments briefly on local history.

7. CALL TO THE PUBLIC:

Mr. Jesse Bryant, Globe resident, announces the 250th year of the United States. Mr. Bryant invites the Council and public to attend the Constitutional Leadership Academy on Saturday, February 28th, 9:00 a.m. to 4:00 p.m. The cost is \$25 per person and lunch will be included.

Mr. Keith Kenyon, Miami resident, addresses the Council regarding the condition of his mother-in-law's road. Mr. Kenyon comments regarding the sandbags that are being placed in the potholes. Mr. Kenyon comments on the garbage that is being placed near Mrs. Pat West's

home. He understands the people doing it are bringing the garbage up here from the valley. He would like someone from the Town to look into this issue.

Mrs. Linda Soderman, Miami resident, thanks the Town for doing work on Prospect Avenue. Mrs. Soderman states her concerns with the hillside in that area. Mrs. Soderman comments regarding projects that the Council has been discussing over the past two years, but still have not been completed. Mrs. Soderman states that because of this, she understands the citizens' frustrations.

Mr. Doug Berrey, Miami resident, comments regarding the Police Department and it being uniquely vital. Mr. Berrey suggests that the Council adopt a funding structure and schedule for the Police Department. Mr. Berrey suggests a separate checking account for the Police Department. The Police Chief is qualified to make decisions for the Department.

Mr. Richard Huerta, Gilbert resident, states that if Mrs. Soderman's statements did not motivate the Council to do something, they then do not need to be up there. Mr. Huerta comments regarding the sandbags being used to fill potholes. If residents are doing this, it is an act of desperation. Mr. Huerta states that the "buck" stops with the Town Manager; the Council knows it and is not doing anything about it. If someone gets hurt, it's on the Council.

Councilmember Medina states that the points Mr. Huerta is trying to make are false. Councilmember Medina states that Mr. Huerta is not even from Miami and does not have "skin in the game."

8. UNFINISHED BUSINESS:

- A. Information, discussion, and possible action:** Consideration and possible direction to the Town Manager regarding lease for the Copper Mountain Transit vehicle parking/storage lot.

Town Manager Rivera states that ADOT does not have a term requirement, but recommends a two-year lease, as that will be in line with the grant cycle. Mr. Webb agrees to a two-year lease. Brief discussion regarding having an updated agreement for the Council to review before approving. Town Attorney Estes states he will make an amendment to the current agreement, updating the time frame of the agreement and the lease amount. The Council can approve this now. Brief discussion regarding what happens if Mr. Webb sells the property. Town Attorney Estes states that if the property is sold, it will not affect the lease agreement. Councilmember Sosh moved to table this item until the Council can review the updated lease agreement. Motion seconded by Councilmember Moat. Councilmember Reiman comments that there will only be two amendments to the current lease, making the lease a two-year lease and increasing the dollar amount of the lease. He feels there is no reason to table this item and will vote against tabling it. Councilmember Sosh and Councilmember Moat withdrew the motion and second. Councilmember Reiman moved to approve to sign the contract with the amendment of time being two-years and the increase in the amount to \$960.00 per year. The motion was seconded by Councilmember Medina. Mayor Madrid called 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.

B. Information and discussion only: Update on the HVAC equipment, roofing as needed, and all other necessary repairs for the Police Department, Senior Center, and Library.

Town Manager Rivera reports that the library roof project is moving forward. The next two weeks, they will be working on the library roof, and at the same time, the same thing will be happening at the police department. APEX donated its services to repair the air conditioner at the senior center, which has been completed. We are waiting on the quote for the senior center roof. On the week of March 2nd, the contractor will be visiting the police department to provide an engineering scope of work for the air conditioning units.

C. Information and discussion only: Update regarding the Façade Program.

Town Manager Rivera states that he is working with Economic Director Evelyn Vargas and the Town Attorney to complete this. Town Manager Rivera states they hope to have this ready for the Council at the next meeting. Mrs. Vargas explains that they are working on the warranty concerns for the paint and the procedure for final payment to the contractor.

D. Information, discussion, and possible action: Consideration and possible appointment of 7 members from the public to the “Economic Development Annexation and Abatement Advisory Committee”.

Mayor Madrid explains that at the last meeting, the Council asked for a notice be issued to the public requesting Letters of Interest from Miami residents who would like to be appointed to this committee. Mrs. Vargas, Economic Development Director, states that we have received 3 letters and will be receiving one more from Celia Kenyon. Mrs. Vargas gives a brief overview of each person who submitted a letter: Mr. Gary Wilson, Mr. Rustin Shinn, Mr. Douglas Berrey, and Mrs. Celia Kenyon. Mrs. Vargas reviews some of the action plans that the Committee will need to implement. Councilmember Medina moved to appoint 7 members from the public to the Economic Development Annexation and Abatement Advisory Committee. The motion was seconded by Councilmember Moat. Open discussion and comments regarding the number of members to be appointed to the Committee. Discussion regarding appointing 9 or 11 members to the Committee. Town Attorney Estes explains that in order to appoint 11 members, the resolution will need to be updated from a 7-member committee to a 9 or 11-member committee. He can draft a resolution to be considered at the next meeting and then immediately after that resolution, have an agenda item to appoint the remaining members to the committee. Discussion regarding who to appoint tonight. Discussion regarding assigning terms to members appointed. Councilmember Medina and Councilmember Moat withdrew the motion and second. Councilmember Stewart moved to appoint Douglas Berrey and Celia Kenyon to a 3-year term, Rustin Shinn to a 2-year term. The motion was seconded by Councilmember Reiman. Mayor Madrid called 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.

Councilmember Stewart moved to appoint Jennie Campos and Carol McNamus to a 1-year term and John Ramirez and Philo Carter to a two-year term. The motion was seconded by Councilmember Sosh. Mayor Madrid called 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.

Council directed Town Attorney Estes to draft a resolution amending the committee from 7 members to 11 members and allowing for terms.

9. NEW BUSINESS:

A. Information and discussion only: Financial update on all departmental budget funds and percentages, and contingency funds.

Town Manager Rivera states that the Council should have a copy of the Revenue and Expenditures report as of January 31, 2026. Town Manager Rivera reviews the revenues in HURF. Review of the Administration expenses. Public Works, Police Department and Animal Control all look good. Town Manager Rivera explains the line items in Parks & Recreation that are over budget and the reason why they are over budget. Review of Public Works, Contract Services, which is over budget due to some mechanical failures during the flood. Those will be reimbursed by DEMA. Review of Senior Center budget and overage in Operational Supplies. As of right now, the Town is covering certain costs and will be working with the Town of Superior on a new contract to help cover those costs. Vice Mayor Gonzales comments that even though we are over budget in some areas, the budget looks good overall. Coming up on budgeting time, he would like to see this report regularly, and when working on the budget, so the Council can determine any adjustments that may be needed.

B. Information, discussion, and possible action: Discussion and possible direction to the Town Manager regarding Public Works Department hours of operation.

Councilmember Medina states he requested this be placed on this agenda at the last meeting. Comments regarding the wind blowing trash around town, and constituents believing that Public Works is not out there cleaning it up. Councilmember Medina comments on having inmate workers only four days a week. On Friday, it appeared that no one from Public Works was working. Councilmember Medina states that he discussed this with Town Manager Rivera and learned that a Public Works crew does work on Fridays. Councilmember Medina is not requesting any action on this item.

10. CALL TO THE COUNCIL/FUTURE AGENDA ITEMS:

Councilmember Moat commends the Miami Police Department for the two drug arrests that they made.

Vice Mayor Gonzales announces that he is calling on local businesses to be the connection between local businesses and Miami schools. He wants to create a sports poster listing the

games, a game calendar, and have businesses list their business on the poster. He will be reaching out to businesses to see if they would be interested in helping implement this.

Councilmember Medina thanks the public for attending the meeting.

11. ADJOURNMENT:

Councilmember Medina 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 – aye; Councilmember Medina – aye; Councilmember Moat – aye; Councilmember Reiman – aye; Councilmember Sosh – aye; and Councilmember Stewart – aye. MOTION PASSED.

The meeting adjourned at 8:17 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 23rd day of February, 2026.

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

DATED this 9th day of March, 2026.

Karen Norris, Town Clerk

APPROVED:

Gil Madrid, Mayor