MINUTES

TOWN OF MIAMI

REGULAR MEETING
OF THE MAYOR AND COUNCIL
MONDAY, OCTOBER 26, 2026, AT 6:30 PM

1. CALL TO ORDER:

Mayor Sosh called the meeting to order at 6:33 p.m.

2. PLEDGE OF ALLEGIANCE/INVOCATION:

The Pledge of Allegiance was recited, followed by the invocation led by Chuck Broeder.

3. ROLL CALL OF COUNCIL MEMBERS:

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

EXCUSED: Councilmember Medina and Councilmember Reiman.

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

4. CONSENT AGENDA:

A. Consideration and possible action to approve the Council Minutes of October 12, 2026, Regular Meeting.
B. Consideration and possible action to approve Town of Miami Payroll for October 11, 2026, in the amount of $93,623.81.

Councilmember Stewart moved to approve the consent agenda. Councilmember Moat seconded the motion. Mayor Sosh called for the vote. Vote – Mayor Sosh – aye; Vice Mayor Gonzales – aye; Councilmember Madrid – aye; Councilmember Medina – excused; Councilmember Moat – aye; Councilmember Reiman – excused; and Councilmember Stewart – aye. MOTION PASSED.

5. COMMITTEE REPORTS AND GENERAL DEMANDS:

A. Consideration and possible action to approve the General Demands for October 2, 2026, to October 15, 2026, in the amount of $352,908.04.

Town Clerk Norris noted a correction to the Demand Report date: October 2nd – October 15, 2026. Councilmember Stewart moved to approve the demands for October 2, 2026, through

October 15, 2026, in the amount of $352,908.04. Councilmember Moat seconded the motion. Mayor Sosh called for the vote. Vote – Mayor Sosh – aye; Vice Mayor Gonzales – aye; Councilmember Madrid – aye; Councilmember Medina – excused; Councilmember Moat – aye; Councilmember Reiman – excused; and Councilmember Stewart – aye. MOTION PASSED.

6. REPORTS / RECOGNITIONS:

A. Town Manager Reports.

Town Manager Alexis Rivera was not present at the start of this item, and the Mayor noted he would arrive later in the meeting. The Council presented a 15-year service award to Roy Plascencia, a Town library employee. A certificate of appreciation was also announced for the Halloween event organizers, Christine Duarte and Krista Jennings. Later in the meeting, Town Manager Rivera thanked the two organizers on behalf of the Town. He called the Halloween event one of the biggest in the Town's history. He also thanked the Mayor, Town staff, and business owners for their participation. He reported that the Town received a new police unit today, which is to be sent for outfitting. Three units are expected to be available by the last week of December.

B. Mayor/Council Reports.

Mayor Sosh thanked the event organizers, saying he had never seen downtown Miami host so many children as at Saturday's event. He read into the record a thank-you letter from the Class of 2027 thanking the Town for its support, time, and dedication during homecoming week.

Councilmember Moat reported on the most recent Economic Development, Annexation and Advisory Committee meeting. He said the Town has roughly 1,700 residents, about 150 of whom commute out of town for work, and roughly 170 retirees. Additional information was to be brought to the Council at the next meeting.

7. CALL TO THE PUBLIC:

Mr. Chuck Broeder, Miami resident/business owner, spoke about positive developments in Miami. These included storefront facade improvements along the highway, new turf and a skate park at Bullion Plaza, a volleyball court at Veterans Park, street improvements, new and expanded local businesses, and the well-attended Boo in the Park and trunk-or-treat events. He said the list showed that "great things" are happening in Miami.

Christa Jennings, Miami resident, thanked the Town, Public Works, and the Police Department for road closures, logistics, and safety support for Saturday's Halloween event. She also thanked the Town Council, Bullion Plaza Cultural Center and Museum, and the sponsors, vendors, businesses, and volunteers. She said the event expanded an existing holiday tradition to bring people into the historic downtown.

Don Rigdon, Miami resident, called the event outstanding. He said he handed out 700 pieces of candy and ran out in 45 minutes. He thanked the Miami Police Department for keeping attendees safe.

Jesse Bryant, Globe resident, commented on the 249th anniversary of the Victory at Saratoga, which he described as a turning point of the American Revolution.

Joe Sanchez, Miami resident, commented on a Town of Miami quarterly newsletter from summer 2000. It described the Town's contract with the Central Arizona Association of Governments (CAG) to develop a 20-year general plan. Mr. Sanchez emphasized the importance of ensuring the general plan did not "go on a shelf" and that the Town continued to work from it.

8. UNFINISHED BUSINESS:

A. Information, discussion, and possible action: Presentation and possible acceptance of Fiscal Year 2024/2025 Audit Report.

Matt Bingham of Colby & Powell, PLC presented the audit. He thanked the Council and Town staff, including Mr. Rivera and Maria, for their cooperation. He noted that the report in question covered fiscal year 2024/25, with a June 30, 2025 year-end. Mr. Bingham said the Council should have three documents: the annual financial statements, the expenditure limitation report, and the SAS 114 letter. He reported that the Town was well under its expenditure limitation. Because the Town spent more than $750,000 in federal funds, a Single Audit under Uniform Guidance was required. The firm tested two major programs, CDBG Program and Transit Program, and both received clean opinions. All of the roughly ten opinion units in the financial statements also received clean (unmodified) opinions.
Mr. Bingham reported four findings. Two were internal control material weaknesses:

- 2025-001, Preparation of a Working Trial Balance: A repeat finding that he said is improving but not yet resolved. This year it was driven mainly by a grant whose invoices and documentation arrived six to eight months after year-end. The Town did not accrue those expenses, and the auditors proposed a journal entry to record them and the related grant receivable.
- 2025-004, Accounts Receivable Module: A new finding. Numerous adjustments were needed for the accounts receivable module in the Town's accounting software, which is used to bill grants, septic services, and other items. He recommended monthly reconciliation of the module to the general ledger.

Two were repeat material noncompliance findings: the late financial statements, which he expected to be resolved by March 31, and departmental budgets that exceeded their appropriations. He said approximately eight departments exceeded their budgets this year.
The Council noted that the agenda referenced fiscal year 2023/2024 and amended the item to reflect fiscal year 2024/25. Councilmember Stewart moved to accept the FY 2024/2025 Audit Report as presented. The motion was seconded by Vice Mayor Gonzales. Mayor Sosh called for the vote. Vote – Mayor Sosh – aye; Vice Mayor Gonzales – aye; Councilmember Madrid – aye; Councilmember Medina – excused; Councilmember Moat – aye; Councilmember Reiman – excused; and Councilmember Stewart – aye. MOTION PASSED.

9. NEW BUSINESS:

A. Information and discussion only: Update regarding construction progress and status of Inspiration Apartments, located at 912 Rose Road.

Prince Twumasi and Fidelis Garcia of Chicanos Por La Casa (CPLC) provided an information-only update and thanked Town staff, including Mr. Rivera and Josh Derhammer, for their assistance. Construction status. Construction began in March 2025 with demolition of the old cafeteria to make way for a second building and rehabilitation of the old school, which involved asbestos, graffiti, vandalism, and trash. By March 2026, the project was about halfway complete. A Temporary Certificate of Occupancy was issued on October 14. A property management company had begun moving in and leasing, and about 25% of units had applications under review. The contractor and subcontractors were still completing punch list items, such as touch-up paint and landscaping, before a full certificate of occupancy. The presenters showed photos of the exterior, which preserves the original school lettering and tile accents, and of the interiors. They described extensive security features, including gated common areas and interior and exterior cameras, as well as common-area Wi-Fi. They also reported some ADA-accessible and audio/visually impaired accessible units, all located on the street level. There are no elevators. Rents and eligibility. Mr. Garcia explained that rents are set from HUD non-metro tables at 40%, 50%, or 60% of area median income. Ranges were $553 to $871 for one-bedroom, $671 to $1,038 for two-bedroom, and $793 to $1,233 for three-bedroom units. Incomes are reviewed annually. A household that rises above the 60% limit may not be eligible for lease renewal. He clarified that the development is not Section 8 housing, although voucher holders may use vouchers toward rent. Standard criminal background and credit screening are part of the application process. He addressed a community concern about prospective residents by stating that no one had yet been approved. The project is funded by low-income housing tax credits, which require occupancy by the end of the year, and the goal is to be full by December 31. Council questions. In response to Councilmember Madrid, Mr. Garcia said the site has 40 parking spaces, as allotted by the Council when the property was sold in 2019. There are two handicap spaces in front. A neighbor had raised concerns about bright lighting near those spaces. Mr. Garcia said the staging area at the church would be cleared by the second week of November and that drainage grates on the rear street were being replaced so children could not get in and get stuck. Joe Sanchez asked how the public could get leasing information. Mr. Garcia said packets with contact information would be left with the Town Clerk, Karen Norris. Next steps. Mr. Garcia proposed a Council and public tour of the units in the second week of November, with a formal ribbon cutting expected in February.

B. Information, discussion, and possible action: Consideration and possible approval of Brownfields Assessment Coalition Memorandum of Agreement between Gila County, City of Globe, Town of Superior, and Town of Miami.

Town Manager Rivera explained that the Town applied for the Brownfields grant in 2024 and was denied, then reapplied in 2025 and was awarded about $1.5 million. The grant must be used by October 31, 2030. Under the agreement, the participating jurisdictions (Gila County, City of Globe, Town of Superior, and Town of Miami) will meet to identify properties for assessment. Brief discussion of whether buildings identified in an earlier assessment would be

included. Town Manager Rivera noted that the legal research for brownfield properties, such as records searches and court filings, is expensive. Councilmember Stewart moved to approve the Brownfields Assessment Coalition Memorandum of Agreement between Gila County, City of Globe, Town of Superior, and Town of Miami. The motion was seconded by Councilmember Moat. Mayor Sosh called for the vote. Vote – Mayor Sosh – aye; Vice Mayor Gonzales – aye; Councilmember Madrid – aye; Councilmember Medina – excused; Councilmember Moat – aye; Councilmember Reiman – excused; and Councilmember Stewart – aye. MOTION PASSED.

C. **Information, discussion and possible action:** Consideration and possible approval to separate the combined Code Enforcement/Animal Control position into two separate positions, a full-time Code Enforcement Officer and a part-time Animal Control Officer, and to approve the revised job descriptions for both positions.

Town Manager Rivera presented the proposal to split the combined position into a full-time Code Enforcement Officer and a part-time Animal Control Officer. Code Enforcement would be supervised under Public Works, and Animal Control would remain under the Police Department. He cited the following reasons:

- Code enforcement has received increased complaints for housing violations over the past 18 months.
- Construction permitting requires an officer with at least one to two years of construction knowledge.
- Under the combined position, permit inspections were delayed when the officer was pulled away to respond to animal calls, which affected contractors working against deadlines.
- A dedicated animal control officer could respond faster, particularly on weekends.

Budget concerns. Vice Mayor Gonzales asked whether the pay would be equivalent and whether the position was budgeted in Public Works. He referred to the audit's finding that departments exceeded their budgets and asked that the move not leave any department over budget in the next audit. Mr. Rivera said the budget for the position currently sits in the Police Department and would need to be moved to Public Works. He said the budget transfer would come to the Council for approval and that line items would be identified. At the Vice Mayor's request, Town Attorney Jessica Silva confirmed that the procedure was proper. Additional discussion. Councilmember Moat asked why the split was proposed now. He asked whether it had been planned before the former combined officer left. Mr. Rivera said the action was taken after that departure. In response to questions about availability, Mr. Rivera said the animal control officer would work about 30 hours per week without benefits. The schedule would be set by the Police Chief and would run Sunday through Thursday, with two to three extra hours for weekend calls. The officer would be on call. Police staff confirmed the Town has after-hours access to the county animal shelter, and Mr. Rivera said Gila County has more weekend officers. Mr. Rivera said a future goal was to find revenue to support a 40-hour position. Vice Mayor Gonzales also asked whether Police Department officers could be trained to handle animal calls. Mr. Rivera said he did not have the answer and would provide that information before the end of the week. Mayor Sosh moved to approve to separate the combined Code Enforcement/Animal Control position into two separate positions, a full-time Code Enforcement Officer and a part-time Animal Control Officer, and to approve the revised job descriptions for both positions. The motion was seconded by Councilmember Stewart. Mayor Sosh called for

the vote. Vote – Mayor Sosh – aye; Vice Mayor Gonzales – nay; Councilmember Madrid – aye; Councilmember Medina – excused; Councilmember Moat – aye; Councilmember Reiman – excused; and Councilmember Stewart – aye. MOTION PASSED.

10. CALL TO THE COUNCIL/FUTURE AGENDA ITEMS:

Vice Mayor Gonzales asked that the Town Manager's report at the next meeting include the hiring status of the Economic Development/Assistant Town Manager position.

Councilmember Moat asked about the deadline for submitting agenda items, and staff stated it was 10 days before the meeting.

11. ADJOURNMENT:

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

The meeting adjourned at 7:57 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 **26th** day of **October**, 2026.

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

DATED this **9th** day of **November**, 2026.

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Karen Norris, Town Clerk

APPROVED:

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Michael Sosh, Mayor

DRAFT