

AMENDED AGENDA

AMENDED AGENDA OF THE REGULAR SESSION OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, AND STATE OF ARIZONA, TO BE HELD ON TUESDAY, AUGUST 4, 2026, AT 7:00 PM AT COUNCIL CHAMBERS LOCATED AT 118 ARIZONA STREET, BISBEE, ARIZONA.

THE MEETING WAS CALLED TO ORDER BY _____ AT _____.

ROLL CALL

COUNCIL

Councilmember Karen Schumacher, Ward I
Councilmember Pete Skinner, Ward II
Councilmember Trish Damon, Ward III
Mayor Ken Budge
Councilmember Anna Cline, Ward III, Mayor Pro Tempore
Councilmember Mel Sowid, Ward II
Councilmember Cesilia C. Garcia, Ward I

STAFF

Ashlee Coronado, City Manager
Nina Williams, Acting City Clerk
Keri Bagley, Finance Director
Bridgette Kantner, Personnel Director
Matthew Gurney, Public Works Director
Logan Dodd, Operations Manager
Tim Cox, Police Chief
Jay Ritchie, Deputy Police Chief
Jim Richardson, Fire Chief

CITY ATTORNEY

Joseph Estes

INVOCATION: A Moment of Silence

PLEDGE OF ALLEGIANCE

MAYOR'S PROCLAMATIONS AND ANNOUNCEMENTS:

CALL TO THE PUBLIC

THE FOLLOWING ITEMS WILL BE DISCUSSED, CONSIDERED, AND/OR DECIDED UPON AT THIS MEETING:

GENERAL BUSINESS:

1. ACCOUNTS PAYABLE: Subject to availability of funds.
2. Approval of the Consent Agenda
 - A. Approval of the Minutes of the Regular Session of Mayor and Council held on Tuesday, July 21, 2026.

Nina Williams, Acting City Clerk

- B. Approval of the Minutes of the Special Session of Mayor and Council held on Tuesday, July 14, 2026.

Nina Williams, Acting City Clerk

- C. Approval of the Minutes of the Special Session of Mayor and Council held on Tuesday, July 28, 2026.

Nina Williams, Acting City Clerk

- D. Approval of a Park, Facility and Right-of-Way Use permit for the use of Upper Vista Park by Project Wildlife Bisbee for a Garden Party on Sunday, September 27, 2026, from 4:30pm to 6:30pm with a possible waiver of fees.

Nina Williams, Acting City Clerk

- E. Approval of a Special Event Liquor License Application submitted by Project Wildlife Bisbee for a Garden Party being held at Upper Vista Park on Sunday, September 27, 2026, from 4:30pm to 6:30pm; Jane Gaffer, Applicant.

Nina Williams, Acting City Clerk

- F. Approval of a Permanent Extension of Premises / Patio Permit Application submitted by Bisbee Brownstone LLC, located at 20 Brewery Avenue, Bisbee, AZ, Beth Moorhouse, Applicant.

Nina Williams, Acting City Clerk

- G. Approval of a Permanent Extension of Premises / Patio Permit Application submitted by the Bisbee Social Club, located at 67 B Main Street, Bisbee, AZ, Kevin Kramber, Applicant.

Nina Williams, Acting City Clerk

OLD BUSINESS

NEW BUSINESS

3. Presentation from Arizona Water Company on the Water Conservation partnership with the City of Bisbee.

Ashlee Coronado, City Manager

4. Discussion and Possible Approval of a Change Order with Ideum, Inc.

Jeremy Fricke, Executive Director Naco Heritage Alliance

5. Discussion and Possible Approval of Change Order #15 with Durazo Construction.

Mike Normand, Construction Project Manager Camp Naco

6. Discussion and Possible Approval of a New Two-Year Service Agreement between the Bisbee Fire Department and Stryker in the amount of \$13,400.00 to service and maintain four battery powered ambulance stretchers.

Jim Richardson, Fire Chief

7. Discussion and Possible Approval of Scope of Services for Environmental Documentation-Bisbee Municipal Airport Airfield Electrical Improvements.

Matthew Gurney, Public Works Director

8. Discussion and Possible Approval of an Intergovernmental Agreement (IGA-EBG-CB-060126-01) with the Arizona Governor's Office of Resiliency for the City Hall Solar Photovoltaic Resiliency Project Grant Award (\$185,000.00).

Matthew Gurney, Public Works Director

9. Discussion and Possible Approval of Right-of-Way (ROW) Acquisition from Mile High Parking, LLC for the West Segment of the Bisbee Shared Use Path (Bikeway) Project.

Matthew Gurney, Public Works Director

10. Discussion and Possible Approval of the Notice of Intent to adopt Ordinance O-26-19; Establishing a Tourism Marketing Advisory Committee and Defining its purpose, membership and duties.

Ashlee Coronado, City Manager

11. Discussion and Possible Approval of Resolution R-26-21 Declaring and Adopting the results of the Primary Election held on July 21, 2026, and ordering the recordation of the Resolution.

Ashlee Coronado, City Manager

- 12. Discussion and Possible Approval of a Property Lease Agreement with Freeport Minerals Corporation for the SR80 Queen Mine Tour/Old Bisbee Shared Use Path.**

Matthew Gurney, Public Works Director

13. City Manager's Report:

COUNCIL COMMENTS OR FUTURE AGENDA ITEM SUGGESTIONS: (Council members may suggest topics for future meeting agendas, but Council will not here discuss, deliberate, or take any action on these topics.):

- Councilmember Schumacher would like to comment on the Friends of the Bisbee Animal Shelter Spay/Neuter Clinic held at the Melody Lane building on July 18th and the new grant deadline for the Bisbee Arts Commission.

ADJOURNMENT:

Pursuant to A.R.S. § 38-431.02(H), The public will have physical access to Council Chambers 20 minutes before the meeting is scheduled to begin.

Individuals with hearing disabilities can contact the City Clerk's Office (520) 432-6011 to request an Assisted Listening Device, at least 24 hours before the meeting.

Anyone needing special accommodation to attend this meeting should contact Nina Williams at (520) 432-6011 at least twenty-four hours before the meeting.

Public documents referred to herein may be viewed during regular business hours at the City Clerk's Office at 118 Arizona St, Bisbee.

Pursuant to A.R.S. § 38-431.03(A)(3), the Council may vote to enter executive session at any point during this meeting for discussion or consultation for legal advice with its attorney(s), who may appear telephonically.

#1

CITY OF BISBEE
FINANCE DEPARTMENTPayment Approval Report - by GL Account
Report dates: 7/17/2026-7/30/2026Page: 1
Jul 30, 2026 09:09AM

Report Criteria:

Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
GENERAL FUND							
10-1020100 GASOLINE INVENTORY							
3551	SENERGY PETROLE	415582503	UNLEADED FUEL	07/03/2026	8,000.53	.00	
3551	SENERGY PETROLE	415591677	UNLEADED FUEL	07/16/2026	7,960.78	.00	
10-1020200 DIESEL INVENTORY							
3551	SENERGY PETROLE	415582503	DIESEL FUEL	07/03/2026	3,262.79	.00	
3551	SENERGY PETROLE	415591677	DIESEL FUEL	07/16/2026	3,251.45	.00	
10-2020203 DENTAL INSUR PAYABLE							
2233	DELTA DENTAL of ARI	RIS000714278	Dental premiums for August 2026	07/16/2026	2,455.31	2,455.31	07/20/2026
2233	DELTA DENTAL of ARI	RIS000714278	Dental premiums for August 2026-Buy up	07/16/2026	1,384.23	1,384.23	07/20/2026
10-2020802 DEFERRED COMPENSATION PAYABLE							
1623	NATIONWIDE RETIRE	26-0718	EE & ER FIRE PPE 07-18-2026	07/22/2026	2,822.04	2,822.04	07/23/2026
1623	NATIONWIDE RETIRE	26-0718	EE & ER COB PPE 07-18-2026	07/22/2026	1,901.98	1,901.98	07/23/2026
1623	NATIONWIDE RETIRE	26-0718	Ruiz, Gabriel PPE 07-18-2026	07/22/2026	342.00	342.00	07/23/2026
10-2020818 UNION DUES PAYABLE							
3677	AZ COPS	PPE 07-18-202	Police union dues for PPE 07/18/2026	07/21/2026	159.00	159.00	07/23/2026
1147	BISBEE FIREFIGHTER	PPE 07-18202	Fire Union Dues for PPE 07/18/2026	07/21/2026	472.50	472.50	07/23/2026
10-2021001 HEALTH INSURANCE PAYABLE							
6917	BLUE CROSS BLUE S	037849-08-26	Health insurance premium PPO90 P4 SW-August	07/22/2026	15,943.08	15,943.08	07/23/2026
6917	BLUE CROSS BLUE S	037849-08-26	Health insurance premium PPO90 P2 SW-August	07/22/2026	8,520.07	8,520.07	07/23/2026
6917	BLUE CROSS BLUE S	037849-08-26	Health insurance premium PPO90 P3 SW-August	07/22/2026	35,862.80	35,862.80	07/23/2026
6917	BLUE CROSS BLUE S	037849-08-26	Health insurance premium HSA PPO100 P2 SW-August	07/22/2026	7,984.92	7,984.92	07/23/2026
10-2021002 ADDITIONAL LIFE INSUR PAYABLE							
5455	MUTUAL OF OMAHA	2151284623	Employer Pd. Life Ins. - August 2026	07/16/2026	1,044.24	1,044.24	07/23/2026
5455	MUTUAL OF OMAHA	2151284623	Voluntary Life & AD&D	07/16/2026	869.80	869.80	07/23/2026
10-2021005 AFLAC INSURANCE PAYABLE							
2111	AFLAC	610633	AFLAC invoice for July	07/21/2026	1,618.94	1,618.94	07/23/2026
10-2021006 PREPAID LEGAL SVCS PAYABLE							
5909	LEGAL SHIELD	LEGAL-BFD-J	LegalShield Premiums Fire Dept July 2026	07/16/2026	108.65	108.65	07/20/2026
10-2021007 VISION CARE INSUR PAYABLE							
2344	VISION SERVICE PLA	825595860	Vision Care for August 2026	07/18/2026	1,221.05	1,221.05	07/23/2026
10-2024000 PAYROLL GARNISHMENTS PAYABLE							
3271	SUPPORT PAYMENT	26-0718	Child Support Payments for PPE 07-18-2026	07/21/2026	667.71	667.71	07/23/2026
Total :					105,853.87	83,378.32	
MAYOR & COUNCIL							
10-50-37000 FIREWORKS INSURANCE							
6943	CORPORATE PAYME	26-0709	RRM&H-FIREWORKS INSURANCE	07/08/2026	2,007.56	2,007.56	07/21/2026
Total MAYOR & COUNCIL:					2,007.56	2,007.56	
CITY MANAGER							
10-51-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - City Manager	07/16/2026	22.43	22.43	07/23/2026
10-51-13400 EDUCATION & TRAINING							
6943	CORPORATE PAYME	26-0708	AZ CITY MANAGER CONFERENCE ACORONADO	07/08/2026	410.00	410.00	07/21/2026
10-51-13500 SUBSCRIPTIONS & DUES							
6943	CORPORATE PAYME	26-0708	AZ CITY MANAGER ASSOC. ACORONADO	07/08/2026	325.00	325.00	07/21/2026
Total CITY MANAGER:					757.43	757.43	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
FINANCE DEPARTMENT							
10-52-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Finance	07/16/2026	109.88	109.88	07/23/2026
Total FINANCE DEPARTMENT:					109.88	109.88	
CITY CLERK							
10-53-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - City Clerk	07/16/2026	22.43	22.43	07/23/2026
10-53-13100 BUSINESS TRAVEL							
6237	WILLIAMS, NINA	26-0717	MILEAGE, LODGING AND MEALS REIMBURSEMENT-2026	07/17/2026	718.33	.00	
10-53-24000 PHONES							
6050	VERIZON	6148523995	City Clerk	07/13/2026	45.38	45.38	07/27/2026
10-53-46531 ELECTION EXPENSE							
1153	BISBEE OBSERVER	11837	7/9/2026 & 7/16/2026: PUBLIC NOTICE ARGUMENTS FOR	07/14/2026	52.59	.00	
4266	COCHISE COUNTY E	26-0728	ELECTION ADMINISTRATIVE SERVICE FEES, RECORDER	07/28/2026	3,081.75	.00	
Total CITY CLERK:					3,920.48	67.81	
COMMUNITY DEVELOPMENT							
10-54-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Community Development	07/16/2026	22.43	22.43	07/23/2026
10-54-13400 EDUCATION & TRAINING							
6943	CORPORATE PAYME	26-0708	AZ DEPT OF HOUSING CONFERENCE	07/08/2026	550.00	550.00	07/21/2026
10-54-21000 ELECTRIC - SHELTER							
1097	AZ PUBLIC SERVICE	1587010000-0	938 Tovreaville Rd Kennel #1587010000	07/20/2026	416.03	416.03	07/27/2026
10-54-24000 PHONES							
4192	CENTURY LINK	333493134-07-	ANIMAL SHELTER 520-432-6020 333493134	07/13/2026	44.70	44.70	07/20/2026
10-54-24050 PHONES-COMMUNITY DEVELOPMENT							
6050	VERIZON	6148523995	City Planner	07/13/2026	79.14	79.14	07/27/2026
10-54-31000 PROFESSIONAL FEES							
1695	SEAGO	26-0701	ANNUAL DUES AND RTAC MEMBERSHIP - JULY 2026 - JU	07/01/2026	2,864.00	.00	
10-54-42040 ADVERTISING							
6943	CORPORATE PAYME	26-0708	HERALD/REVIEW MEDIA-BIKEWAY POSTING	07/08/2026	61.59	61.59	07/21/2026
6943	CORPORATE PAYME	26-0708	THE DAILY TERRITORY-30 MAIN RFP POSTING	07/08/2026	110.97	110.97	07/21/2026
6943	CORPORATE PAYME	26-0708	DAILY TERRITORIAL-BIKEWAY POSTING	07/08/2026	43.04	43.04	07/21/2026
10-54-42050 NON CAP ADMIN EQUIP/FURN							
4926	AMAZON CAPITAL SE	1H3T-RLJP-PJ	INSTA360 LUNA ULTRA ENDURANCE BUNDLE	07/13/2026	242.22	.00	
10-54-46542 ANIMAL SHELTER EXPENSES							
3163	AZ STATE PRISON C	D08151120260	ANIMAL SHELTER - INMATE LABOR	07/07/2026	36.00	.00	
3163	AZ STATE PRISON C	D08151120260	ANIMAL SHELTER - MILEAGE	07/08/2026	76.39	.00	
3163	AZ STATE PRISON C	D08184720260	ANIMAL SHELTER - MILEAGE	07/21/2026	47.80	.00	
Total COMMUNITY DEVELOPMENT:					4,594.31	1,327.90	
ADMINISTRATION & GENERAL GOV'T							
10-55-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Admin Asst.	07/16/2026	21.84	21.84	07/23/2026
10-55-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	7290017491-0	2118 Newell St. Naco #7290017491	07/20/2026	132.52	132.52	07/27/2026
10-55-24000 PHONES							
6943	CORPORATE PAYME	26-0708	BROADVOICE CITY HALL PHONES	07/08/2026	813.64	813.64	07/21/2026
10-55-24001 INTERNET ACCESS							
6050	VERIZON	6148523995	City Hall Router	07/13/2026	40.07	40.07	07/27/2026
10-55-34000 CONTRACT SERVICES							
1401	KONICA MINOLTA PR	597835165	MONTHLY MAINTENANCE PAYMENT - 8/8/2026-9/07/2026	07/10/2026	320.12	.00	
10-55-41500 OFFICE SUPPLIES							
4926	AMAZON CAPITAL SE	113-7027158-9	LOGITECH WEBCAM 1 UNIT	04/23/2026	54.78	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
4926	AMAZON CAPITAL SE	113-7027158-9	SELF SEAL ENVELOPES	04/23/2026	13.25	.00	
4926	AMAZON CAPITAL SE	1L93-YQ3W-V	50 PACK PENCIL CASES QTY:2	07/20/2026	42.73	.00	
4926	AMAZON CAPITAL SE	1L93-YQ3W-V	100 PCS MOTIVATIONAL PENCILS BULK	07/20/2026	28.18	.00	
4926	AMAZON CAPITAL SE	1L93-YQ3W-V	100 PACK KIDS SCISSORS	07/20/2026	42.14	.00	
4926	AMAZON CAPITAL SE	1L93-YQ3W-V	SUKH CAP ERASERS FOR PENCILS QTY: 3	07/20/2026	16.25	.00	
4926	AMAZON CAPITAL SE	1L93-YQ3W-V	ZONON 100 PCS RULERLS BULK	07/20/2026	20.70	.00	
4926	AMAZON CAPITAL SE	1XFH-VDH4-F	LAMA COLORFUL MOUSE KEYBOARD	07/15/2026	25.65	.00	
4926	AMAZON CAPITAL SE	1XFH-VDH4-F	MEETION WIRELESS MOUSE/KEYBOARD	07/15/2026	19.64	.00	
10-55-42050 NON CAP ADMIN EQUIP/FURN							
4926	AMAZON CAPITAL SE	1H3T-RLJP-PJ	INSTA360 LUNA ULTRA ENDURANCE BUNDLE	07/13/2026	242.22	.00	
10-55-43500 POSTAGE							
6943	CORPORATE PAYME	26-0708	STAMPS.COM	07/08/2026	250.00	250.00	07/21/2026
6943	CORPORATE PAYME	26-0708	STAMPS.COM	07/08/2026	34.12	34.12	07/21/2026
10-55-46000 OPERATIONAL EXPENSES							
6943	CORPORATE PAYME	26-0708	ZOOM	07/08/2026	111.96	111.96	07/21/2026
Total ADMINISTRATION & GENERAL GOVT:					2,229.81	1,404.15	
PERSONNEL							
10-56-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Personnel	07/16/2026	22.43	22.43	07/23/2026
10-56-24000 PHONES							
6050	VERIZON	6148523995	HR	07/13/2026	36.40	36.40	07/27/2026
Total PERSONNEL:					58.83	58.83	
WATER SYSTEMS							
10-58-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	6224970000-0	Douglas RD Pump - #6224970000	07/14/2026	55.91	55.91	07/20/2026
1097	AZ PUBLIC SERVICE	7117441000-06	Tombstone Cyn Pump #7117441000	07/09/2026	788.99	788.99	07/20/2026
10-58-46000 OPERATIONAL EXPENSES							
1862	B&D LUMBER & HAR	224003	PUMP HOUSE - MINERAL OIL	07/14/2026	52.54	.00	
Total WATER SYSTEMS:					897.44	844.90	
INFORMATION SYSTEMS							
10-59-31000 PROFESSIONAL FEES							
1349	EXECUTECH	AZ-257075	IT SERVICES AGREEMENT	07/15/2026	5,367.60	.00	
1349	EXECUTECH	AZ-257135	RECURRING PRODUCTS MONTHLY BILLING-JULY 2026	07/15/2026	1,832.50	.00	
Total INFORMATION SYSTEMS:					7,200.10	.00	
POLICE DEPARTMENT							
10-62-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Police Officers (Sworn)	07/16/2026	634.43	634.43	07/23/2026
5455	MUTUAL OF OMAHA	2151284623	STD/LTD - Police (Non-Sworn)	07/16/2026	64.44	64.44	07/23/2026
10-62-12300 UNIFORMS & CLOTHING							
6943	CORPORATE PAYME	26-0708	AMAZON-UNI ALLOW-COX	07/08/2026	348.63	348.63	07/21/2026
6943	CORPORATE PAYME	26-0708	MAGPUL INDUSTRIES-UNI ALLOW-BOWIE	07/08/2026	34.45	34.45	07/21/2026
6943	CORPORATE PAYME	26-0708	AMAZON-UNIFORM ALLOWANCE-SNYDER	07/08/2026	29.55	29.55	07/21/2026
6943	CORPORATE PAYME	26-0708	AMAZON-UNI ALLOW-BOWIE	07/08/2026	214.33	214.33	07/21/2026
6943	CORPORATE PAYME	26-0708	PALMETO STATE ARMORY-UNI ALLOW-BOWIE	07/08/2026	259.05	259.05	07/21/2026
6943	CORPORATE PAYME	26-0708	AMAZON-UNIFORM ALLOWANCE-SNYDER	07/08/2026	14.21	14.21	07/21/2026
6943	CORPORATE PAYME	26-0708	AMAZON-UNI ALLOW-VILLA	07/08/2026	109.78	109.78	07/21/2026
6943	CORPORATE PAYME	26-0708	TARGET-UNI ALLOW-MENDOZA	07/08/2026	8.07	8.07	07/21/2026
6943	CORPORATE PAYME	26-0708	AMAZON-UNI ALLOW-RUIZ	07/08/2026	38.25	38.25	07/21/2026
6943	CORPORATE PAYME	26-0708	AMAZON-UNI ALLOW-BOWIE	07/08/2026	13.14	13.14	07/21/2026
6943	CORPORATE PAYME	26-0709	AMAZON-UNI ALLOW-SNYDER	07/08/2026	74.76	74.76	07/21/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
6943	CORPORATE PAYME	26-0709	AMAZON-UNI ALLOW-TODD	07/08/2026	414.08	414.08	07/21/2026
6943	CORPORATE PAYME	26-0709	13 FIFTY APPAREL-UNI ALLOW-VILLA	07/08/2026	279.89	279.89	07/21/2026
6943	CORPORATE PAYME	26-0709	13 FIFTY APPAREL-UNI ALLOW-TODD	07/08/2026	248.84	248.84	07/21/2026
6943	CORPORATE PAYME	26-0709	FIRST TACTICAL-UNI ALLOW-TODD	07/08/2026	215.83	215.83	07/21/2026
6943	CORPORATE PAYME	26-0709	AMAZON-UNI ALLOW-SNYDER	07/08/2026	184.89	184.89	07/21/2026
6943	CORPORATE PAYME	26-0709	AMAZON-UNI ALLOW-RITCHIE	07/08/2026	230.23	230.23	07/21/2026
2265	PVP COMMUNICATIO	SO-27509	2 MC HELMETS	07/13/2026	1,532.00	.00	
10-62-12500 RECRUITMENT/EMPLOYEE TESTING							
6943	CORPORATE PAYME	26-0709	TRANSUNION-BACKGROUND CHRGS	07/08/2026	109.60	109.60	07/21/2026
10-62-13400 EDUCATION & TRAINING							
6943	CORPORATE PAYME	26-0708	SAFEWAY-MEALS-DUI TASK FORCE DETAIL	07/08/2026	10.33	10.33	07/21/2026
6943	CORPORATE PAYME	26-0708	LITTLE CAESAR-MEALS-DUI TASK FORCE DETAIL	07/08/2026	48.30	48.30	07/21/2026
10-62-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	0546921000-0	1 W HWY 92 Police #0546921000	07/17/2026	1,149.45	1,149.45	07/27/2026
1097	AZ PUBLIC SERVICE	0625720000-0	938 BTovreaville Rd Impound Lot #0625720000	07/20/2026	63.65	63.65	07/27/2026
1097	AZ PUBLIC SERVICE	8692621000-0	129 Tank Hill D - #8692621000	07/13/2026	221.63	221.63	07/20/2026
10-62-22000 WATER							
1106	ARIZONA WATER CO	100062157-06-	35 HWY 92 Police Dept 100062157	07/17/2026	102.35	102.35	07/29/2026
10-62-24000 PHONES							
4192	CENTURY LINK	333740667-07-	POLICE 520-432-2261 333740667	07/13/2026	32.78	32.78	07/20/2026
6943	CORPORATE PAYME	26-0708	BROADVOICE-MNTHLY PHN CHRGS	07/08/2026	848.11	848.11	07/21/2026
6050	VERIZON	6148523995	Police	07/13/2026	844.83	844.83	07/27/2026
6050	VERIZON	6148523995	Animal Control	07/13/2026	77.80	77.80	07/27/2026
10-62-24001 INTERNET ACCESS FEES							
4059	SPARKLIGHT	816013003001	Internet Svc-Police Department - 8160130030019180	07/19/2026	175.92	175.92	07/27/2026
6050	VERIZON	6148523995	Police Air Cards	07/13/2026	120.03	120.03	07/27/2026
6050	VERIZON	6148534554	Police Air Cards	07/13/2026	515.69	515.69	07/27/2026
10-62-34000 CONTRACT SERVICES							
2314	COCHISE COUNTY T	26-0714	4TH QUARTER BILLING	07/14/2026	31,737.50	.00	
10-62-34100 DOC WORKERS							
3163	AZ STATE PRISON C	D08184620260	PD-LABOR	07/21/2026	18.00	.00	
3163	AZ STATE PRISON C	D08184620260	PD-MILEAGE	07/21/2026	44.66	.00	
3163	AZ STATE PRISON C	D08184720260	PD-LABOR	07/07/2026	30.00	.00	
10-62-41500 OFFICE SUPPLIES							
6943	CORPORATE PAYME	26-0708	AMAZON-OFC FANS	07/08/2026	97.48	97.48	07/21/2026
6943	CORPORATE PAYME	26-0708	AMAZON-POWER SURGE STRIP	07/08/2026	39.34	39.34	07/21/2026
6943	CORPORATE PAYME	26-0709	AMAZON-OFC SPPLS	07/08/2026	164.37	164.37	07/21/2026
10-62-43500 POSTAGE							
6943	CORPORATE PAYME	26-0708	STAMPS SRV CHRGS	07/08/2026	23.01	23.01	07/21/2026
10-62-45100 DISPOSABLE EQUIP & TOOLS							
6943	CORPORATE PAYME	26-0708	HARBOR FREIGHT-PRESSURE WASHER	07/08/2026	243.08	243.08	07/21/2026
6943	CORPORATE PAYME	26-0708	AMAZON-VACUUM CLEANER	07/08/2026	65.75	65.75	07/21/2026
10-62-45300 CUSTODIAL SUPPLIES							
6943	CORPORATE PAYME	26-0708	AMAZON-CUSTODIAL SPPLS	07/08/2026	30.91	30.91	07/21/2026
10-62-46000 OPERATIONAL EXPENSES							
5870	A.L.E.R.T.	26-1149	RAPTOR MC RPLCMNT REMOTE	07/09/2026	510.96	.00	
6943	CORPORATE PAYME	26-0708	TRACTOR SUPPLY-FOOD FOR KRA K9 OFCR	07/08/2026	31.30	31.30	07/21/2026
6943	CORPORATE PAYME	26-0708	FREEDOM OUTFITTING-REG CHLNG COINS	07/08/2026	1,600.00	1,600.00	07/21/2026
10-62-46621 AMMUNITION							
2160	SCOTTSDALE GUN C	132690	5200 CCI BLAZER BRASS 9 115 GR BOX	07/09/2026	2,118.96	.00	
2160	SCOTTSDALE GUN C	132729	55GR FMJ AMMO XP 193 PMC	07/09/2026	4,817.01	.00	
10-62-46624 MOVING, TOWING, STORAGE EXP							
7000	BARNETT'S TOWING,	504365	TOWING SERVICES B26-3970	07/13/2026	210.00	.00	
1636	COCHISE AUTO SER	753	TOWING SERVICES/B26-4016	07/15/2026	196.00	.00	
10-62-46626 ANIMAL CONTROL EXPENSE							
6943	CORPORATE PAYME	26-0708	AMAZON-ANIMAL CNTRL SPPLS	07/08/2026	21.89	21.89	07/21/2026
10-62-55000 EQUIPMENT REPAIR & MAINT							
5870	A.L.E.R.T.	25-1239	REPAIR & MAINT RADAR DT-06465	06/11/2026	359.38	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
10-62-55200 NON CAP EQUIP PURCHASES							
6943	CORPORATE PAYME	26-0708	HARBOR FREIGHT-TANK FOR COMPRESSOR	07/08/2026	146.20	146.20	07/21/2026
6943	CORPORATE PAYME	26-0708	HOME DEPOT-AC UNIT FOR EVIDENCE	07/08/2026	485.25	485.25	07/21/2026
6943	CORPORATE PAYME	26-0708	HARBOR FREIGHT-CROMPRESSOR	07/08/2026	415.98	415.98	07/21/2026
10-62-61000 VEHICLE PARTS & LABOR							
6536	BISBEE NAPA AUTO P	401753	AUTO PARTS 1167	07/15/2026	4.48	.00	
6943	CORPORATE PAYME	26-0708	DOLLAR GENERAL-CAR WAX	07/08/2026	6.30	6.30	07/21/2026
10-62-62003 GASOLINE							
6943	CORPORATE PAYME	26-0708	SKY ISLAND FUEL-RUIZ	07/08/2026	66.45	66.45	07/21/2026
6763	SKY ISLAND FUELS	1019733	FUEL-9389	07/12/2026	81.19	.00	
Total POLICE DEPARTMENT:					52,634.77	11,174.63	
FIRE DEPARTMENT							
10-64-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD/LTD - Fire	07/16/2026	849.39	849.39	07/23/2026
10-64-12300 UNIFORMS & CLOTHING							
6479	FX TACTICAL	11-10053561	UNIFORM ALLOWANCE FOR WILLIAM KANE	07/16/2026	380.42	.00	
10-64-13100 BUSINESS TRAVEL							
6943	CORPORATE PAYME	26-0708	76 GAS STATION	07/08/2026	153.25	153.25	07/21/2026
6943	CORPORATE PAYME	26-0708	ARCO FUEL	07/08/2026	15.01	15.01	07/21/2026
6943	CORPORATE PAYME	26-0708	SKY HARBOR PARKING	07/08/2026	66.00	66.00	07/21/2026
6943	CORPORATE PAYME	26-0708	SHELL GAS STATION REDLANDS CA	07/08/2026	175.00	175.00	07/21/2026
6943	CORPORATE PAYME	26-0708	ENTERPRISE RENT-A-CAR SACRAMENTO CA	07/08/2026	176.89	176.89	07/21/2026
6943	CORPORATE PAYME	26-0708	SHELL GAS STATION, DEF FLUID, DRINKS	07/08/2026	37.94	37.94	07/21/2026
6943	CORPORATE PAYME	26-0708	AMERICAN AIRLINES	07/08/2026	580.40	580.40	07/21/2026
6943	CORPORATE PAYME	26-0708	DENNY'S RESTAURANT	07/08/2026	68.68	68.68	07/21/2026
6943	CORPORATE PAYME	26-0708	QUALITY INN	07/08/2026	132.11	132.11	07/21/2026
6943	CORPORATE PAYME	26-0708	PILOT GAS STATION TONOPAH AZ	07/08/2026	146.01	146.01	07/21/2026
6943	CORPORATE PAYME	26-0708	DANVILLE HARVEST	07/08/2026	84.59	84.59	07/21/2026
10-64-13500 SUBSCRIPTIONS & DUES							
6943	CORPORATE PAYME	26-0708	PRIME MEMBERSHIP FEE	07/08/2026	16.43	16.43	07/21/2026
10-64-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	9079721000-0	192 Hwy 92 Hwy Fire Station #9079721000	07/20/2026	976.62	976.62	07/27/2026
10-64-22000 WATER							
1106	ARIZONA WATER CO	100038375-06-	Bisbee Fire Station 2 - #100038375	07/09/2026	46.61	46.61	07/20/2026
10-64-23000 GAS - UTILITY							
1751	SOUTHWEST GAS C	910001916351	645 Tombstone Cyn - Fire #2- 910001916351	07/13/2026	61.06	61.06	07/20/2026
10-64-24000 PHONES							
4192	CENTURY LINK	333495025-07-	FIRE DEPT QW333495025001 333495025	07/13/2026	99.99	99.99	07/20/2026
4192	CENTURY LINK	333830226-07-	FIRE DEPT 520-432-4110 333830226	07/13/2026	82.79	82.79	07/20/2026
4192	CENTURY LINK	334079108-07-	FIRE DEPT #2 520-432-6022 334079108	07/13/2026	37.23	37.23	07/20/2026
6050	VERIZON	6148523995	Fire	07/13/2026	355.74	355.74	07/27/2026
10-64-24001 INTERNET ACCESS FEES							
6050	VERIZON	6148523995	Fire Dept Air Card	07/13/2026	137.86	137.86	07/27/2026
10-64-31000 PROFESSIONAL FEES							
6943	CORPORATE PAYME	26-0708	WILDFLOWER SKY HARBOR AIRPORT	07/08/2026	42.13	42.13	07/21/2026
10-64-45300 CUSTODIAL SUPPLIES							
6038	BRADY INDUSTRIES,	12007024	CLEANING SUPPLIES	07/22/2026	623.26	.00	
10-64-46000 OPERATIONAL EXPENSES							
1659	ACE HARDWARE	45663	SHELF, ENTRY DOOR LOCK, KEY	07/01/2026	126.59	.00	
1659	ACE HARDWARE	45769	CAR WASH, UNIVERSAL COUPLER, AIR BLOW GUN	07/21/2026	30.34	.00	
1153	BISBEE OBSERVER	11848	7/16/26 & 7/23/26 ORDINANCE O-26-13	07/21/2026	230.56	.00	
1153	BISBEE OBSERVER	11852	7/16/26 & 7/23/26 ORDINANCE O-26-17	07/21/2026	81.12	.00	
6943	CORPORATE PAYME	26-0708	AMAZON-PRINTER INK	07/08/2026	96.58	96.58	07/21/2026
1698	SAFEWAY	2031804	DRINKS AND SNACKS FOR FIRE CHIEF'S MEETING	07/22/2026	113.49	.00	
10-64-46641 MEDICAL SUPPLIES							
6447	MED-TECH RESOUR	160360	IV FLUSH SODIUM CHLORIDE 10ML x 120	07/21/2026	106.27	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
10-64-47000 PERMITS & LICENSES							
6943	CORPORATE PAYME	26-0708	ADOT MOTOR VEHICLE TITLE FEE	07/08/2026	4.00	4.00	07/21/2026
10-64-61000 VEHICLE PARTS & LABOR							
6536	BISBEE NAPA AUTO P	401737	AUTOMOTIVE FUSE	07/15/2026	4.37	.00	
6536	BISBEE NAPA AUTO P	401752	OIL FILTER, SPARK PLUGS, PLUG WIRES, GAS TREATME	07/15/2026	153.36	.00	
6943	CORPORATE PAYME	26-0708	HOPPER AUTOMOTIVE-TRUCK, DIAGNOSIS OF LIGHT	07/08/2026	145.60	145.60	07/21/2026
6943	CORPORATE PAYME	26-0708	COOL DUDE AUTOMOTIVE-JAMES ENGOLS	07/08/2026	652.05	652.05	07/21/2026
Total FIRE DEPARTMENT:					7,089.74	5,239.96	
CITY MAGISTRATE							
10-68-34000 CONTRACT SERVICES							
4625	COCHISE COUNTY T	27-JP1	Court Co-location Agreement FY27	07/17/2026	66,943.00	.00	
Total CITY MAGISTRATE:					66,943.00	.00	
CEMETERY							
10-70-34100 DOC WORKERS							
3163	AZ STATE PRISON C	D08503320260	CEMETERY-LABOR	07/21/2026	48.00	.00	
3163	AZ STATE PRISON C	D08503320260	CEMETERY-MILEAGE	07/21/2026	211.05	.00	
3163	AZ STATE PRISON C	D08505220260	CEMETERY-LABOR	07/07/2026	63.00	.00	
3163	AZ STATE PRISON C	D08505220260	CEMETERY-MILEAGE	07/08/2026	357.78	.00	
Total CEMETERY:					679.83	.00	
BUILDING & MAINTENANCE							
10-74-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Bldg Maintenance	07/16/2026	22.43	22.43	07/23/2026
10-74-12300 UNIFORMS & CLOTHING							
7155	DE LA ROSA, VICTOR	26-0715	WORK BOOT REIMBURSEMENT	07/15/2026	150.00	.00	
10-74-13100 BUSINESS TRAVEL							
6943	CORPORATE PAYME	26-0709	APWA CONFERENCE-AIRBNB	07/08/2026	171.71	171.71	07/21/2026
10-74-24000 PHONES							
6050	VERIZON	6148523995	Bldg Maintenance	07/13/2026	79.14	79.14	07/27/2026
10-74-34000 CONTRACT SERVICES							
7060	CINTAS	4275026642	UNIFORMS	07/08/2026	5.96	.00	
7060	CINTAS	4275026642	UNIFORMS	07/08/2026	6.40	.00	
7060	CINTAS	4275786954	UNIFORMS	07/15/2026	6.40	.00	
7060	CINTAS	4275786954	UNIFORMS	07/15/2026	5.96	.00	
6172	MMPC	191202	CITY HALL - PEST CONTROL	07/07/2026	110.00	.00	
6172	MMPC	191227	GARAGE-PEST CONTROL	07/07/2026	50.00	.00	
6172	MMPC	191233	ANIMAL SHELTER - PEST CONTROL	07/07/2026	50.00	.00	
6172	MMPC	191346	SENIOR CENTER - PEST CONTROL	07/08/2026	55.00	.00	
10-74-34100 DOC WORKERS							
3163	AZ STATE PRISON C	D08184420260	CITY HALL-LABOR	07/21/2026	30.00	.00	
3163	AZ STATE PRISON C	D08184520260	CITY HALL-LABOR	07/07/2026	60.00	.00	
3163	AZ STATE PRISON C	D08184720260	BM-LABOR	07/21/2026	30.00	.00	
3163	AZ STATE PRISON C	D08184820260	BM-LABOR	07/07/2026	30.00	.00	
10-74-45100 DISPOSABLE EQUIP & TOOLS							
1659	ACE HARDWARE	45704	PNT BRSH, DIAB BLD	07/09/2026	26.69	.00	
4926	AMAZON CAPITAL SE	1DLN-T44W-3	DEWALT FLEXVOLT BATTERIES	07/13/2026	385.24	.00	
1862	B&D LUMBER & HAR	223920	BIMETAL BLADE, MASKING TAPE, DUCT TAPE	07/07/2026	70.98	.00	
10-74-45200 SAFETY EQUIP & SUPPLIES							
4926	AMAZON CAPITAL SE	1JVV-R64K-Y7	NITRILE DISPOSABLE GLOVES	07/20/2026	703.60	.00	
4926	AMAZON CAPITAL SE	1L1Y-GCRD-Q	KLEENGUARD NEMESIS SAFETY GLASSES	07/13/2026	232.28	.00	
1199	ULINE	210340324	PIGSKIN LEATHER DRIVER	07/08/2026	478.75	.00	
10-74-45300 CUSTODIAL SUPPLIES							
4926	AMAZON CAPITAL SE	19FM-LWGY-K	CITY HALL - DAWN DISH SOAP	07/20/2026	41.14	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
4926	AMAZON CAPITAL SE	1J4W-LJD3-XH	CITY HALL - FLOOR CLEANER	07/09/2026	54.90	.00	
4191	GRAINGER	9007064760	CITY HALL - TOILET PAPER	07/15/2026	74.04	.00	
10-74-46000 OPERATIONAL EXPENSES							
6943	CORPORATE PAYME	26-0708	COCHISE LOCK & SAFE ADDITIONAL KEYS	07/08/2026	306.76	306.76	07/21/2026
10-74-50100 BLDG REPAIR & MAINT							
1659	ACE HARDWARE	45703	STATION 82 - NIMWAX STAIN, WIPING RAGS	07/09/2026	32.30	.00	
1659	ACE HARDWARE	45741	STATIO 82-SPRY GLOSS, EXT TUBE, COUPLING	07/15/2026	49.32	.00	
1862	B&D LUMBER & HAR	223922	BFD-1x6x8	07/07/2026	24.96	.00	
1862	B&D LUMBER & HAR	224008	BPD-SILVER THRESHOLD, SLVR DR BOTTON	07/14/2026	39.21	.00	
1862	B&D LUMBER & HAR	224009	BFD-OUTLET, BLK DISHWASHER, ADAPTR, ROCKER PLT	07/14/2026	111.00	.00	
1862	B&D LUMBER & HAR	224016	BFD-CLEANOUT TEE, BSKT STRAINER, AMS TRAP, VENT	07/14/2026	42.81	.00	
1862	B&D LUMBER & HAR	K24015	CREDIT INV. 224009	07/14/2026	19.27-	.00	
6943	CORPORATE PAYME	26-0708	HOME DEPOT-BFD REMODEL-COUNTERTOPS, CABINET	07/08/2026	708.81	708.81	07/21/2026
6943	CORPORATE PAYME	26-0708	AMERICAN FLAGS-REFUND JULY 4TH DECOR-BUNTING	07/08/2026	98.73-	98.73-	07/21/2026
Total BUILDING & MAINTENANCE:					4,127.79	1,190.12	
PUBLIC WORKS ADMINISTRATION							
10-75-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - PW Admin.	07/16/2026	89.72	89.72	07/23/2026
10-75-13100 BUSINESS TRAVEL							
6943	CORPORATE PAYME	26-0709	APWA CONFERENCE-AIRBNB	07/08/2026	171.71	171.71	07/21/2026
10-75-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	2518290000-0	404 Bisbee Rd - #2518290000	07/16/2026	68.21	68.21	07/27/2026
10-75-23000 GAS - UTILITY							
1751	SOUTHWEST GAS C	910002556920	404 Bisbee Rd.- #910002556920	07/20/2026	35.50	35.50	07/27/2026
10-75-24000 PHONES							
6050	VERIZON	6148523995	PW	07/13/2026	102.26	102.26	07/27/2026
10-75-34000 CONTRACT SERVICES							
1401	KONICA MINOLTA PR	597835165	MONTHLY MAINTENANCE PAYMENT - 8/8/2026-9/07/2026	07/10/2026	320.12	.00	
10-75-42050 NON CAP ADMIN EQUIP/FURN							
4926	AMAZON CAPITAL SE	1G99-VR7K-Q	CREDIT FOR INV 1MMJ-61LL-RMC9	07/20/2026	109.59-	.00	
4926	AMAZON CAPITAL SE	1H3T-RLJP-PJ	INSTA360 LUNA ULTRA ENDURANCE BUNDLE	07/13/2026	242.22	.00	
4926	AMAZON CAPITAL SE	1H77-CHWG-X	WAVLINK DOCKING STATION	07/13/2026	155.85	.00	
10-75-46000 OPERATIONAL EXPENSES							
1659	ACE HARDWARE	45753	SINGLE CUT KEY	07/17/2026	11.16	.00	
6943	CORPORATE PAYME	26-0708	GINGERS AUTO TITLE SERVICES	07/08/2026	4.00	4.00	07/21/2026
Total PUBLIC WORKS ADMINISTRATION:					1,091.16	471.40	
GARAGE							
10-77-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - PW Garage	07/16/2026	44.86	44.86	07/23/2026
10-77-13100 BUSINESS TRAVEL							
6943	CORPORATE PAYME	26-0709	APWA CONFERENCE-AIRBNB	07/08/2026	171.71	171.71	07/21/2026
10-77-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	6690180000-0	Tovreaville Rd Warehouse - 50% Garage	07/20/2026	283.28	283.28	07/27/2026
10-77-24000 PHONES							
6050	VERIZON	6148523995	City Garage	07/13/2026	75.58	75.58	07/27/2026
10-77-24001 INTERNET ACCESS							
4192	CENTURY LINK	333740666-07-	GARAGE INTERNET QW333740666001 333740666	07/13/2026	59.99	59.99	07/20/2026
10-77-34000 CONTRACT SERVICES							
7060	CINTAS	4275026665	UNIFORMS	07/08/2026	34.50	.00	
7060	CINTAS	4275026702	CLEANING	07/08/2026	12.88	.00	
7060	CINTAS	4275786931	CLEANING	07/15/2026	12.88	.00	
7060	CINTAS	4275787002	UNIFORMS	07/15/2026	34.50	.00	
10-77-46000 OPERATIONAL EXPENSES							
1659	ACE HARDWARE	45699	FLY TRAP, FASTENERS	07/09/2026	13.73	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
6536	BISBEE NAPA AUTO P	401621	BRAKE CLEANER, AA 8PK	07/14/2026	71.43	.00	
Total GARAGE:					815.34	635.42	
BUILDING INSPECTOR							
10-79-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Bldg Inspector	07/16/2026	22.43	22.43	07/23/2026
10-79-24000 PHONES							
6050	VERIZON	6148523995	Bldg Inspector	07/13/2026	75.67	75.67	07/27/2026
10-79-42050 NON CAP ADMIN EQUIP/FURN							
4926	AMAZON CAPITAL SE	1G99-VR7K-Q	CREDIT FOR INV 1MMJ-61LL-RMC9	07/20/2026	109.59	.00	
4926	AMAZON CAPITAL SE	1H77-CHWG-X	WAVLINK DOCKING STATION	07/13/2026	155.85	.00	
10-79-46000 OPERATIONAL EXPENSES							
4926	AMAZON CAPITAL SE	13K4-FX1M-41	DISPLAY PORT CABLE	07/16/2026	12.87	.00	
1153	BISBEE OBSERVER	11845	7/16/26 & 7/23/26 ORDINANCE O-26-10	07/21/2026	454.68	.00	
1153	BISBEE OBSERVER	11846	7/16/26 & 7/23/26 ORDINANCE O-26-11	07/21/2026	207.29	.00	
1153	BISBEE OBSERVER	11847-26	7/16/26 & 7/23/26 ORDINANCE O-26-12	07/21/2026	206.26	.00	
1153	BISBEE OBSERVER	11849	7/16/26 & 7/23/26 ORDINANCE O-26-14	07/21/2026	177.84	.00	
1153	BISBEE OBSERVER	11850	7/16/26 & 7/23/26 ORDINANCE O-26-15	07/21/2026	223.68	.00	
1153	BISBEE OBSERVER	11851	7/16/26 & 7/23/26 ORDINANCE O-26-16	07/21/2026	244.19	.00	
10-79-61000 VEHICLE PARTS & LABOR							
6943	CORPORATE PAYME	26-0708	WICKED LIMITZ-BUILDING SAFETY DECALS	07/08/2026	79.96	79.96	07/21/2026
10-79-62003 GASOLINE							
6763	SKY ISLAND FUELS	738055	JUNE 2026 FUEL	07/03/2026	47.50	.00	
Total BUILDING INSPECTOR:					1,798.63	178.06	
PARKS							
10-80-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Parks	07/16/2026	61.58	61.58	07/23/2026
10-80-13100 BUSINESS TRAVEL							
6943	CORPORATE PAYME	26-0709	APWA CONFERENCE-AIRBNB	07/08/2026	171.71	171.71	07/21/2026
10-80-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	0655901000-0	E Vista Park - #0655901000	07/16/2026	47.13	47.13	07/27/2026
1097	AZ PUBLIC SERVICE	3984490000-0	Main St Park - #3984490000	07/13/2026	127.39	127.39	07/20/2026
1097	AZ PUBLIC SERVICE	6333950000-0	Goar Park - #6333950000	07/14/2026	61.17	61.17	07/20/2026
1097	AZ PUBLIC SERVICE	6621361000-0	E Vista Court - #6621361000	07/16/2026	110.06	110.06	07/27/2026
1097	AZ PUBLIC SERVICE	6730341000-0	Brewery Gulch C Park #6730341000	07/14/2026	47.77	47.77	07/20/2026
1097	AZ PUBLIC SERVICE	9158520000-0	Vista Park - #9158520000	07/16/2026	44.87	44.87	07/27/2026
10-80-22000 WATER							
1106	ARIZONA WATER CO	100001857-07-	202 A St - Saginaw Park - 100001857	07/17/2026	37.21	37.21	07/29/2026
1106	ARIZONA WATER CO	100031185-06-	810 Tombstone Cyn-Garfield Park-#100031185	07/09/2026	336.94	336.94	07/20/2026
1106	ARIZONA WATER CO	100061693-07-	Traffic Circle - 100061693	07/17/2026	91.82	91.82	07/29/2026
1106	ARIZONA WATER CO	100081102-07-	Goar Park -Brewery Ave - 100081102	07/17/2026	109.87	109.87	07/29/2026
1106	ARIZONA WATER CO	100115928-06-	Grassy Park- Restrooms 100115928	07/15/2026	386.27	386.27	07/27/2026
1106	ARIZONA WATER CO	100120296-06-	City Park Brewery - Parks 100120296	07/15/2026	134.32	134.32	07/27/2026
10-80-24000 PHONES							
6050	VERIZON	6148523995	Parks	07/13/2026	97.27	97.27	07/27/2026
10-80-34000 CONTRACT SERVICES							
7060	CINTAS	4275026642	UNIFORMS	07/08/2026	6.40	.00	
7060	CINTAS	4275026698	UNIFORMS	07/08/2026	21.84	.00	
7060	CINTAS	4275786954	UNIFORMS	07/15/2026	6.40	.00	
7060	CINTAS	4275786992	UNIFORMS	07/15/2026	21.84	.00	
1893	LAL ENTERPRISES, I	68249	WEEKLY SERVICES ADD TO GARFIELD PRK	06/30/2026	126.00	.00	
1893	LAL ENTERPRISES, I	68323	VISTA PRK 6/26-7/5/2026 & 7/1 & 7/3	07/06/2026	260.00	.00	
10-80-34100 DOC WORKERS							
3163	AZ STATE PRISON C	D08184520260	PARKS-MILEAGE	07/21/2026	48.00	.00	
3163	AZ STATE PRISON C	D08184520260	PARKS-MILEAGE	07/21/2026	218.42	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
3163	AZ STATE PRISON C	D08184620260	PARKS-LABOR	07/07/2026	81.00	.00	
3163	AZ STATE PRISON C	D08184620260	PARKS-MILEAGE	07/08/2026	375.20	.00	
10-80-45300 CUSTODIAL SUPPLIES							
4191	GRAINGER	9978216472	PAPER TOWEL SHEETS	07/08/2026	61.33	.00	
10-80-46000 OPERATIONAL EXPENSES							
1659	ACE HARDWARE	45692	BLK DIAMOND LINE	07/08/2026	46.57	.00	
1659	ACE HARDWARE	45718	SOLENOID LINE, SLND KT PLST BLK	07/13/2026	23.27	.00	
1659	ACE HARDWARE	45737	CAN BLK 32G	07/15/2026	25.58	.00	
1659	ACE HARDWARE	45746	THREADLOCKER 271 RED	07/16/2026	7.91	.00	
1862	B&D LUMBER & HAR	223912	BALLPARK-REBAR CAP MUSHROOM	07/07/2026	1.34	.00	
1862	B&D LUMBER & HAR	223938	DORILLA TAPE	07/08/2026	7.66	.00	
1862	B&D LUMBER & HAR	223990	ADPATER	07/13/2026	2.73	.00	
10-80-46801 REC PROGRAMS/SPECIAL EVENTS							
1893	LAL ENTERPRISES, I	68322	2026 4th OF JULY FESTIVITIES	07/06/2026	375.00	.00	
10-80-46802 LANDSCAPING MATERIALS							
1659	ACE HARDWARE	45688	MUHEIM HOUSE-VLV PLST, ADPTR, COUPLINT	07/07/2026	18.71	.00	
1659	ACE HARDWARE	45689	MUHEIM HOUSE- PLUG WRENCH CAST IRON, SLND KT P	07/08/2026	29.78	.00	
1659	ACE HARDWARE	45711	PRESSR PPE, VLV PLST, ELBOW, COUPLING, PIPE ADPT	07/13/2026	72.61	.00	
1659	ACE HARDWARE	45714	PIPE ADAPTER, COUPLING	07/13/2026	14.00	.00	
1659	ACE HARDWARE	45720	BALL VLV, SPDR SCRPION KILLER	07/14/2026	30.72	.00	
1659	ACE HARDWARE	45721	MOSQUITO BEATER PLUNK	07/14/2026	15.83	.00	
1659	ACE HARDWARE	45736	VLV, COUPLING, PIPE ADPTR, ELBOW	07/15/2026	28.78	.00	
1659	ACE HARDWARE	45747	SCKT, ACKT ADAPTR, FASTENERS	07/16/2026	8.94	.00	
1659	ACE HARDWARE	45754	INSECT KILLER DUST	07/18/2026	8.37	.00	
1862	B&D LUMBER & HAR	223987	PVC TEE, MALE ADAPTER	07/13/2026	6.97	.00	
1862	B&D LUMBER & HAR	449343	DRINKING WATER BUBBLER	07/09/2026	65.93	.00	
6943	CORPORATE PAYME	26-0708	LOWES-IRRIGATION	07/08/2026	55.04	55.04	07/21/2026
10-80-55000 EQUIPMENT REPAIR & MAINT							
6943	CORPORATE PAYME	26-0708	STOTZ-PRT REPAIR FOR LAWN MOWER	07/08/2026	1,362.32	1,362.32	07/21/2026
Total PARKS:					5,299.87	3,282.74	
SWIMMING POOL							
10-81-12500 RECRUITMENT/EMPLOYEE TESTING							
2264	3RD DEGREE SCREE	209522	PRE-EMPLOYMENT BACKGROUND CHECKS	06/30/2026	115.98	.00	
1275	COPPER QUEEN CO	80023718	DRUG SCREENS FOR NEWLY HIRES EMPLOYEES	06/06/2026	880.00	.00	
1275	COPPER QUEEN CO	80023978	PRE-EMPLOYMENT DRUG TESTING	07/06/2026	240.00	.00	
10-81-13400 EDUCATION & TRAINING							
6943	CORPORATE PAYME	26-0708	THE COVE-DE LOS REYES, FERNANDO	07/08/2026	235.00	235.00	07/21/2026
6943	CORPORATE PAYME	26-0708	THE COVE-GOERLICH, SAMANTHA	07/08/2026	235.00	235.00	07/21/2026
6943	CORPORATE PAYME	26-0708	THE COVE-SALAZAR, MAYRIN	07/08/2026	235.00	235.00	07/21/2026
6943	CORPORATE PAYME	26-0708	THE COVE-BORQUEZ, BRANDON	07/08/2026	235.00	235.00	07/21/2026
10-81-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	2409211000-06	Quality Hill - Pool #2409211000	07/10/2026	1,112.20	1,112.20	07/20/2026
10-81-22000 WATER							
1106	ARIZONA WATER CO	100074488-06-	147 Quality Hill Rd-Swimming Pool-100074488	07/15/2026	859.98	859.98	07/27/2026
10-81-24000 PHONES							
6050	VERIZON	6148523995	Pool	07/13/2026	25.70	25.70	07/27/2026
10-81-46000 OPERATIONAL EXPENSES							
4926	AMAZON CAPITAL SE	1MC4-PGPD-Q	CLASS B COMPLIANT FIRST AID CABINET	07/21/2026	256.46	.00	
6943	CORPORATE PAYME	26-0708	SAFEWAY-OTTER POPS	07/08/2026	12.40	12.40	07/21/2026
6943	CORPORATE PAYME	26-0708	SAFEWAY-OTTER POPS, PURIFIED WATER	07/08/2026	35.66	35.66	07/21/2026
6943	CORPORATE PAYME	26-0708	SAFEWAY-PURIFIED WATER	07/08/2026	17.05	17.05	07/21/2026
6943	CORPORATE PAYME	26-0708	SAFEWAY-PURIFIED WATER	07/08/2026	11.36	11.36	07/21/2026
6943	CORPORATE PAYME	26-0709	SAFEWAY-OTTER POPS, TRASH BAGS, SUNSCREEN	07/08/2026	57.60	57.60	07/21/2026
4577	LESLIE'S POOLMART,	00649-01-0978	ULTRA BRIGHT, TRL DPD RGT, FRESH N CLEAR	07/20/2026	486.14	.00	
4577	LESLIE'S POOLMART,	00649-02-0340	ULTRA BRIGHT	07/23/2026	202.66	.00	
4577	LESLIE'S POOLMART,	03017-04-0141	CHLOR 53GAL DRUM	07/08/2026	1,186.97	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
Total SWIMMING POOL:					6,440.16	3,071.95	
LIBRARY							
10-83-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Library	07/16/2026	44.64	44.64	07/23/2026
10-83-12500 RECRUITMENT/EMPLOYEE TESTING							
2264	3RD DEGREE SCREE	209522	PRE-EMPLOYMENT BACKGROUND CHECKS	06/30/2026	57.99	.00	
1275	COPPER QUEEN CO	80023978	PRE-EMPLOYMENT DRUG TESTING	07/06/2026	80.00	.00	
10-83-13400 EDUCATION & TRAINING							
6943	CORPORATE PAYME	26-0708	ASSOC. OF RURAL AND SMALL LIBRARY CONF. REGSTR	07/08/2026	300.00	300.00	07/21/2026
6943	CORPORATE PAYME	26-0708	AZ LIBRARY ASSOC. ANNUAL MEMBERSHIP	07/08/2026	65.00	65.00	07/21/2026
10-83-13500 SUBSCRIPTIONS & MEMBERSHIPS							
6943	CORPORATE PAYME	26-0709	MAILCHIMP SUBSCRIPTION	07/08/2026	20.59	20.59	07/21/2026
10-83-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	3331410000-0	6 MAIN St Library - Library -#3331410000	07/10/2026	1,486.91	1,486.91	07/20/2026
10-83-21001 ELECTRIC-ANNEX							
1097	AZ PUBLIC SERVICE	5790213673-0	519 Melody Lane - QC Library Annex - #5790213673	07/22/2026	952.89	952.89	07/27/2026
10-83-22000 WATER							
1106	ARIZONA WATER CO	100115894-06-	6 Main St. - Library - 100115894	07/15/2026	94.83	94.83	07/27/2026
10-83-24000 PHONES							
4192	CENTURY LINK	333745848-07-	LIBRARY 520-432-4232 333745848	07/13/2026	157.21	157.21	07/20/2026
10-83-34000 CONTRACT SERVICES							
6172	MMPC	191876	MONTHLY PEST CONTROL	07/15/2026	50.00	.00	
6172	MMPC	192082	LIBRARY ANNEX - PEST CONTROL	07/16/2026	70.00	.00	
10-83-46000 OPERATIONAL EXPENSES							
6943	CORPORATE PAYME	26-0708	MAILCHIMP EMAIL NEWSLETTER SUBSCRIPTION	07/08/2026	20.59	20.59	07/21/2026
10-83-46833 CHILDRENS MATERIALS							
6943	CORPORATE PAYME	26-0708	MAZON-CHILDREN'S MATERIALS	07/08/2026	7.99	7.99	07/21/2026
10-83-46834 PERIODICALS							
1153	BISBEE OBSERVER	78CA4356-000	NEWSPAPER RENEWAL	07/26/2026	80.00	.00	
6943	CORPORATE PAYME	26-0709	THE ATLANTIC-MAGAZINE RENEWAL	07/08/2026	131.51	131.51	07/21/2026
Total LIBRARY:					3,620.15	3,282.16	
SENIOR CITIZENS CENTER							
10-85-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	8339841000-0	300 Collins Rd. #8339841000	07/20/2026	730.12	730.12	07/27/2026
10-85-24000 PHONES							
4192	CENTURY LINK	333579583-07-	SENIOR CENTER 520-432-2167 333579583	07/13/2026	74.46	74.46	07/20/2026
10-85-24001 INTERNET ACCESS FEES							
4059	SPARKLIGHT	816013003002	Internet Svc- Senior Center-8160130030024214	07/19/2026	72.25	72.25	07/27/2026
Total SENIOR CITIZENS CENTER:					876.83	876.83	
Total GENERAL FUND:					279,046.98	119,360.05	
GENERAL GOVERNMENT GRANTS							
GRANT EXP - GENERAL GOVT							
11-40-22514 BISBEE BIKEWAYS EDA GRANT							
1264	KIMLEY HORN & ASS	098063007-06	LAVENDER PIT PROJECT SERVICES THROUGH JUNE 20	06/30/2026	19,873.66	.00	
Total GRANT EXP - GENERAL GOVT:					19,873.66	.00	
Total GENERAL GOVERNMENT GRANTS:					19,873.66	.00	

CAMP NACO

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
19-40-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Camp Naco	07/16/2026	22.43	22.43	07/23/2026
19-40-21000 ELECTRIC-MELLON GRANT							
1097	AZ PUBLIC SERVICE	5081307274-0	915 Tovreaville Rd Camp Naco	07/09/2026	321.93	321.93	07/20/2026
19-40-22700 CAMP NACO HERITAGE ALLIANCE							
1351	DURAZO CONSTRUC	9B	RETENTION: CAMP NACO BUILDING REHABILITATION	06/30/2026	589.44	589.44	07/30/2026
19-40-24000 PHONES-MELLON GRANT							
4192	CENTURY LINK	334160374-07-	CAMP NACO 520-432-9031 334160374	07/13/2026	36.26	36.26	07/27/2026
6050	VERIZON	6148523995	Camp Naco	07/13/2026	62.18	62.18	07/27/2026
19-40-24001 INTERNET-MELLON GRANT							
4059	SPARKLIGHT	816013003001	Internet Svc-915 Tovreaville Rd Bldg B-8160130030011815	07/23/2026	161.94	161.94	07/27/2026
19-40-31000 PROFESSIONAL FEES-MELLON GRANT							
1442	GRETCHEN BAER	26-0714	FELLOWSHIP PROGRAM - FINAL PAYMENT	07/14/2026	10,766.66	10,766.66	07/30/2026
19-40-46000 OPERATIONAL EXPENSE-MELLON							
6943	CORPORATE PAYME	26-0708	SAFEWAY-HYDRATION	07/08/2026	26.87	26.87	07/21/2026
19-40-46801 REC PROG/SPECIAL EVENTS-MELLON							
6943	CORPORATE PAYME	26-0708	SAFEWAY-LIMEWASH CREW APPRECIATION LUNCH	07/08/2026	50.55	50.55	07/21/2026
6943	CORPORATE PAYME	26-0708	SAFEWAY-LIMEWASH CREW APPRECIATION LUNCH	07/08/2026	42.97	42.97	07/21/2026
19-40-92000 CONSTRUCTION COSTS-MELLON							
1351	DURAZO CONSTRUC	8B	CAMP NACO BUILDING REHABILITATION	06/30/2026	113,964.61	113,964.61	07/30/2026
1351	DURAZO CONSTRUC	9B	RETENTION: CAMP NACO BUILDING REHABILITATION	06/30/2026	22,223.93	22,223.93	07/30/2026
1893	LAL ENTERPRISES, I	68249	CHEMICAL TOILET SERVICE-CAMP NACO	06/30/2026	259.25	.00	
1893	LAL ENTERPRISES, I	68249	HAND WASHING STATION-CAMP NACO	06/30/2026	129.25	.00	
6889	VERHELST RECOVE	18476	LIMEWASH A8 (4TH COAT)	07/13/2026	175.00	175.00	07/30/2026
6889	VERHELST RECOVE	18481	LIMEWASH A8	07/14/2026	350.00	350.00	07/30/2026
6889	VERHELST RECOVE	18485	LIMEWASH A8, A6	07/16/2026	650.00	650.00	07/30/2026
6889	VERHELST RECOVE	18490	LIMEWASH A6, A8 CLEANING	07/17/2026	533.33	533.33	07/30/2026
Total :					150,366.60	149,978.10	
19-45-31000 PROFESSIONAL FEES-STATE GRANT							
1527	POSTER MIRTO MCD	448	A&E SERVICES: SET #2	07/21/2026	4,562.64	.00	
19-45-46000 OPERATIONAL EXPENSE-STATE							
1659	ACE HARDWARE	45734	PPE & WATER	07/15/2026	58.69	.00	
1659	ACE HARDWARE	45792	PPE & SUPPLIES	07/27/2026	122.89	.00	
1862	B&D LUMBER & HAR	224054	50# LIME FOR LIMEWASH	07/16/2026	218.58	.00	
1862	B&D LUMBER & HAR	224163	50# LIME FOR LIMEWASH	07/23/2026	312.25	.00	
6943	CORPORATE PAYME	26-0708	AMAZON-LIMEWASH SUPPLS, EYE WASH STATION	07/08/2026	196.14	196.14	07/21/2026
19-45-92000 CONSTRUCTION COSTS-STATE							
1351	DURAZO CONSTRUC	8B	CAMP NACO BUILDING REHABILITATION	06/30/2026	57,485.49	57,485.49	07/30/2026
1351	DURAZO CONSTRUC	9B	RETENTION: CAMP NACO BUILDING REHABILITATION	06/30/2026	36,249.44	36,249.44	07/30/2026
6889	VERHELST RECOVE	18476	LIMEWASH A9 (1ST COAT)	07/13/2026	175.00	175.00	07/30/2026
6889	VERHELST RECOVE	18485	LIMEWASH A9 (5TH COAT)	07/16/2026	325.00	325.00	07/30/2026
6889	VERHELST RECOVE	18490	A9 - CUT IN WINDOWS AND SOFFIT	07/17/2026	266.67	266.67	07/30/2026
Total :					99,972.79	94,697.74	
19-50-31000 PROFESSIONAL SERVICES							
1527	POSTER MIRTO MCD	448	A&E SERVICES: CO3, CO4, CO5, CO6, CO7	07/21/2026	19,320.17	.00	
19-50-92000 CONSTRUCTION							
1351	DURAZO CONSTRUC	8B	CAMP NACO BUILDING REHABILITATION	06/30/2026	71,882.00	71,882.00	07/30/2026
1351	DURAZO CONSTRUC	9B	RETENTION: CAMP NACO BUILDING REHABILITATION	06/30/2026	16,427.74	16,427.74	07/30/2026
Total :					107,629.91	88,309.74	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
Total CAMP NACO:					357,969.30	332,985.58	
VISITOR CENTER							
FUND EXPENDITURES							
20-40-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Visitor Center	07/16/2026	198.22	198.22	07/23/2026
20-40-24000 PHONES							
4192	CENTURY LINK	333663664-07-	VISITOR CENTER 520-432-3554 333663664	07/13/2026	65.94	65.94	07/20/2026
4192	CENTURY LINK	333913912-07-	VISITOR CENTER 520-432-3509 333913912	07/13/2026	36.60	36.60	07/20/2026
6050	VERIZON	6148523995	Visitor Center	07/13/2026	75.58	75.58	07/27/2026
20-40-24001 INTERNET ACCESS							
4059	SPARKLIGHT	816013003002	Internet Svc-Vistor Center - 8160130030025260	07/11/2026	161.94	161.94	07/27/2026
20-40-34000 CONTRACT SERVICES							
1532	CITY OF SIERRA VIST	235701 FY27	COCHISE COUNTY TOURISM CONTRIBUTION	07/01/2026	15,000.00	.00	
20-40-43500 POSTAGE							
6943	CORPORATE PAYME	26-0709	POSTAGE VC	07/08/2026	19.05	19.05	07/21/2026
6943	CORPORATE PAYME	26-0709	POSTAGE VC	07/08/2026	5.16	5.16	07/21/2026
Total FUND EXPENDITURES:					15,562.49	562.49	
Total VISITOR CENTER:					15,562.49	562.49	
STREETS							
FUND EXPENDITURES							
21-40-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Streets	07/16/2026	105.61	105.61	07/23/2026
21-40-12300 UNIFORMS & CLOTHING							
2275	ROMERO, WILLIAM	26-0619	BOOT REIMBURSEMENT	06/19/2026	109.89	109.89	07/23/2026
2275	ROMERO, WILLIAM	26-0625	BOOT REIMBURSEMENT	06/25/2026	186.78	186.78	07/23/2026
21-40-13100 BUSINESS TRAVEL							
6943	CORPORATE PAYME	26-0709	APWA CONFERENCE-AIRBNB	07/08/2026	171.71	171.71	07/21/2026
21-40-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	4059328029A-	2 Sowles Ave EV - #4059328029	07/14/2026	368.24	368.24	07/20/2026
1097	AZ PUBLIC SERVICE	4470670000-0	60 Brewery Gulch Sp 3 - #4470670000	07/13/2026	64.63	64.63	07/20/2026
1097	AZ PUBLIC SERVICE	5847770000-0	60 Brewery Gulch Sp 2 - #5847770000	07/13/2026	47.77	47.77	07/20/2026
1097	AZ PUBLIC SERVICE	6690180000-0	25% Streets	07/20/2026	141.63	141.63	07/27/2026
1097	AZ PUBLIC SERVICE	7700160000-0	60 Brewery Gulch Sp 4 - #7700160000	07/13/2026	56.73	56.73	07/20/2026
1097	AZ PUBLIC SERVICE	8186260000-0	170 Hwy 92 - #690982286	07/20/2026	131.65	131.65	07/27/2026
1097	AZ PUBLIC SERVICE	8583641000-0	60 Brewery Gulch Sp 1 - #8583641000	07/13/2026	89.21	89.21	07/20/2026
1879	AZ PUBLIC SERVICE	AR0480010905	NORMAL OPS AND MAINTENANCE FOR JUNE 2026	07/13/2026	1,743.87	.00	
21-40-24000 PHONES							
6050	VERIZON	6148523995	Streets	07/13/2026	238.59	238.59	07/27/2026
21-40-34000 CONTRACT SERVICES							
7060	CINTAS	4269034181	UNIFORMS	05/13/2026	348.07	.00	
7060	CINTAS	4275786970	UNIFORMS	07/15/2026	60.02	.00	
21-40-34100 DOC WORKERS							
7060	CINTAS	4275026789	UNIFORMS	07/08/2026	60.02	.00	
21-40-45100 DISPOSABLE EQUIP & TOOLS							
1346	DESERT STEEL SUP	INV-0592	SAW BLADE CARBIDE	07/09/2026	220.48	.00	
21-40-46000 OPERATIONAL EXPENSES							
1659	ACE HARDWARE	45693	NLK DIAMOND LINE	07/08/2026	46.57	.00	
1659	ACE HARDWARE	45748	SAND BAGS/UTIL 15x27 25 PACK	07/16/2026	39.11	.00	
1862	B&D LUMBER & HAR	223924	HNDRAIL-BOLTS	07/08/2026	18.03	.00	
1862	B&D LUMBER & HAR	223934	HNDRAIL-CEMENT	07/08/2026	206.00	.00	
1862	B&D LUMBER & HAR	223985	SAND BAGS	07/13/2026	54.80	.00	
6943	CORPORATE PAYME	26-0708	SHERWIN WILLIAMS-STRIPING PAINT	07/08/2026	339.82	339.82	07/21/2026
1291	CWES	2332	DARK SKY LIGHT FIXTURES	06/25/2026	13,792.43	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
21-40-46200 SIGNS & POSTS							
3434	CENTERLINE SUPPLY	ORD0178884	HIGGINGS PARK SIGNS	07/21/2026	351.12	.00	
3434	CENTERLINE SUPPLY	ORD0178938	"DO NOT ENTER" "SPEED LIMIT 15"	07/14/2026	700.87	.00	
3434	CENTERLINE SUPPLY	ORD0179442	VARIOUS WARNING SIGNS	07/16/2026	1,831.51	.00	
21-40-46211 STREET REPAIR MATERIAL							
1862	B&D LUMBER & HAR	223925	MRKING PNT	07/08/2026	52.56	.00	
21-40-55000 EQUIPMENT REPAIR & MAINT							
4926	AMAZON CAPITAL SE	1PRV-RD9G-3	PRESSURE WASHER QUICK CONNECT KIT	07/09/2026	44.02	.00	
21-40-61000 VEHICLE PARTS & LABOR							
6536	BISBEE NAPA AUTO P	401051	EASY PULL LED 4 FLAT	07/06/2026	18.07	.00	
1613	VANGUARD TRUCK C	X0101446301	POLY TUBE, SB SEGMENT SET WIRE	06/25/2026	1,696.53	.00	
Total FUND EXPENDITURES:					23,336.34	2,052.26	
Total STREETS:					23,336.34	2,052.26	
BISBEE ARTS COMMISSION							
FUND EXPENDITURES							
42-40-46000 OPERATIONAL EXP							
6943	CORPORATE PAYME	26-0708	CANVA MEMBERSHIP	07/08/2026	120.00	120.00	07/21/2026
Total FUND EXPENDITURES:					120.00	120.00	
Total BISBEE ARTS COMMISSION:					120.00	120.00	
AIRPORT FUND							
FUND EXPENDITURES							
50-40-22000 WATER							
1366	HOPE WATER ARIZO	211214936-07-	Airport Water-July 2026	07/17/2026	45.43	45.43	07/27/2026
50-40-55000 EQUIPMENT REPAIR & MAINT							
6536	BISBEE NAPA AUTO P	401619	AIRPORT-18MO WTY BAT	07/14/2026	154.29	.00	
Total FUND EXPENDITURES:					199.72	45.43	
Total AIRPORT FUND:					199.72	45.43	
SEWER FUND							
FUND EXPENDITURES							
54-40-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Waste Water	07/16/2026	79.76	79.76	07/23/2026
54-40-13100 BUSINESS TRAVEL							
6943	CORPORATE PAYME	26-0709	APWA CONFERENCE-AIRBNB	07/08/2026	171.71	171.71	07/21/2026
54-40-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	0516740000-0	42 Warren Cut Off Rd. Swr Bldg B - #0516740000	07/14/2026	1,085.00	1,085.00	07/20/2026
1097	AZ PUBLIC SERVICE	2478030000-0	302 Teran St. #2478030000	07/20/2026	53.61	53.61	07/27/2026
1097	AZ PUBLIC SERVICE	2954210000-0	42 Warren Cut Off Rd. Swr Bldg A - #2954210000	07/14/2026	58.06	58.06	07/20/2026
54-40-22000 WATER							
1106	ARIZONA WATER CO	100044774-07-	Highway 80-Sewer Pond - 100044774	07/17/2026	203.16	203.16	07/27/2026
1106	ARIZONA WATER CO	100078024-06-	6 W. HWY 80 100078024	07/17/2026	37.21	37.21	07/29/2026
54-40-24000 PHONES							
4192	CENTURY LINK	333495030-07-	46 S. AZ ST-WW 520-432-6035 333495030	07/13/2026	37.23	37.23	07/20/2026
6050	VERIZON	6148523995	Sewer	07/13/2026	160.24	160.24	07/27/2026
54-40-34010 CONTRACT SERVICES-COLLECTIONS							
7060	CINTAS	4275026756	UNIFORMS	07/08/2026	55.44	.00	
7060	CINTAS	4275787004	UNIFORMS	07/15/2026	55.44	.00	
54-40-46000 OPERATIONAL EXPENSES							
1659	ACE HARDWARE	45694	GUARDN BARRIER	07/08/2026	37.25	.00	
4926	AMAZON CAPITAL SE	1RWG-TFHC-4	LAPTOP SLEEVE WITH HANDLE	07/13/2026	24.32	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
1862	B&D LUMBER & HAR	223954	LIGHTWEIGHT WARNING FENCE 4x100	07/09/2026	40.54	.00	
6943	CORPORATE PAYME	26-0708	CCHSE CNTY-RELEASE LIEN-2026-12539	07/08/2026	17.00	17.00	07/21/2026
6943	CORPORATE PAYME	26-0708	CCHSE CNTY-RELEASE LIENS-2026-122356, FILE 2026-12	07/08/2026	32.00	32.00	07/21/2026
6943	CORPORATE PAYME	26-0709	CCHSE CNTY-FILE LIENS-2026-13519 ~ 2026-13537	07/08/2026	292.13	292.13	07/21/2026
5905	WESTLAND RESOUR	1580805	BISBEE SEWER LATERAL REHAB PROJECT SRVCS 5/30/	07/14/2026	547.50	.00	
54-40-46543 MANHOLE, PIPE & FITTINGS							
1862	B&D LUMBER & HAR	223926	FLEXIBLE COUPLING, HOSE WATER, PVC CEMENT, PRIM	07/08/2026	101.86	.00	
1862	B&D LUMBER & HAR	223988	PVC PPE, COUPLING, ELBOW	07/13/2026	49.25	.00	
1862	B&D LUMBER & HAR	224004	COUPLING, ELBOW, ADAPTER	07/14/2026	33.77	.00	
6000	FERGUSON WATERW	0617716	6x4 PVC SWT SW WYE	07/06/2026	752.42	.00	
54-40-55000 EQUIPMENT REPAIR & MAINT							
4191	GRAINGER	9006364195	SEWAGE EJECTOR PUMP	07/15/2026	685.78	.00	
54-40-91000 CAPITAL EXPENDITURES							
1830	ZACATECAS ENGINE	2026-48	BISBEE RECYCLING CENETR FOUNDATION DESIGN	07/09/2026	2,200.00	.00	
Total FUND EXPENDITURES:					6,810.68	2,227.11	
Total SEWER FUND:					6,810.68	2,227.11	
SANITATION FUND							
FUND EXPENDITURES							
56-40-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Sanitation	07/16/2026	158.12	158.12	07/23/2026
56-40-12500 RECRUITMENT/EMPLOYEE TESTING							
1275	COPPER QUEEN CO	80023978	POST ACCIDENT DRUG TESTING	07/06/2026	90.00	.00	
56-40-13100 BUSINESS TRAVEL							
6943	CORPORATE PAYME	26-0709	APWA CONFERENCE-AIRBNB	07/08/2026	171.71	171.71	07/21/2026
56-40-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	6690180000-0	25% Sanitation	07/20/2026	141.63	141.63	07/27/2026
56-40-24000 PHONES							
6050	VERIZON	6148523995	Sanitation	07/13/2026	152.73	152.73	07/27/2026
6050	VERIZON	6148523995	Recycle	07/13/2026	125.90	125.90	07/27/2026
56-40-34000 CONTRACT SERVICES							
7060	CINTAS	4275026793	UNIFORMS	07/08/2026	66.40	.00	
7060	CINTAS	4275786981	UNIFORMS	07/15/2026	66.40	.00	
56-40-42060 INVENTORIED TOOLS							
1862	B&D LUMBER & HAR	223910	TELESCOPING LOPPER	07/07/2026	39.55	.00	
56-40-46000 OPERATIONAL EXPENSES							
1659	ACE HARDWARE	45732	GAS CAN, TIE DOWN	07/15/2026	44.69	.00	
4926	AMAZON CAPITAL SE	1RWG-TFHC-4	LAPTOP SLEEVE WITH HANDLE	07/13/2026	24.32	.00	
56-40-46561 COUNTY TIPPING FEE							
3181	COCHISE COUNTY T	32450	COCHISE COUNTY-SOLID WASTE - JUNE	06/30/2026	19,325.72	.00	
56-40-46562 RECYCLING PROGRAM							
7060	CINTAS	4275026744	UNIFORMS	07/08/2026	51.81	.00	
7060	CINTAS	4275786950	UNIFORMS	07/15/2026	51.81	.00	
1893	LAL ENTERPRISES, I	68249	CHEMICAL TOILET SERVICE	06/30/2026	73.50	.00	
56-40-55200 NON CAP EQUIP PURCHASES							
1848	WASTEQUIP MANUF	20INV0009638	DESERT TAN DUMPSTERS	07/15/2026	12,970.53	.00	
56-40-61000 VEHICLE PARTS & LABOR							
6536	BISBEE NAPA AUTO P	401185	20IN EXACTFIT	07/08/2026	47.59	.00	
1613	VANGUARD TRUCK C	X0110323051	FILTER	06/24/2026	371.71	.00	
56-40-62002 TIRES							
1854	W R RYAN - FIRESTO	T37228	TIRE REPAIR	07/27/2026	61.52	.00	
Total FUND EXPENDITURES:					34,035.64	750.09	
Total SANITATION FUND:					34,035.64	750.09	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
QUEEN MINE FUND							
FUND EXPENDITURES							
59-40-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Queen Mine	07/16/2026	123.84	123.84	07/23/2026
59-40-12500 RECRUITMENT/EMPLOYEE TESTING							
1275	COPPER QUEEN CO	80023718	DRUG SCREENS FOR NEWLY HIRES EMPLOYEES	06/06/2026	80.00	.00	
1275	COPPER QUEEN CO	80023978	PRE-EMPLOYMENT DRUG TESTING	07/06/2026	80.00	.00	
59-40-21000 ELECTRIC							
1097	AZ PUBLIC SERVICE	8295240000-0	HWY 80 Tour - QM - #8295240000	07/14/2026	1,103.55	1,103.55	07/20/2026
59-40-22000 WATER							
1106	ARIZONA WATER CO	100054358-07-	Queen Mine - 100054358	07/17/2026	158.76	158.76	07/29/2026
59-40-24000 PHONES							
4192	CENTURY LINK	333908691-07-	QUEEN MINE 520-432-2071 333908691	07/13/2026	170.41	170.41	07/20/2026
6050	VERIZON	6148523995	Queen Mine	07/13/2026	91.04	91.04	07/27/2026
59-40-24001 INTERNET ACCESS FEE							
4059	SPARKLIGHT	816013003002	Internet Svc-Queen Mine - 8160130030025278	07/19/2026	161.94	161.94	07/27/2026
6050	VERIZON	6148523995	QM Router	07/13/2026	40.01	40.01	07/27/2026
59-40-41500 OFFICE SUPPLIES							
6399	WIST OFFICE PRODU	2629452	CRTDG LSR, BROTHER, TN	07/23/2026	124.53	.00	
59-40-42020 PRINTING & REPRODUCTION							
6943	CORPORATE PAYME	26-0708	UPRINTING-BUSINESS CARDS "QMT FREE PASS"	07/08/2026	70.97	70.97	07/21/2026
6943	CORPORATE PAYME	26-0708	STAPLES-BUSINESS CARD ONLINE	07/08/2026	43.21	43.21	07/21/2026
59-40-42040 ADVERTISING							
1792	WELCOME NEWCOM	9803	JUNE WELCOME NEWCOMERS AND AIRPORT SERV.	06/01/2026	50.00	.00	
59-40-42060 INVENTORIED TOOLS							
6943	CORPORATE PAYME	26-0708	HARBOR FREIGHT-70 PC SCREWDRIVER SET	07/08/2026	32.40	32.40	07/21/2026
59-40-45200 SAFETY EQUP & SUPPLIES							
6943	CORPORATE PAYME	26-0709	FULL SOURCE-HARD HATS	07/08/2026	1,228.09	1,228.09	07/21/2026
59-40-46591 MERCHANDISE							
4449	ATLAS SCREEN PRIN	222173	T-SHIRTS QUEEN MINE SCKULL MINER	07/21/2026	2,002.23	.00	
6943	CORPORATE PAYME	26-0708	LIPCO GROUP-SHOT GLASS, JARS	07/08/2026	1,650.04	1,650.04	07/21/2026
6943	CORPORATE PAYME	26-0708	LIPCO-REFUND	07/08/2026	1,650.04-	1,650.04-	07/21/2026
6943	CORPORATE PAYME	26-0709	CUSTOM PATCH FACTORY-EMBROIDED PATCHES	07/08/2026	540.00	540.00	07/21/2026
6381	IMPACT PHOTOGRAP	INV144534	RECYCLED BAGS SONORAN DESERT	07/01/2026	159.22	.00	
6011	PICHINCHA	80991	ORNAMENTS, PASSPORT BAGS	07/06/2026	881.31	.00	
5876	PILGRIM IMPORTS	00120002	ASSORTEMENT OF ORNAMENTS	07/22/2026	528.43	.00	
6023	PLANET COTTON	171470	ZIP SWEATSHIRTS	07/22/2026	3,325.46	.00	
6023	PLANET COTTON	171471	MINER SKULL TEE AND LONG SLEEVE TEES	07/22/2026	3,915.03	.00	
6023	PLANET COTTON	171472	MILITARY MUGS AND CAMPFIRE MUGS	07/22/2026	739.30	.00	
2558	SMITH-SOUTHWEST	996366-000	9895MUG-IMP 18OZ MOSCOW MULE	07/14/2026	1,009.34	.00	
6427	WESTERN WOODS D	308095	HELMETS, GOLD BOTTLE SAGUARO, MAGNETS, MINI C	07/08/2026	1,400.00	.00	
2101	WINDY MESA STUDI	3457	MINE ENTRANCE MAGNETS	07/07/2026	150.97	.00	
59-40-55100 REPAIR & MAINT - OTHER							
1659	ACE HARDWARE	45707	BOTTLED WATER, CAMP AXE, GLUE STICKS, THREAD LO	07/10/2026	192.88	.00	
1659	ACE HARDWARE	45755	OIL THREAD, DIELECTRIC GREASE, CLEN & POLSH MOT	07/18/2026	58.25	.00	
1659	ACE HARDWARE	45790	PUMP HOSE, HOSE CLAMP	07/25/2026	9.47	.00	
1659	ACE HARDWARE	45807	CEMENT, SEALANT, PRIMER, PIPE, COUPLING, CAP, ADP	07/28/2026	34.71	.00	
1862	B&D LUMBER & HAR	224235	1/4 HP 2in1 SUB UTLTY PUMP	07/28/2026	164.39	.00	
6943	CORPORATE PAYME	26-0708	DW 20V 5-TOOL SITE READY	07/08/2026	647.22	647.22	07/21/2026
6943	CORPORATE PAYME	26-0708	AMAZON-PADLOCKS	07/08/2026	175.72	175.72	07/21/2026
6943	CORPORATE PAYME	26-0708	DW BATTERY, DW FRNDR, CM SD ACETATE, COSCO 2-	07/08/2026	297.65	297.65	07/21/2026
Total FUND EXPENDITURES:					19,790.33	4,884.81	
Total QUEEN MINE FUND:					19,790.33	4,884.81	

MISC. GRANTS

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Am	Amount Paid	Date Paid
FUND EXPENDITURES							
78-40-23008 LIBRARY LSTA GRANT,FED THRU AZ							
6943	CORPORATE PAYME	26-0708	MOBILE BEACON-INTERNET HOTSPOTS AND SERVICE F	07/08/2026	1,375.00	1,375.00	07/21/2026
Total FUND EXPENDITURES:					1,375.00	1,375.00	
Total MISC. GRANTS:					1,375.00	1,375.00	
BISBEE BUS FUND							
FUND EXPENDITURES							
96-40-11501 STANDARD DISABILITY INSURANCE							
5455	MUTUAL OF OMAHA	2151284623	STD - Transit Manager	07/16/2026	22.43	22.43	07/23/2026
96-40-41505 ADMIN SUPPLIES							
4926	AMAZON CAPITAL SE	1H3T-RLJP-PJ	INSTA360 LUNA ULTRA ENDURANCE BUNDLE	07/13/2026	242.21	.00	
96-40-41606 OPERATIONS CONTRACTOR							
6391	CITY OF DOUGLAS	002361	TRANSIT BILLING CONTRACT-JULY 2026	07/02/2026	21,404.67	.00	
96-40-41607 PREVENTIVE MAINTENANCE							
4926	AMAZON CAPITAL SE	1MY3-VGP3-Q	MOP CLOTH, MOP HANDLE, CLOTH HEAD	07/08/2026	66.93	.00	
96-40-91500 CAPITAL PREVENTIVE MAINT.							
6536	BISBEE NAPA AUTO P	401622	BUS 8198 - AC COMPRESSOR W/CLUTCH	07/14/2026	537.46	.00	
Total FUND EXPENDITURES:					22,273.70	22.43	
Total BISBEE BUS FUND:					22,273.70	22.43	
Grand Totals:					780,393.84	464,385.25	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**REQUEST FOR MAYOR & COUNCIL ACTION**

Session of: August 4, 2026

☒ Regular ☐ SpecialDATE ACTION SUBMITTED: July 24, 2026REGULAR ☐ CONSENT ☒

TYPE OF ACTION:

RESOLUTION ☐ ORDINANCE ☐ FORMAL ACTION ☒ OTHER ☐

SUBJECT: APPROVAL OF THE MINUTES OF THE REGULAR SESSION OF MAYOR AND COUNCIL HELD ON JULY 21, 2026, AT 7:00 PM.

FROM: Nina Williams, Acting City Clerk

RECOMMENDATION: Approve Minutes

PROPOSED MOTION: I move to approve the Minutes of the Regular Session of Mayor and Council held on July 21, 2026, at 7:00 PM.

DISCUSSION:

FISCAL IMPACT: N/A

DEPARTMENT LINE-ITEM ACCOUNT: N/A

BALANCE IN LINE ITEM IF APPROVED: N/A

Prepared by: Nina Williams
Nina Williams,
Acting City ClerkReviewed by: Ashlee Coronado
Ashlee Coronado,
City Manager

MINUTES

MINUTES OF THE REGULAR SESSION OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE,
COUNTY OF COCHISE, AND STATE OF ARIZONA, HELD ON TUESDAY, JULY 21, 2026, AT 7:00 PM
AT COUNCIL CHAMBERS LOCATED AT 118 ARIZONA STREET, BISBEE, ARIZONA.

THE MEETING WAS CALLED TO ORDER BY MAYOR BUDGE AT 7:01PM.

ROLL CALL

COUNCIL

Councilmember Karen Schumacher, Ward I

Councilmember Pete Skinner, Ward II

Councilmember Trish Damon, Ward III

Mayor Ken Budge

Councilmember Anna Cline, Ward III, Mayor Pro Tempore

Councilmember Mel Sowid, Ward II

Excused

Councilmember Cesilia C. Garcia, Ward I

STAFF

Ashlee Coronado, City Manager

Nina Williams, Acting City Clerk

Keri Bagley, Finance Director

Logan Dodd, Operations Manager

Tim Cox, Police Chief

Jay Ritchie, Deputy Police Chief

Jim Richardson, Fire Chief

Doug Graeme, Queen Mine Tour Manager

Jeremy Fricke, Executive Director Naco Heritage Alliance

ATTORNEY

Jessica Silva

INVOCATION: Mayor Budge called for a moment of silence for personal reflection.

PLEDGE OF ALLEGIANCE

MAYOR'S PROCLAMATIONS AND ANNOUNCEMENTS:

- Mayor Budge noted there were no proclamations and shared updates on several active City projects.
 - o The bikeways project contract has been signed with Granite Construction, with work expected to begin around the first of the following month.
 - o The Main Street glass sidewalk has been removed and sent to Tucson for modifications before reinstallation, including added support and waterproofing improvements.
 - o The project to relight the lights around the pit is moving forward through a public-private partnership with APS, which will install, wire, and activate the lights.
 - o Bids have been received for the 30 Main project, and an award is expected soon based on the best value.
 - o Recent rainstorms caused several privately owned retaining walls to fail; the city will clear debris from streets, and residents were encouraged to monitor their walls and direct water away from them.

CALL TO THE PUBLIC

- Circles Robinson, Bisbee resident, urged reconsideration of the tabled resolution restricting ICE operations on City property.

THE FOLLOWING ITEMS WERE DISCUSSED, CONSIDERED, AND/OR DECIDED UPON AT THIS MEETING:

GENERAL BUSINESS:

1. ACCOUNTS PAYABLE: Subject to availability of funds.

MOTION: Councilmember Cline moved to approve accounts payable in the amount of \$658,209.62.

SECOND: Councilmember Skinner

MOTION PASSED: UNANIMOUSLY

2. Approval of the Consent Agenda

- A. Approval of the Minutes of the Regular Session of Mayor and Council held on Tuesday, July 7, 2026.

Nina Williams, Acting City Clerk

- B. Approval of the Appointment of Debra Sampson to the Park and Recreation Committee.

Nina Williams, Acting City Clerk

- C. Approval of the Appointment of Chuck Sienbenthal to the Planning and Zoning Commission.

Nina Williams, Acting City Clerk

- D. Approval of a Park, Facility and Right-of-Way Use permit for the use of City Park for the Maritime Market Place, Main Street for a Parade from the Iron Man Statue to end in Brewery Gulch and the City Pool for Mermaid Swim; events to be held from Friday, August 7, 2026, at 4:00pm through Sunday, August 9, 2026, until at 12:00pm (Noon).

Nina Williams, Acting City Clerk

- E. Approval of a Park, Facility and Right-of-Way Use permit for the Bisbee Fire Department for the use of Vista Park for the Bisbee Fire Local 2146 Horseshoe Tournament Fundraiser event to be held on Saturday, August 8, 2026, from 10:00am to 8:00pm with a possible waiver of fees.

Nina Williams, Acting City Clerk

- F. Approval of a Park, Facility and Right-of-Way Use permit for the use of Grassy Park for the Sum of All Parts event to be held on Saturday, September 12, 2026, from 11:00am to 5:00pm.

Nina Williams, Acting City Clerk

- G. Approval of a Park, Facility and Right-of-Way Use permit for This Week in Bisbee for the use of City Park for the TWIB Fest 3 event to be held on Saturday, September 19, 2026, from 12:00pm (Noon) to 10:00pm.

Nina Williams, Acting City Clerk

- H. Approval of a Park, Facility, and Right-of-Way Use Permit submitted by Wick Communication for the use of various Parking Spaces in Old Bisbee for the Bisbee 1000 Stair Climb on Saturday, October 17, 2026, from 5:00am to 2:00pm.

Nina Williams, Acting City Clerk

- I. Approval of a Park, Facility, and Right-of-Way Use Permit submitted by Wick Communication for the use of Higgins Hill Park for the Bisbee 1000 Stair Climb on Saturday, October 17, 2026, from 5:00am to 2:00pm.
Nina Williams, Acting City Clerk
- J. Approval of a Park, Facility, and Right-of-Way Use Permit submitted by Wick Communications for the use of various City Streets and Stairs in Old Bisbee for the Bisbee 1000 Stair Climb on Saturday, October 17, 2026, from 5:00am to 2:00pm.
Nina Williams, Acting City Clerk
- K. Approval of a Park, Facility, and Right-of-Way Use Permit submitted by Wick Communications for the use of Grassy Park for the Bisbee 1000 Stair Climb Event on Saturday, October 17, 2026, from 5:00am to 2:00pm.
Nina Williams, Acting City Clerk
- L. Approval of a Park, Facility, and Right-of-Way Use Permit submitted by Wick Communications for the use of City Park for the Bisbee 1000 Stair Climb Event on Saturday, October 17, 2026, from 5:00am to 2:00pm.
Nina Williams, Acting City Clerk
- M. Approval of a Special Event Liquor License Application submitted by Healthy Lunches Bisbee DBA Goar Park Lunches for the Pirates of the Sky Islands Ball event to be held at the Stock Exchange located at 15 Brewery Avenue, Bisbee, AZ on Friday, August 7, 2026, from 7:00pm to 10:00pm, Liza Kovach, Applicant.
Nina Williams, Acting City Clerk
- N. Approval of a Special Event Liquor License Application submitted by Bisbee Firefighters Local 2146 for an event to be held at Vista Park located at 500 W. Vista, Bisbee, AZ on Saturday, August 8, 2026, from 10:00am to 8:00pm, Brandon Hilderbrand, Applicant.
Nina Williams, Acting City Clerk

Mayor Budge asked if any items should be pulled; Councilmember Damon requested Item I for further discussion.

MOTION: Councilmember Cline moved to approve the consent agenda items A through H and J through N, with a waiver of fees for Item E.

SECOND: Councilmember Schumacher

MOTION PASSED: UNANIMOUSLY

I. Approval of a Park, Facility, and Right-of-Way Use Permit submitted by Wick Communication for the use of Higgins Hill Park for the Bisbee 1000 Stair Climb on Saturday, October 17, 2026, from 5:00am to 2:00pm.

Councilmember Damon requested clarification on the Higgins Hill Park closure hours for the Bisbee 1000, noting inconsistent permit times.

Cynthia Conroy, Bisbee Vogue Inc. explained that setup requires access from 6:00 AM Friday through 2:00 PM Saturday.

Mr. Dodd, Public Works Operation Manager, noted the closure was needed for vehicle and equipment safety, while pedestrian access may continue.

Councilmember Schumacher suggested amending the permit to reflect the accurate closure window.

MOTION: Councilmember Cline moved to approve consent agenda Item I with corrections to accurately reflect the full closure period for setup.

SECOND: Councilmember Skinner

MOTION PASSED: UNANIMOUSLY

OLD BUSINESS

3. Discussion and Possible Approval of Ordinance O-26-18, Accepting the Transfer of Real Property from TIMO Holdings LLC, Located at 107 N. Taylor Avenue, Bisbee, AZ and adopting it as an Emergency.
Ashlee Coroando, City Manager

Ms. Coronado clarified that when this ordinance came before the Council at its first reading, no buyer had been secured for the property, and the emergency designation was not employed at that time. She indicated that a buyer had since been identified and was eager to proceed, making it appropriate to move forward without waiting the standard thirty-day period.

MOTION: Councilmember Damon moved to approve Ordinance O-26-18, accepting the transfer of real property from TIMO Holdings LLC located at 107 N. Taylor Avenue, Bisbee, AZ, and declaring an emergency.
SECOND: Councilmember Cline

ROLL CALL VOTE:

AYES: Councilmember Schumacher, Skinner, Damon, Garcia, Cline and Mayor Budge

NAYS: 0

MOTION PASSED: AYES-6 NAYS-0

NEW BUSINESS

4. Presentation and Discussion and Possible Approval of the Tourism Marketing Services Agreement between the City of Bisbee and Gordley Group Inc.
Ashlee Coronado, City Manager

Mayor Budge introduced the item and invited Doug Graeme, Copper Queen Mine Tour Manager and member of the six-person review committee, to present the committee's recommendation before turning the presentation over to the Gordley Group.

Mr. Graeme said the committee unanimously recommended the Gordley Group, citing its Tucson location, extensive experience working with government clients, clear and fixed pricing, inclusion of a complete tourism website redesign, and the addition of a Bisbee resident on the team to provide local insight.

Mr. Tom Baca, President of Gordley Group, said the firm views itself as an extension of the city's team rather than an outside consultant. He explained that Bisbee already has a strong identity, and the firm's goal was to tell the city's story in a way that attracts overnight visitors while preserving the community's character.

Mr. Baca outlined a four-phase approach: stakeholder engagement and strategic planning; brand and campaign development focused on increasing overnight stays; implementation of a redesigned, mobile-friendly tourism website and marketing campaign; and ongoing performance monitoring with regular reporting. He added that the firm's proposed fee for strategic marketing services would remain fixed, allowing any Arizona Office of Tourism matching funds to expand marketing efforts rather than increase costs. He also emphasized the firm's commitment to collaborating with local creatives and using artificial intelligence only as a research tool, with all creative work produced by staff to maintain authenticity.

Mayor Budge thanked Mr. Baca and expressed confidence that the city had selected the right firm.

Councilmembers Karen Schumacher, Anna Cline, Cesilia C. Garcia, and Pete Skinner each voiced support for the recommendation.

Councilmember Schumacher praised the firm's professional work and the committee's efforts, Councilmember Cline said the partnership felt like a good fit.

Councilmember Garcia appreciated the team's personal connections to Bisbee.

Councilmember Skinner offered his support with a lighthearted comment about one team member's Douglas roots.

Mayor Budge also announced plans to establish a Tourism Advisory Board following approval of the agreement. He said the board would include representatives from the hospitality industry and the public, with appointments reviewed by the full Council. He noted the city currently has approximately \$270,000 in tourism funds available to support future tourism initiatives.

MOTION: Councilmember Schumacher moved to approve the Tourism Marketing Services Agreement between the City of Bisbee and Gordley Group, Incorporated.

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

5. Discussion and Possible Approval of a Memorandum of Understanding with Naco Heritage Alliance regarding Payment Processing for Camp Naco Projects.

Jeremy Fricke, Executive Director

Mayor Budge introduced Item 5 and noted that Jeremy Fricke, Executive Director of Camp Naco and the Naco Heritage Alliance, was participating via Zoom.

Mr. Fricke explained that the Naco Heritage Alliance, a nonprofit organization, works closely with the city on Camp Naco rehabilitation and improvement projects and regularly receives grant funding for construction, personnel, and related project costs. He stated that, in certain cases, it was more efficient for the nonprofit to transfer grant funds to the city so the city can administer expenditures through its established procurement and contracting processes, rather than the nonprofit creating separate contracts. As an example, he referenced a grant from Arizona State Parks for construction personnel and project implementation. He explained that the proposed Memorandum of Understanding (MOU) was intended to establish a framework for this type of financial collaboration on future projects, not solely for the current grant.

Mayor Budge noted that the city has previously accepted and administered funds on behalf of partner organizations and that this arrangement is particularly appropriate because Camp Naco is City-owned property. He expressed support for formalizing the process through an MOU to clearly define the responsibilities of each party.

MOTION: Councilmember Schumacher moved to approve the Memorandum of Understanding between the City of Bisbee and Naco Heritage Alliance regarding payment processing for Camp Naco projects.

SECOND: Councilmember Cline

MOTION PASSED: UNANIMOUSLY

6. Discussion and Possible Approval of Souder Miller's proposal for the redesign of Clawson Avenue and Opera Avenue retaining walls.

Matthew Gurney, Public Works Director

Logan Dodd, Operations Manager Public Works, presented this item and provided geographic context for the two retaining walls under discussion. He explained that the Clawson Avenue wall was located at the beginning

of Clawson Avenue near the high school, at the base of the hill where the roadway splits, with one route continuing up the hill and the other toward Opera Avenue. The Opera Avenue wall was located nearby, adjacent to a parking lot, in the area where a section of retaining wall failed during recent rainstorms.

Mr. Dodd explained that deterioration has continued beyond the portion of the wall previously addressed by city staff, requiring the project scope to be expanded to include the newly damaged section. He noted that movement in the area has also affected nearby utilities, making timely engineering evaluation and redesign necessary.

Councilmember Garcia asked why the selected engineering firm, Souder Miller, was based in New Mexico rather than a local or regional firm.

Mr. Dodd responded that the city solicits engineering proposals through a competitive procurement process and awards the work based on the best proposal received. He indicated that Souder Miller's proposal was likely the most cost-effective.

Mayor Budge commented that the important thing was that the firm was qualified to provide the required engineering seal and stated that the engineering contract amounts were identified as \$22,410 for one retaining wall and \$15,310 for the other.

MOTION: Councilmember Garcia moved to approve Souder Miller's proposal for the redesign of Clawson Avenue and Opera Avenue, retaining walls.

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

7. Discussion and Possible Approval to purchase a 2026 Ford Transit T-150 Cargo Van with a double ladder rack from Peoria Ford for \$52,664.18.

Matthew Gurney, Public Works Director

Logan Dodd, Operations Manager Public Works, presented the request to purchase a cargo van for the city's building maintenance operations. He explained that the building maintenance employee currently uses a pickup truck, which has several limitations. An enclosed cargo van would allow tools and materials to remain dry, secure, and organized, while also reducing the safety risk associated with transporting unsecured items in the vehicle. Mr. Dodd noted that the building maintenance employee regularly works with Department of Corrections (DOC) crews, and the van would better accommodate those workers, improve efficiency and allow more work to be completed each day.

Mayor Budge emphasized the advantages of an enclosed cargo van, explaining that the building maintenance employee carries an extensive inventory of tools and specialized equipment that would be better protected in a lockable cargo area. He noted that storing equipment in a pickup truck bed leaves it vulnerable to weather and theft, whereas a cargo van provides secure, readily accessible storage.

Mayor Budge also clarified that the purchase would not be paid for in a lump sum. Instead, it would be financed through a five-year loan under Ford's governmental financing program.

8. City Manager's Report:

- Ms. Coronado noted that the Election results would begin posting shortly after 8:00 PM on the City's website, Facebook page, and the Cochise County website.
- Ms. Coronado encouraged Councilmembers to identify potential applicants for the future Tourism Advisory Committee, particularly from the hospitality, restaurant, and arts sectors.
- Ms. Coronado thanked city staff for their quick response to recent monsoon-related retaining wall collapses and noted the city received a resident's letter of appreciation.

- Ms. Coronado commented on the recent shooting behind Safeway occurred on County property and was investigated by the Cochise County Sheriff's Office. City officers responded to the initial call and assisted with the arrest. Councilmembers had previously received an email with incident details.

COUNCIL COMMENTS OR FUTURE AGENDA ITEM SUGGESTIONS: (Council members may suggest topics for future meeting agendas, but Council will not here discuss, deliberate, or take any action on these topics.):

Mayor Budge stated that with no further business before this Council this meeting was adjourned.

ADJOURNMENT: 7:54PM

Ken Budge, Mayor



REQUEST FOR MAYOR & COUNCIL ACTION

Session of: August 4, 2026

☒ Regular ☐ Special

DATE ACTION SUBMITTED: July 24, 2026

REGULAR ☐

CONSENT ☒

TYPE OF ACTION:

RESOLUTION ☐

ORDINANCE ☐

FORMAL ACTION ☒

OTHER ☐

SUBJECT: APPROVAL OF THE MINUTES OF THE SPECIAL SESSION OF MAYOR AND COUNCIL HELD ON JULY 14, 2026, AT 5:01 PM.

FROM: Nina Williams, Acting City Clerk

RECOMMENDATION: Approve Minutes

PROPOSED MOTION: I move to approve the Minutes of the Special Session of Mayor and Council held on July 14, 2026, at 5:01 PM.

DISCUSSION:

FISCAL IMPACT: N/A

DEPARTMENT LINE-ITEM ACCOUNT: N/A

BALANCE IN LINE ITEM IF APPROVED: N/A

Prepared by:

Nina Williams
Nina Williams,
Acting City Clerk

Reviewed by:

Ashlee Coronado
Ashlee Coronado,
City Manager

MINUTES

MINUTES OF THE SPECIAL SESSION OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, AND STATE OF ARIZONA, HELD ON TUESDAY, JULY 14, 2026, AT 5:01 PM IN THE CITY OF BISBEE COUNCIL CHAMBERS, 118 ARIZONA STREET, BISBEE, ARIZONA AND VIA ZOOM AT <https://us02web.zoom.us/j/88231617157>.

THE MEETING WAS CALLED TO ORDER BY MAYOR BUDGE AT 5:04PM.

ROLL CALL

COUNCIL

Councilmember Karen Schumacher, Ward I
Councilmember Pete Skinner, Ward II
Councilmember Trish Damon, Ward III 5:08PM
Mayor Ken Budge
Councilmember Anna Cline, Ward III, Mayor Pro Tempore
Councilmember Mel Sowid, Ward II
Councilmember Cesilia C. Garcia, Ward I

STAFF

Ashlee Coronado, City Manager
Jim Richardson, Fire Chief

CITY ATTORNEY

Joseph Estes

THE FOLLOWING ITEMS WERE DISCUSSED AND/OR CONSIDERED AT THESE MEETINGS:

1. Discussion and Possible Award of a Contract to Granite Construction Company for construction of the City of Bisbee Shared Use Path-Lavendar Pit East Segment in the Amount of \$3,856,410.00.

Matthew Gurney, Public Works Director

Mayor Budge introduced the agenda item regarding the award of a construction contract to Granite Construction Company for the City of Bisbee Shared Use Path – Lavender Pit East Segment in the amount of \$3,856,410, and invited Construction Manager Mike Normand to present.

Mr. Normand reported that bids were opened on July 9, with Granite Construction submitting the lowest responsive bid. After completing reference checks and verifying the company's contractor status, he recommended award of the contract, noting Granite's extensive experience with similar pedestrian and bicycle projects throughout Southern Arizona. He explained that the project had previously been bid above budget but was successfully rebid after a collaborative effort between ADOT, Bisbee Bikeways, and the design engineer. ADOT assumed portions of the project scope, Bisbee Bikeways raised additional funding, and valued engineering reduced project costs, allowing the project to move forward within the available budget. He clarified that the apparent \$356,410 funding shortfall reflects donated funds that have not yet been transferred to the city but are expected within a week, before the Notice to Proceed is issued. Construction was anticipated to begin in early August.

Mayor Budge praised the project as an example of successful collaboration and noted the contract would be executed once the donated funds are received.

Councilmember Sowid asked whether the \$356,410 would come from the Bisbee Bikeways fundraising effort and whether the city's previously reserved \$100,000 would still be needed. Ms. Coronado confirmed the fundraising would cover the contract amount, while Mayor Budge explained the city's reserved funds would remain available as contingency for potential change orders.

Mr. Normand added that approximately \$410,000 was budgeted for contingency and that Bisbee Bikeways has raised additional funds that can support future phases of the project.

Councilmember Sowid expressed enthusiasm for moving forward and thanked everyone involved.

Mayor Budge also thanked Public Works, Mike Normand, Megan and Bisbee Bikeways, and ADOT for their collaborative efforts in bringing the project to construction.

MOTION: Mayor Budge moved to award the contract for construction of the City of Bisbee Shared Use Path, Lavender Pit East Segment, to Granite Construction Company in the amount of \$3,856,410.00.

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

2. Discussion and Possible Approval of Resolution R-26-20; Appointing Ashlee Coronado, City Manager, as the Designated Applicant Agent for the city of Bisbee on File with the Arizona Department of Emergency and Military Affairs (AZ DEMA).

Ashlee Coronado, City Manager

Ms. Coronado explained that Resolution R-26-20 designates an authorized agent to sign grant applications on behalf of the city for Arizona DEMA grant programs. She noted that any grant awards would still require future Council approval.

Mayor Budge explained that the designation supports the city's ongoing efforts to secure DEMA funding for phased water infrastructure improvements in partnership with Arizona Water. He noted the project will replace aging water lines and improve fire protection in Old Bisbee through upgraded water mains.

MOTION: Councilmember Cline moved to approve Resolution R-26-20 appointing Ashlee Coronado, City Manager, as the Designated Applicant Agent for AZ DEMA programs.

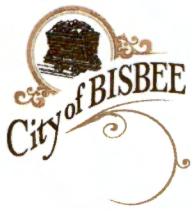
SECOND: Councilmember Skinner

MOTION PASSED: UNANIMOUSLY

Mayor Budge stated that, as there was no further business before Council, this meeting was adjourned. He noted that the next meeting would be the following Tuesday, election night.

ADJOURNMENT: 5:22PM

Ken Budge, Mayor



AGENDA ITEM NUMBER 2C

REQUEST FOR MAYOR & COUNCIL ACTION

Session of: August 4, 2026

☒ Regular ☐ Special

DATE ACTION SUBMITTED: July 24, 2026

REGULAR ☐ CONSENT ☒

TYPE OF ACTION:

RESOLUTION ☐ ORDINANCE ☐ FORMAL ACTION ☒ OTHER ☐

SUBJECT: APPROVAL OF THE MINUTES OF THE SPECIAL SESSION OF MAYOR AND COUNCIL HELD ON JULY 28, 2026, AT 5:01 PM.

FROM: Nina Williams, Acting City Clerk

RECOMMENDATION: Approve Minutes

PROPOSED MOTION: I move to approve the Minutes of the Special Session of Mayor and Council held on July 28, 2026, at 5:01 PM.

DISCUSSION:

FISCAL IMPACT: N/A

DEPARTMENT LINE-ITEM ACCOUNT: N/A

BALANCE IN LINE ITEM IF APPROVED: N/A

Prepared by:

Nina Williams
Nina Williams,
Acting City Clerk

Reviewed by:

Ashlee Coronado
Ashlee Coronado,
City Manager

MINUTES

MINUTES OF THE SPECIAL SESSION OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, AND STATE OF ARIZONA, HELD ON TUESDAY, JULY 28, 2026, AT 5:01 PM IN THE CITY OF BISBEE COUNCIL CHAMBERS, 118 ARIZONA STREET, BISBEE, ARIZONA, AND VIA ZOOM AT <https://us02web.zoom.us/j/82546382249>.

THE MEETING WAS CALLED TO ORDER BY MAYOR BUDGE AT 5:05PM.

ROLL CALL

COUNCIL

Councilmember Karen Schumacher, Ward I

Councilmember Pete Skinner, Ward II

Councilmember Trish Damon, Ward III

Mayor Ken Budge

Councilmember Anna Cline, Ward III, Mayor Pro Tempore Excused

Councilmember Mel Sowid, Ward II

Councilmember Cesilia C. Garcia, Ward I

STAFF

Ashlee Coronado, City Manager

Nina Williams, Acting City Clerk

Matthew Gurney, Public Works Director

CITY ATTORNEY

THE FOLLOWING ITEMS WERE DISCUSSED AND/OR CONSIDERED AT THESE MEETINGS:

1. Public Hearing and Discussion and Possible Approval of a Liquor License Application for the Warner Hotel located at 55 Angius Avenue, Bisbee, AZ; Kevin Cole Van Norman, Applicant.
Nina Williams, Acting City Clerk

Mayor Budge noted that the application was for a Series 11 liquor license for the Warner Hotel, located at 55 Angius Avenue, Bisbee, Arizona, with Kevin Cole Van Norman as the applicant. Mayor Budge also noted that the required posting period had been satisfied and invited the applicant to provide background before the public hearing was opened.

Kevin Cole Van Norman, owner of the Warner Hotel, addressed the Mayor and Council. He explained that the hotel was applying for a Series 11 liquor license and that a menu had been provided for the Council's review. He described the planned hours of alcohol service, stating that the latest hours on Fridays and Saturdays would be 8:00 or 9:00 PM, with weekday hours eventually expanding to 7:00 PM as operations develop—noting that the current weekday café hours are 7:00 AM to 3:00 PM. Mr. Van Norman highlighted a key operational rationale for the expanded hours: the café also functions as the hotel lobby, and keeping it open later would allow for smoother guest check-in. He explained that under the current setup, when the café closes, the hotel must rely on remote check-in, which presents challenges for a small operation. He assured the Council that all alcohol would remain within the café and hotel premises, with nothing served outside.

Mayor Budge opened the public hearing. He asked if anyone would like to speak in favor.

MINUTES OF THE SPECIAL SESSION OF MAYOR AND COUNCIL

July 28, 2026

- Renee Riksheim, who lives across from Earl's Café at the Warner Hotel, spoke in favor of the application, describing the owners as responsible, considerate, and responsive neighbors. She said the proposed hours were modest and community friendly and noted the Warner Hotel has been a positive addition to Bisbee's locally owned business community.
- Sheila Riley, who lives near the Warner Hotel, also spoke in favor, stating that the ownership has been considerate of the neighborhood and that expanded service would benefit local residents by providing an evening gathering place.

Mayor Budge asked if anyone would like to speak against. There were none.

Mayor Budge asked the City Clerk if any written correspondence had been received on this item. Ms. Williams responded no.

Mr. Van Norman stated that he had a letter in support of this item.

Ms. Williams read a letter of support from Frank Flanders and Chad Larson, whose residence was located directly adjacent to the Warner Hotel and Earl's Café. The letter stated that they had "never had a single complaint related to the operation of these businesses," that the owners, managers, and clientele had been "respectful of the neighborhood in every respect," and that they "wholeheartedly support the granting of a liquor license" based on their confidence that it would be managed responsibly.

Mayor Budge closed the public hearing.

Councilmember Skinner praised the Warner Hotel, calling it "a superb job" and "a wonderful company resident in the community." He also commended the menu and the use of Arizona-produced wine and beer.

Councilmember Sowid asked whether the listed hours referred only to liquor service. Mr. Van Norman confirmed the current plan was afternoon service, with possible morning offerings, such as mimosas, in the future. He added that the exact closing time was still being determined.

Councilmember Garcia asked whether Mr. Van Norman lived nearby, how the café would differ from existing bars, whether hotel and café operations would share staff, and who would respond to hotel issues during bar service. Mr. Van Norman confirmed he lives nearby, described the concept as a small café lounge rather than a bar, explained that hotel and café staff share responsibilities due to the operation's size and said routine issues are handled on-site while management responds to larger problems, with both managers living only minutes away.

Mayor Budge expressed strong support, stating he was pleased to see the Warner Hotel restored and had heard only positive feedback. He described the liquor license as a natural extension of the café's food service rather than the creation of another bar.

MOTION: Councilmember Skinner moved to approve the liquor license application for the Warner Hotel located at 55 Angius Avenue, Bisbee, Arizona, with Kevin Cole Van Norman as applicant.

SECOND: Councilmember Schumacher

MOTION PASSED: UNANIMOUSLY

2. Discussion and Possible Approval of an Intergovernmental Agreement with Cochise County for Election Supplies and Services for the General Election.

Ashlee Coronado, City Manager

Ms. Coronado explained that this Intergovernmental Agreement was substantively similar to one the Council had approved several months prior, but that this version was specific to the upcoming November General Election. She noted there was no change in pricing, with the cost remaining at 75 cents per registered voter. She clarified that the agreement would facilitate the conduct of the Home Rule election as well as the Charter Amendment measures on the November ballot.

MOTION: Councilmember Schumacher moved to approve the Intergovernmental Agreement with Cochise County for Election Supplies and Services for the General Election.

SECOND: Councilmember Garcia

MOTION PASSED: UNANIMOUSLY

3. Discussion and Possible Approval of Contract Amendment No. 2 with the Arizona Department of Corrections to add Parks and Public Works, which were inadvertently omitted from the renewal.
Matthew Gurney, Public Works Director

Mr. Gurney explained that a contract with the Arizona Department of Corrections had been approved earlier in the year, which covered inmate work crews operating out of the city garage. Because the parks and streets crews are also stationed at the city garage, Mr. Gurney had assumed they were included in the original agreement. He acknowledged that this assumption was incorrect, and that the oversight came to his attention upon his return from leave the previous day, when those crew members raised the issue. The purpose of Contract Amendment No. 2 was to formally add the parks and streets crews—described as vital to maintaining alleys, road edges, and the city cemetery—and to extend to them the same wage increase that had been applied to other covered crews under the original amendment, raising the rate from 50 cents to \$1.00 per hour.

Councilmember Damon asked whether the affected workers would receive back pay for the period during which the wage increase had not been applied to them.

Mr. Gurney responded that he did not anticipate the Arizona Department of Corrections would authorize retroactive payment, and that the wage correction would apply prospectively going forward.

MOTION: Councilmember Schumacher moved to approve Contract Amendment No. 2 with the Arizona Department of Corrections to add Parks and Public Works, which were inadvertently omitted from the renewal.

SECOND: Councilmember Garcia

MOTION PASSED: UNANIMOUSLY

4. Discussion and Possible Approval of Marsh Development Inc. Modification No. 1 for the Rehabilitation of the Fair Store Glass Sidewalks Project at 37 Main Street.
Matthew Gurney, Public Works Director

Mr. Gurney explained that unforeseen structural deficiencies were discovered during rehabilitation of the Fair Store glass sidewalk at 37 Main Street. Unreinforced and ungrouted CMU walls supporting the sidewalk were uncovered after the sidewalk panels were removed, conditions that could not have been identified during project design. Modification No. 1 was needed to repair the walls, maintain structural integrity, avoid delays, and complete the project safely.

Mr. Gurney also clarified that the \$8,776 modification would be paid from the project's approximately \$20,000 grant contingency fund, not the city's operating budget.

Councilmember Schumacher praised Marsh Development Inc. for its professionalism, communication, and positive working relationship with the neighborhood, city staff, and Public Works. Mr. Gurney agreed, stating the city was pleased with the contractor's performance.

Mayor Budge noted that the removed sidewalk panels were successfully transported intact for restoration and explained that the modification would reinforce the existing CMU walls with rebar and grout while adding new center support walls.

MOTION: Councilmember Schumacher moved to approve Marsh Development Inc. Modification No. 1 for the Rehabilitation of the Fair Store Glass Sidewalks Project at 37 Main Street.

SECOND: Councilmember Sowid

MOTION PASSED: UNANIMOUSLY

Mayor Budge announced that a press event would be held at 11:00 AM on Thursday at the overlook to mark the relighting of State Route 80 around the pit. He noted that the east end lighting had been completed and that the west end was expected to be finished within the next ten days and invited any interested parties to attend.

Mayor Budge stated that, as there was no further business before Council, this meeting was adjourned.

ADJOURNMENT: 5:31PM

Ken Budge, Mayor

**REQUEST FOR MAYOR & COUNCIL ACTION**Session of: **August 4, 2026**☒ Regular ☐ Special**DATE ACTION SUBMITTED:** July 24, 2026**REGULAR** ☒ **CONSENT** ☐**TYPE OF ACTION:****RESOLUTION** ☐ **ORDINANCE** ☐ **FORMAL ACTION** ☒ **OTHER** ☐**SUBJECT:** Approval of the Park, Facility and Right of Way Use Permit for the Use of Upper Vista Park by Project Wildlife for a Garden Party on Sunday, September 27, 2026, from 4:30pm to 6:30pm with a possible waiver of fees.**FROM:** Nina Williams, Acting City Clerk**RECOMMENDATION:** Approval**PROPOSED MOTION:** I move that we approve the Park, Facility and Right of Way Use Permit for the Use of Upper Vista Park by Project Wildlife for a Garden Party on Sunday, September 27, 2026, from 4:30pm to 6:30pm.**DISCUSSION:** *Please Note: Insurance will be issued closer to event. Once Insurance is provided it will be distributed to Council.*

Project Wildlife has submitted a Park, Facility, Right-of-Way use Permit for the use of Upper Vista Park to hold a Garden Party on Sunday, September 27, 2026, from 4:30pm to 6:30pm.

Staff has reviewed the Permit and recommends approval.

A \$50.00 refundable deposit is required.**FISCAL IMPACT:** \$341.14 (waiver of fees requested)**DEPARTMENT LINE-ITEM ACCOUNT:** 10-34-10880**BALANCE IN LINE ITEM IF APPROVED:** N/A**Prepared by:** Nina Williams
Nina Williams,
Acting City Clerk**Reviewed by:** Ashlee Coronado
Ashlee Coronado,
City Manager

JOHN EVERHART
PRESIDENT & FOUNDER
EVERHART INSURANCE Ltd llc
402 BISBEE Rd.
BISBEE,AZ. 85603
OFFICE Ph. 520-432-6704 FAX 520-432-6783



To the city of Bisbee officials.

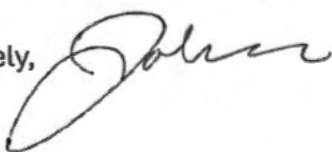
Insurance rates rise and fall over time and because of this most insurance companies that I use do not quote or issue policies more than 60 days out.

Project Wildlife Bisbee is in quay to get the insurance coverage for the event on September 27th of 2026.

If you have any questions or needs to further document this upcoming issuance, I have left my contact information above.

We are open Monday – Friday 9-4.

Sincerely,





RECEIVED

JUL 22 2026

City Clerk's Office
City of BisbeePublic Works / Park & Recreations Department
118 Arizona Street - Bisbee, AZ 85603-(520) 432-6002
LValdez@BisbeeAZ.gov

PERMIT NO:

46-26

**City of Bisbee Park, Facility and Right-of-Way Use Permit
Special Event License Application**

This application must be returned to the Public Works Department no less than 45 days before the scheduled event. Application will NOT be considered without required paperwork.

APPLICANT INFORMATION:Date: September 27, 2026 JULY 21, 2026Name and Title (If Applicable): JANE GAFFEROrganization Name (If Applicable): PROJECT WILDLIFE BISBEE

Applicant or Organization Mailing Address

Phone:

Contact Name and Phone # during event: Jane Gaffer

Email Address:

☒ Insurance: Events held on City Property are required to include a certificate of insurance of one million dollars (\$1,000,000) minimum for high risk functions and appropriate endorsements naming the City of Bisbee as additional insured. Applicant's policy is primary.

EVENT INFORMATION:Event Name: 3rd annual garden party
Project Wildlife Bisbee Expected Attendance: 150Event Date(s): September 27, 2026 Start Time: 4:30 pm End Time: 6:30 pmEvent Location and Address: Chihuahuan desert Garden
upper vista Park in WarrenWill you be serving food? Yes ☐ / No ☒ If yes, a copy of the Cochise County Health Department Certificate **MUST** accompany this application otherwise this permit will not be accepted

Description of Event and Activities (If more space is needed attach a separate sheet):

A garden party for gardeners, neighbors and visitors involved with the success of the Chihuahuan Desert Garden & the aims of Project Wildlife Bisbee. Food by Garcia Park Luncheon. Donations are accepted & selling liquor for Fund raising.

SERVICES REQUESTED FROM THE CITY OF BISBEE:☐ General Electricity Access (City, Lower Vista & Grassy Parks Only) \$25.00☐ Band Shell (City Park) \$75.00☐ Generators are PERMITTED... All Jumping Castles must have insurance and generators☐ Beer Permit (Non-Commercial permits only) \$25.00☐ Police: Escorts, Security, Road Closures, Redirecting of Traffic: \$40.00 per day per vehicle+ Employee OT Rate and ERE's

☒ Two large white tents. Could they be erected by City staff prior to the day of the events, please.

☐	Parks/ Public Works Personnel \$30.00/ hr. per person			
☐	Water Access- Parks \$25.00			
☐	No Parking Signs, access to facility/ band shell/ restrooms etc. \$5.00 per sign Note: Road Closed Signs/ Barriers must be supplied by Applicant.			
☐	Operations Plans \$100 minimim (personnel hours including ERE's)			
CONDITIONS APPLICANT MUST MEET THAT ARE REQUIRED BY THE CITY OF BISBEE :				
☒	\$25.00 non-commercial or ☐ \$120.00 commercial permit fee paid before permit is processed.			
☒	\$50.00 refundable deposit paid before permit is processed (If a check is issued, must be "Written separately from other charges) This deposit will be refunded at the completion of the event, provided that the facility has been left in the same, or better, condition as it was at the start of the event. The City will deduct from this deposit any expenses that may be incurred for cleaning or repairing the facility following the event prior to refunding any remaining balance.			
☐	Business License/ Special Event License fee of \$41.14 must be paid before permit is processed- where there is a promotor sub-letting booth space to vendors, the promotor will pay a fee of \$41.14 and \$6.24 per vendor per day (must be submitted prior to the event). The promotor is required to supply a list of vendors which describes the items or service the vendor will be selling and pay all applicable fees prior to the event. Sales tax on all items sold at the City rate will be collected by the City for all sales made by the promotor and all vendors via their State tax forms.			
☐	County Health Department Food Permit must be attached If serving food or having food vendors. Health Department can be contacted at 520-432-9400 for more information (This is not a food handler's certificate).			
☐	Special Event Liquor License Application submitted to the City Clerk's office – required in order to serve or sell liquor from the State of Arizona (Department of Liquor Licenses & Control, Phoenix Office). The Sale of or consumption of alcohol beverages must be approved by the City Council.			
☐	Copy of flyers or promotional material associated with this event.			
NOTES:				
1.) THERE IS NO WATER USAGE AT ANY PARK AT ANY TIME.				
2.) NO PARTY OF MORE THAN 50 PEOPLE, MAY NOT TAKE PLACE WITHOUT THE APPROPRIATE PERMITS.				
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TOTAL FEES:	TOTAL ADDED FEES:	TOTAL SUBMITTED:		
SPECIAL EVENT PERMIT AGREEMENT AND ACKNOWLEDGEMENT				
Applicant shall indemnify, defend, save and hold harmless the City of Bisbee and its officers, officials, agents and employees (hereinafter referred to as "Indemnatee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorney's fees, and costs of claim processing, investigation and litigation) for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused in whole or in part, by the negligent or willful acts or omissions of Applicant or any of its owners, officers, directors, agents, employees, subcontractors or invitees. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of Applicant to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnatee shall, in all instances, except for claims arising solely from the negligent or willful acts or omissions of the Indemnatee, be indemnified by Applicant from and against any and all claims. It is agreed that Applicant will be responsible for primary loss investigation, defense and judgement costs where this indemnification is applicable. In consideration of permission to hold the event, Applicant agrees to waive all rights of subrogation against the City, its officers, officials, agents and employees for losses arising out of or resulting from the event. The City reserves the right to refuse installation of amusements or facilities that violate safety regulations. If Applicant is acting on behalf of an organization, Applicant certifies that he/she is an authorized officer of the Applicant or the agent of the organization, is				

acting on the organization's behalf, and is duly authorized to execute this Agreement and Acknowledgement on the organization's behalf. Applicant further certifies that he/she has read and understands all the terms of this Agreement and Acknowledgement, agrees that the Applicant shall be bound by its terms and conditions, and is of lawful age and legally competent to sign this Agreement and Acknowledgement. The City's issuance of a special event permit shall constitute a written agreement or contract between the City and Applicant for purposes of insurance requirements. Applicant agrees to the payment of all non-refundable and refundable fees specified in this document unless otherwise authorized by the Public Works Department. Applicant further acknowledges that depending upon the nature and location of the Applicant's special event, additional permits may be required. The City reserves the right to withhold clean/damage deposits depending on the condition of the facility when the permit expires.

PERMIT HOLDER INITIALS JB DATE: July 21, 2026

FOR CITY USE ONLY

Police Department Approval Yes No Initials _____ Date _____

Remarks _____

Public Works Approval Yes No Initials _____ Date _____

Remarks _____

Fire Department Approval Yes No Initials _____ Date _____

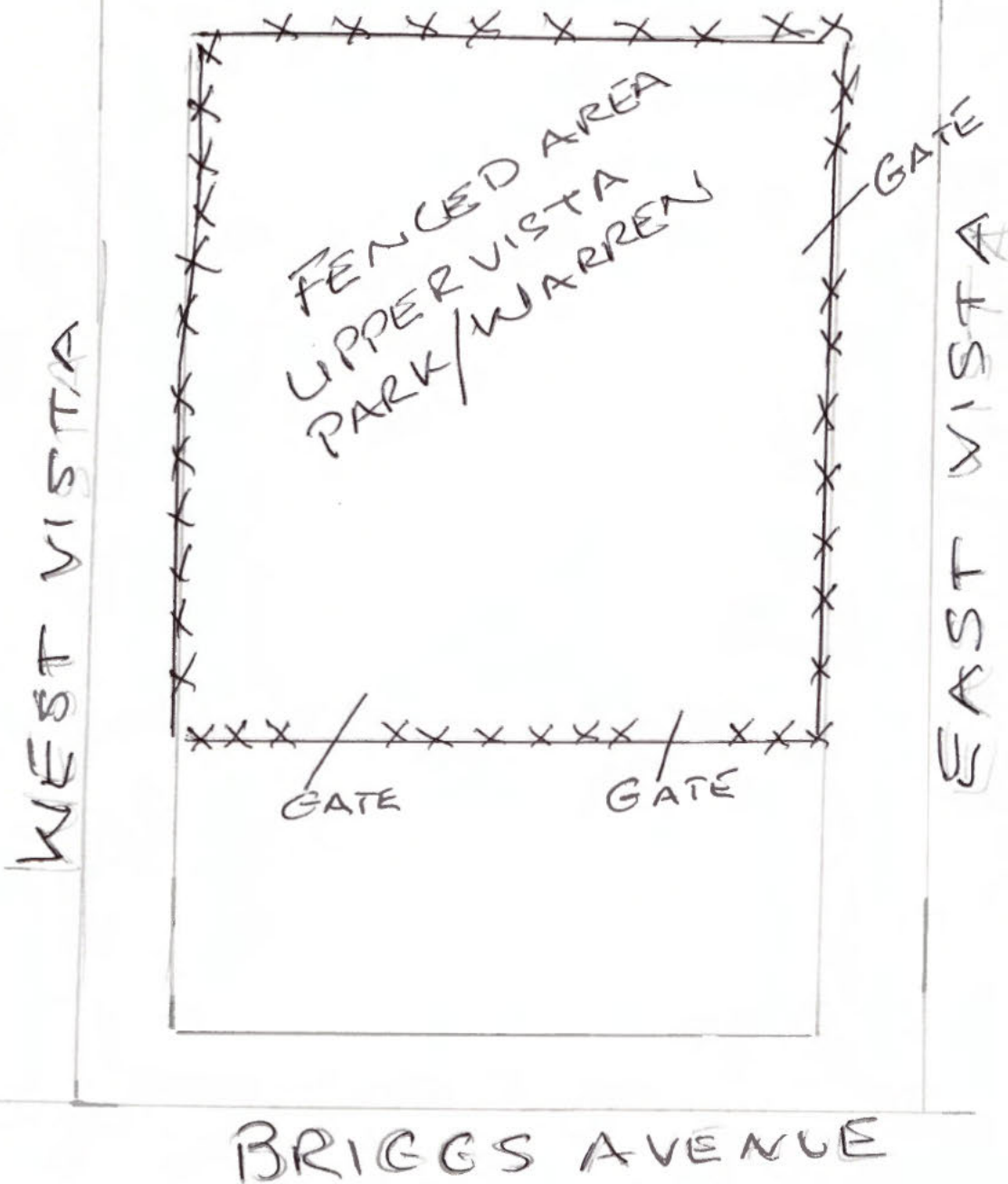
Remarks _____

COUNCIL ACTION: Approve ☐ Deny ☐ Mayor's Signature _____ Date _____

With conditions as noted:

COLE AVENUE

N



NOTE:

SHOW DIMENSIONS, SERVING AREAS, AND LABEL TYPE OF ENCLOSURE AND SECURITY POSITIONS.

SHOW NEAREST CROSS STREETS, HIGHWAY, OR ROAD IF LOCATION DOESN'T HAVE AN ADDRESS.

PARK, FACILITY AND SPECIAL EVENT FEES

	SPECIAL EVENT PROMOTER (PER-DAY)	\$41.14
	SPECIAL EVENT VENDOR (PER-DAY)	\$6.24
	POLICE OFFICER / PERSONNEL / POLICE UNIT	\$40.00 per day, per vehicle +employee OT rate and ERE's
	PERMIT FEE NON-COMMERCIAL	\$25.00
X	PERMIT FEE COMMERCIAL	\$120.00
X	REFUNDABLE DEPOSIT	\$50.00
	BEER PERMIT NON-COMMERCIAL ONLY	\$25.00
	WATER ACCESS-PARKS	\$25.00
	ELECTRICITY ACCESS- PARKS	\$25.00
	ELECTRICITY ACCESS BANDSHELL (CITY PARK)	\$75.00
X	PARKS-PUBLIC WORKS PERSONNEL (x3 for tents) x 2 staff	\$30.00/HR. PER PERSON
	DUMPSTER 1 DAY	\$150.00 EACH
	DUMPSTER PICK UP AFTER HOURS	\$125.00 EACH
	DUMPSTER PICK UP HOLIDAY & WEEKENDS	\$125.00 EACH
	TRASH CART RENTAL	\$25.00 EACH
	"NO PARKING" SIGNS	\$5.00 PER SIGN
	OPERATIONS PLAN	\$100 MINIMUM (PERSONNEL HOURS INCLUDING ERE'S)
	POOL RENTAL	\$30.00/PER HR, 2 HR MINIMUM
	POOL BUILDING RENTAL	\$100.00
	LIFEGUARD	\$30.00/ PER HR EMPLOYEE, 2 GUARD MINIMUM

Request waiver of fees.

**THIRD ANNUAL GARDEN PARTY
UPPER VISTA PARK
PROJECT WILDLIFE
SEPTEMBER 27, 2026**

PERMIT #46-26

Park Permit Fee	\$ 120.00
Parks-Public Works Personnel (\$30/hr x staff) 3 hrs x 2 staff (tent set up x 2)	\$ 180.00
Special Event License	<u>\$ 41.14</u>
TOTAL	\$ 341.14
Deposit	<u>\$ 50.00</u>
GRAND TOTAL W/DEPOSIT	\$ 391.14

REQUEST WAIVER OF FEES

**REQUEST FOR MAYOR & COUNCIL ACTION**Session of: August 4, 2026☒ Regular ☐ SpecialDATE ACTION SUBMITTED: July 24, 2026REGULAR ☐ CONSENT ☒

TYPE OF ACTION:

RESOLUTION ☐ ORDINANCE ☐ FORMAL ACTION ☒ OTHER ☐

SUBJECT: Approval of a Special Event Liquor License Application Submitted by Project Wildlife Bisbee for a Garden Party being held at Upper Vista Park on Sunday, September 27, 2026, from 4:30pm to 6:30pm; Jane Gaffer, Applicant.

FROM: Nina Williams, Acting City Clerk**RECOMMENDATION:** Approve

PROPOSED MOTION: I move to approve the Special Event Liquor License Application Submitted by Project Wildlife Bisbee for a Garden Party being held at Upper Vista Park on Sunday, September 27, 2026, from 4:30pm to 6:30pm; Jane Gaffer, Applicant.

DISCUSSION: *Please Note: Proof of liquor liability insurance will be provided closer to the event, following Council approval.*

Jane Gaffer has requested approval of a Special Event Liquor License Application Submitted by Project Wildlife Bisbee for a Garden Party being held at Upper Vista Park on Sunday, September 27, 2026, from 4:30pm to 6:30pm.

The applicant has indicated that the area will be fenced and the South-East gate will be manned by Project Wildlife members who will check all visitors. All other gates will be locked.

FISCAL IMPACT: N/A**DEPARTMENT LINE-ITEM ACCOUNT:** N/A**BALANCE IN LINE ITEM IF APPROVED:** N/A**Prepared by:**

Nina Williams
Nina Williams
Acting City Clerk

Reviewed by:

Ashlee Coronado
Ashlee Coronado
City Manager

JOHN EVERHART
PRESIDENT & FOUNDER
EVERHART INSURANCE Ltd llc
402 BISBEE Rd.
BISBEE, AZ. 85603
OFFICE Ph. 520-432-6704 FAX 520-432-6783



To the city of Bisbee officials.

Insurance rates rise and fall over time and because of this most insurance companies that I use do not quote or issue policies more than 60 days out.

Project Wildlife Bisbee is in quay to get the insurance coverage for the event on September 27th of 2026.

If you have any questions or needs to further document this upcoming issuance, I have left my contact information above.

We are open Monday – Friday 9-4.

Sincerely,





Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
(602) 542-5141

DLLC USE ONLY

Job #:

Date Accepted:

LC:

License #:

SPECIAL EVENT LICENSE

APPLICATION FEE \$25.00 PER DAY

MUST be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1

Name of Non-Profit Organization, Candidate or Political Party: PROJECT WILDLIFE BISBEE

If the event will be held on an unlicensed premises, it **MUST** be approved and signed by the Local Governing Body Before submitting to the Arizona Department of Liquor.

LOCAL GOVERNING BODY

Date Received: 7/23/26

I, _____ ☐ APPROVAL ☐ DISAPPROVAL
Government Official Title

On behalf of _____
City, Town, County Signature Date

SECTION 2

Will the event be at a location with a current liquor license and within the approved and licensed area?

☐ Yes ☐ No (if no skip to section 3)

If yes, **MUST** attach a letter of explanation/permission/suspension from the licensed location and choose ONE option below.

Name of Licensed Location _____ Liquor License Number _____

- ☐ Suspend license for the duration of the Special Event; Licensee selling all alcohol without retailer involvement. Letter of suspension required.
- ☐ Dispense and serve all spirituous liquors under retailer's license – Business operates normally, minimum of 25% of gross revenue from alcohol sales will be donated to licensee. Letter of permission required.
- ☐ Dispense and serve all spirituous liquors under special event - The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be kept separate from any alcohol used during the special event. Letter of suspension required.
- ☐ Split premises between special event and licensed location - Both the special event licensee and the licensed location will conduct sales of alcohol. (These sales must be done in separate areas. If alcohol is donated or purchased by the special event licensee, it must be in a separate area from the alcohol that is dispensed by the licensed location.) Letter of explanation and permission required.
- ☐ Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions – Retailer will be permitted to conduct all normal sales and service of alcohol. Letter of permission required.

SECTION 3

Applicant MUST be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: GAFFER (PATRICIA) JANE
Last
2. Applicant's mailing address: [REDACTED]
Street City State Zip
3. Applicants home/cell phone: _____ Non-profit organization phone: _____
4. Applicant's email address: [REDACTED]
5. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?
☐ Yes (if yes, attach letter of explanation) ☒ No

SECTION 4

1. Name of non-profit organization: PROJECT WILDLIFE BISBEE
2. Non-Profit/IRS Tax Exempt Number: [REDACTED] Arizona Corporation Commission File #: [REDACTED]
Required Required
3. If Out Of State, specify State (Attach letter of good standing): _____
4. Special Event Name: 3RD ANNUAL GARDEN PARTY

SECTION 5

5. Event Location Name: CHIRICUAHUA DESERT GARDEN, UPPER VISTA PARK, WARREN DISTRICT
6. Event Address: same: Cole Ave to North, Briggs Ave to South, East Vista to West Vista

SECTION 6

Must list type of security and control measures will you take to prevent violations of liquor laws at this event.

_____ Number of Police _____ Number of Security Personnel ☒ Fencing ☐ Barriers

Must explain security measures: The South-East gate will be manned by Project Wildlife members who will check all visitors. All other gates will be locked.

1. How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?
Check one of the following boxes. (R-19-318)

☒ On-site consumption ☐ Off-site (auction/wine/distilled spirits pull) ☐ Both

2. How many special event days have already been issued to this organization during the current year? None

SECTION 7

Dates and Hours of Event - Days must be consecutive and may not exceed 10 days per year.

DAYS	DATE	DAY OF WEEK	EVENT START TIME AM/PM	EVENT END TIME AM/PM
DAY 1	September 27, '26	Sunday	4.30 pm	6.30pm
DAY 2				
DAY 3				
DAY 4				
DAY 5				
DAY 6				
DAY 7				
DAY 8				
DAY 9				
DAY 10				

SECTION 8

1. Is the Organization using the services of a DLLC approved Special Event Contractor from the list on our website?

☐ Yes ☒ No If yes, please provide the Name of the Special Event Contractor: _____

Special Event Contractor Signature: _____

2. Is the organization using the services of a series **6, 7, 11, or 12** licensee to manage the sale or service of alcohol?
(Licensees who hold a series **6, 7, 11, or 12** license are automatically qualified to be a special event contractor)

☐ Yes ☒ No if yes, Name of Licensee: _____ Liquor License #: _____

3. List the name of the Organization/individual that will receive revenues:

MUST EQUAL 100 PERCENT, APPLYING NON-PROFIT MUST RECEIVE A MINIMUM OF 25% OF THE PROCEEDS.

Name: PROJECT WILDLIFE BISBEE Percentage: 100%

Address: _____
Street City State Zip

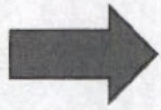
Name: _____ Percentage: _____

Address: _____
Street City State Zip

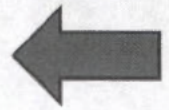
Please read A.R.S. § 4-203.02 and R19-1-205 Special event license rules and Requirements.

SECTION 9

Licensed location diagram: The licensed premises for your special event is the area in which you are authorized to sell, dispense, or serve alcoholic beverages under the provisions of your license.



ATTACH DIAGRAM



Must attach a diagram of your special event showing the area where alcohol will be sold, served, and consumed. Must include dimensions of event area, fencing, barricades, or other control measures, and include positions of security personnel.

NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN SEALED CONTAINERS FOR AN AUCTION OR WINE/DISTILLED SPIRITS PULL, OR THE SPECIAL EVENT LICENSE IS STACKED WITH A WINE /CRAFT DISTILLERY FESTIVAL LICENSE.

Declaration:

I, (Print Name) JANE GAFFER, declare under penalty of perjury that I am authorized to submit this application. I have read the contents and to the best of my knowledge believe all statements made on this application to be true, correct, and complete.

Signature: _____

SPECIAL EVENT DIAGRAM AND SAFETY PLAN STANDARDS

Diagrams do not need to be overly complicated, they can be hand drawn. However, we do not accept photographs or aerial views that do not show the premises clearly. The diagram should clearly depict the special event area in relation to the entire premises.

Each diagram must include:

- Overview of the location
- The event area clearly outlined with black marker
- Where alcohol will be served/stored
- All entrances and exits
- Where security will be positioned
- Square footage of event area
- Show North, East, South, West

COLE AVE.
160'

↑ NORTH

FENCED AREA
UPPER VISTA
WARREN

LOCKED
GATE →

ALCOHOL

MAIN
TENT

160'

LOCKED
GATE

SECURITY
TENT
MAIN
GATE

OPEN AREA
UNFENCED

FENCED AREA
1 ACRE

BRIGGS AVE

↓ SOUTH

WEST VISTA

EAST VISTA

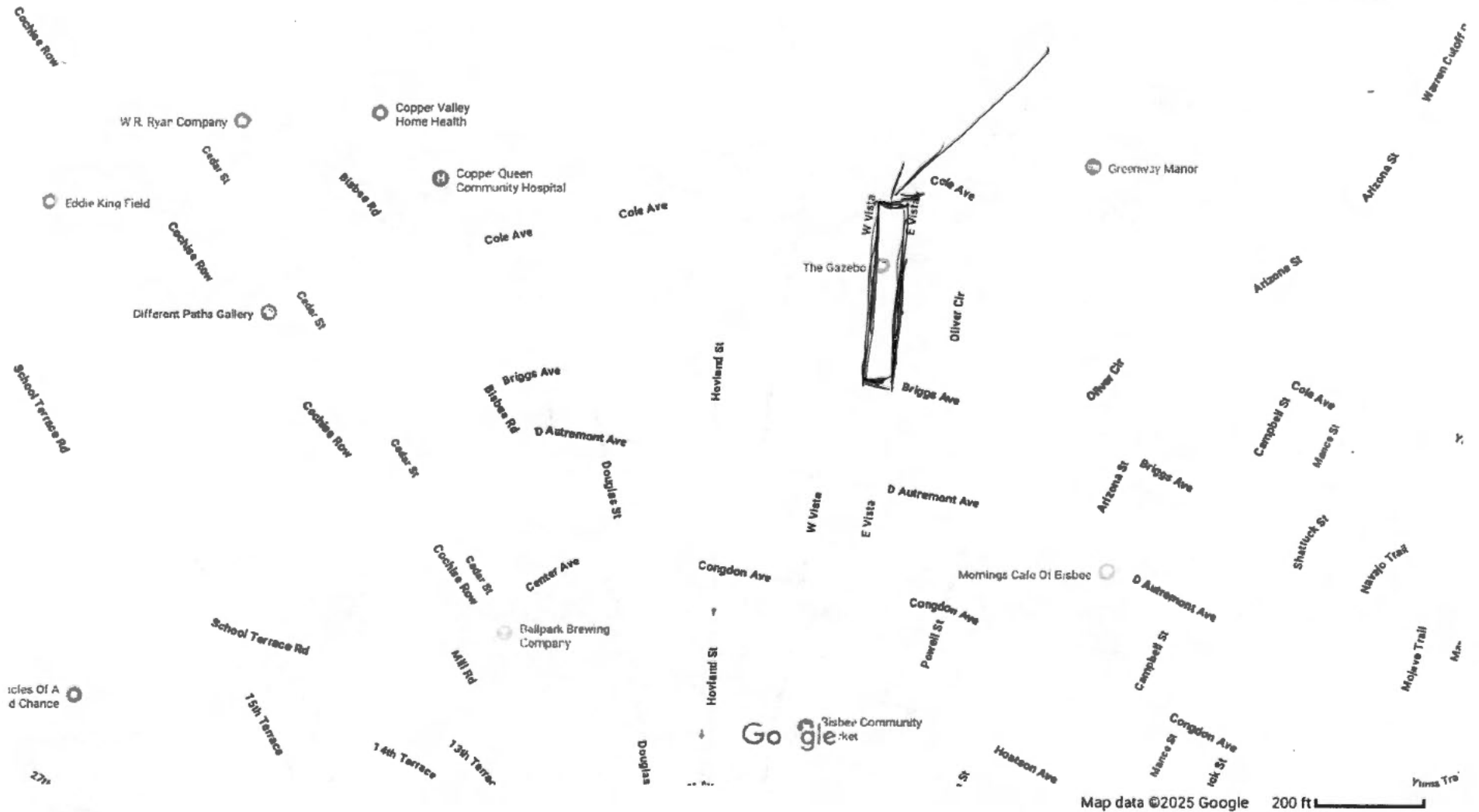
Go gle Maps

EXPANDED MAP OF WARREN DISTRICT OF BISBEE



- #1  LIQUID TENT
#2  WELCOME TABLE
#3  ENTRY GATE MANNED BY PROJECT WILDLIFE BISBEE PERSONNEL.

Google Maps



**REQUEST FOR MAYOR & COUNCIL ACTION**Session of: August 4, 2026☒ Regular ☐ SpecialDATE ACTION SUBMITTED: July 24, 2026REGULAR ☐ CONSENT ☒

TYPE OF ACTION:

RESOLUTION ☐ ORDINANCE ☐ FORMAL ACTION ☒ OTHER ☐

SUBJECT: Approval of a Permanent Extension of Premises / Patio Permit Application submitted by Bisbee Brownstone LLC, located at 20 Brewery Avenue, Bisbee, AZ, Beth Moorhouse, Applicant.

FROM: Nina Williams, Acting City Clerk

RECOMMENDATION: Approve

PROPOSED MOTION: I move to approve the Permanent Extension of Premises / Patio Permit Application submitted by Bisbee Brownstone LLC, located at 20 Brewery Avenue, Bisbee, AZ.

DISCUSSION:

Ms. Moorhouse has submitted a request for a Permanent Extension of Premises/Patio for Bisbee Brownstone LLC located at 20 Brewery Avenue, Bisbee, AZ.

The request seeks to extend the licensed premises into the adjoining patio area.

The expansion area will be supervised by employees at all times, Security cameras will be located throughout the expansion area, No alcohol will be allowed beyond the front gate, and entrance / exit area will be monitored at all times.

FISCAL IMPACT: N/A

DEPARTMENT LINE-ITEM ACCOUNT: N/A

BALANCE IN LINE ITEM IF APPROVED: N/A

Prepared by:

Nina Williams
Nina Williams,
Acting City Clerk

Reviewed by:

Ashlee Coronado
Ashlee Coronado,
City Manager



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
(602) 542-5141

DLIC USE ONLY

Job #:

Date Accepted:

LC:

License #:

**PERMANENT EXTENSION OF
PREMISES/PATIO PERMIT**
NON-REFUNDABLE \$50.00 FEE WILL APPLY

OBTAIN APPROVAL FROM LOCAL GOVERNING BOARD BEFORE SUBMITTING TO THE DEPARTMENT OF LIQUOR

****Notice: Allow 30-45 days to process permanent change of premises****

License#: 007020030564

Specific purpose for change: Expansion into adjoining patio area.

Expansion area and existing premises are owned by Bisbee Brownstone LLC - Cochise County tax parcel 103-62-490A.

1. Agent Name: Moorhouse Beth Ann
Last First Middle

2. Business Name: Bisbee Brownstone LLC

3. Business Location Address: 20 Brewery Avenue Bisbee AZ 85603
Street City State Zip Code

4. Mailing address: [REDACTED]
Street City State Zip Code

5. Email Address: [REDACTED]

6. Business Phone Number: 833-247-2331 Contact Phone Number: [REDACTED]

7. Is extension of premises/patio complete? ☐ N/A ☐ Yes ☒ No

If no, what is your estimated completion date? 09/15/2026

8. Do you understand Arizona Liquor Laws and Regulations? ☒ Yes ☐ No

9. Does this extension bring your premises within 300 feet of a school? ☐ Yes ☒ No

10. Have you received approved Liquor Law Training? ☒ Yes ☐ No

11. What security precautions will be taken to prevent liquor violations in the extended area?

Expansion area will be supervised by employees at all times.

Security cameras will be located throughout the expansion area.

No alcohol will be allowed beyond the front gate - entrance/exit area will be monitored at all times.

IMPORTANT

MUST ATTACH A DIAGRAM, clearly depicting your licensed premises along with the new extended area, **If the extended area is not outlined and marked "extension" we cannot accept the application.**

BARRIER

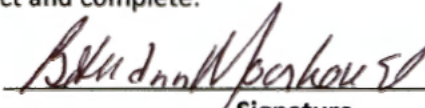
☐ Barrier Exemption: an exception to the requirement of barriers surrounding a patio/outdoor serving area may be requested. Barrier exemptions are granted based on public safety, pedestrian traffic, and other factors unique to a licensed premises. List specific reasons for exemption:

☐ Approval ☐ Disapproval by DLLC: _____

SIGNATURE

Declaration:

I, (Print Name) **Beth Ann Moorhouse**, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.


Signature

GOVERNING BOARD

After completion, and **BEFORE** submitting to the Department of Liquor, please take this application to your local Board of Supervisors, City Council or Designate for their recommendation. This recommendation is not binding on the Department of Liquor.

☐ Approval

☐ Disapproval

Authorized Signature

Title

Agency

Date

DLLC USE ONLY

Investigation Recommendation: ☐ Approval ☐ Disapproval by: _____ Date: ____/____/____

Director Signature required for Disapprovals: _____ Date: ____/____/____

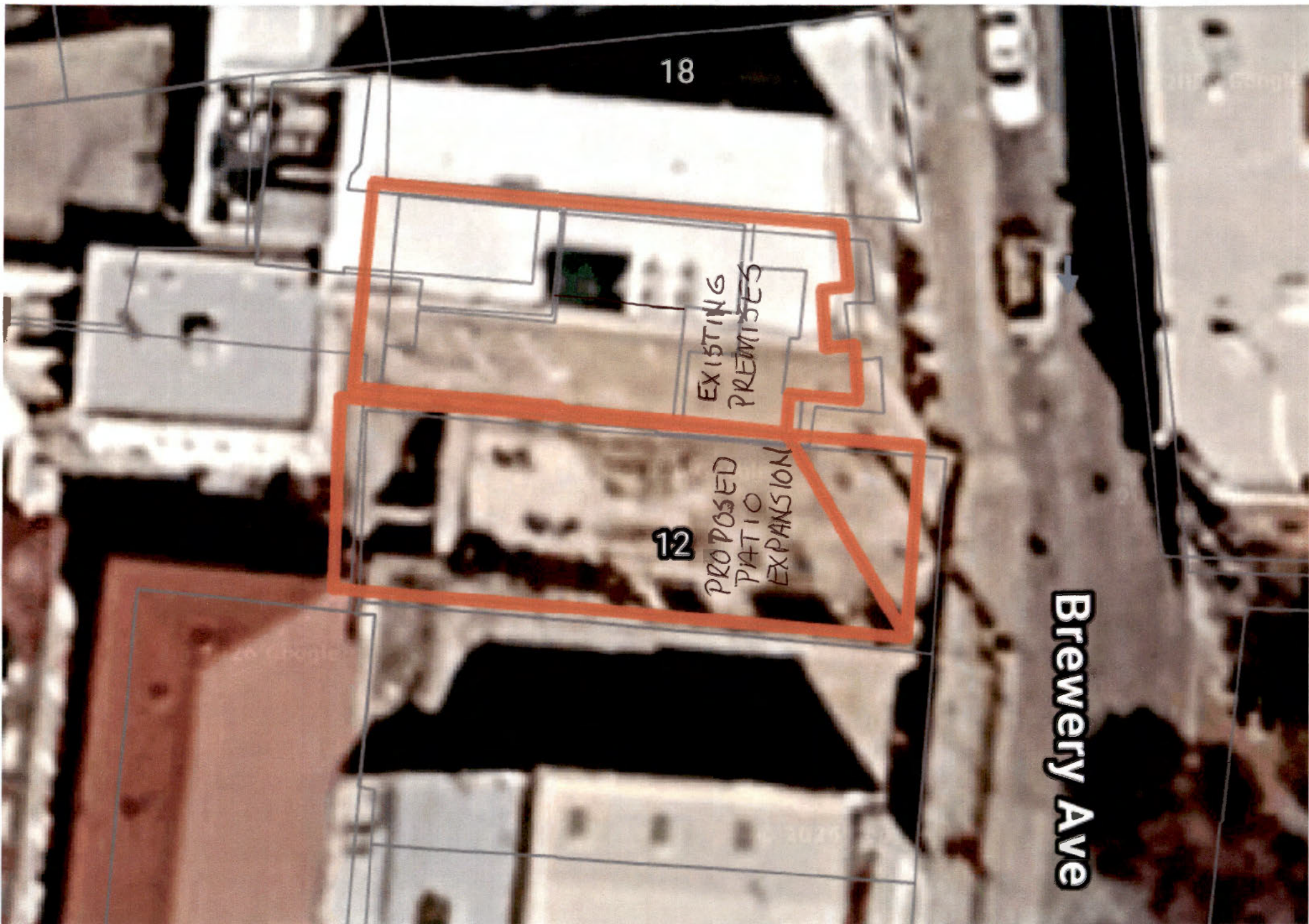
Brewery Ave

18

EXISTING
PREMISES

12

PROPOSED
PATIO
EXPANSION





REQUEST FOR MAYOR & COUNCIL ACTION

Session of: August 4, 2026

☒ Regular ☐ Special

DATE ACTION SUBMITTED: July 24, 2026

REGULAR ☐ **CONSENT** ☒

TYPE OF ACTION:

RESOLUTION ☐ **ORDINANCE** ☐ **FORMAL ACTION** ☒ **OTHER** ☐

SUBJECT: **Approval of a Permanent Extension of Premises / Patio Permit Application submitted by the Bisbee Social Club, located at 67 B Main Street, Bisbee, AZ, Kevin Kramber, Applicant.**

FROM: **Nina Williams, Acting City Clerk**

RECOMMENDATION: **Approve**

PROPOSED MOTION: **I move to approve the Permanent Extension of Premises / Patio Permit Application submitted by the Bisbee Social Club, located at 67 B Main Street, Bisbee, AZ.**

DISCUSSION:

Ms. Moorhouse has submitted a request for a Permanent Extension of Premises/Patio for the Bisbee Social Club located at 67 B Main Street, Bisbee, AZ.

The request seeks approval to permanently extend the licensed premises to include approximately 2,500 square feet on the ground floor and 2,500 square feet on the second floor.

The extended areas on both the ground and second floors are fully enclosed within the building.

FISCAL IMPACT: **N/A**

DEPARTMENT LINE-ITEM ACCOUNT: **N/A**

BALANCE IN LINE ITEM IF APPROVED: **N/A**

Prepared by: *Nina Williams*
 Nina Williams,
 Acting City Clerk

Reviewed by: *Ashlee Coronado*
 Ashlee Coronado,
 City Manager



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
(602) 542-5141

DLLC USE ONLY

Job #:

Date Accepted:

LC:

License #:

**PERMANENT EXTENSION OF
PREMISES/PATIO PERMIT**
NON-REFUNDABLE \$50.00 FEE WILL APPLY

OBTAIN APPROVAL FROM LOCAL GOVERNING BOARD BEFORE SUBMITTING TO THE DEPARTMENT OF LIQUOR

****Notice: Allow 30-45 days to process permanent change of premises****

License#: 06020012

Specific purpose for change: Permanent service addition of ground floor (approx. 2,500 sq. feet) and
second floor (approx. 2,500 sq. feet.)

1. Agent Name: Kramber Kevin Arnold

2. Business Name: Bisbee Social Club

3. Business Location Address: 67B Main St. Bisbee AZ 85603

4. Mailing address: [REDACTED]

5. Email Address: [REDACTED]

6. Business Phone Number: 520.366.3898 Contact Phone Number: [REDACTED]

7. Is extension of premises/patio complete? ☐ N/A ☒ Yes ☐ No

If no, what is your estimated completion date? N/A

8. Do you understand Arizona Liquor Laws and Regulations? ☒ Yes ☐ No

9. Does this extension bring your premises within 300 feet of a school? ☐ Yes ☒ No

10. Have you received approved Liquor Law Training? ☒ Yes ☐ No

11. What security precautions will be taken to prevent liquor violations in the extended area?

Both the ground and second floor extension areas are fully enclosed by the building itself

IMPORTANT

MUST ATTACH A DIAGRAM, clearly depicting your licensed premises along with the new extended area, **If the extended area is not outlined and marked "extension" we cannot accept the application.**

BARRIER

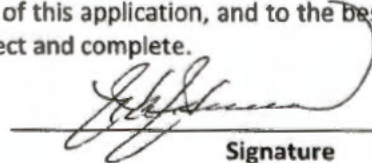
☐ Barrier Exemption: an exception to the requirement of barriers surrounding a patio/outdoor serving area may be requested. Barrier exemptions are granted based on public safety, pedestrian traffic, and other factors unique to a licensed premises. List specific reasons for exemption:

☐ Approval ☐ Disapproval by DLLC: _____

SIGNATURE

Declaration:

I, (Print Name) Kevin Arnold Kramber, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.



Signature

GOVERNING BOARD

After completion, and **BEFORE submitting to the Department of Liquor**, please take this application to your local Board of Supervisors, City Council or Designate for their recommendation. This recommendation is not binding on the Department of Liquor.

☐ Approval ☐ Disapproval

Authorized Signature

Title

Agency

Date

DLLC USE ONLY

Investigation Recommendation: ☐ Approval ☐ Disapproval by: _____ Date: ____/____/____

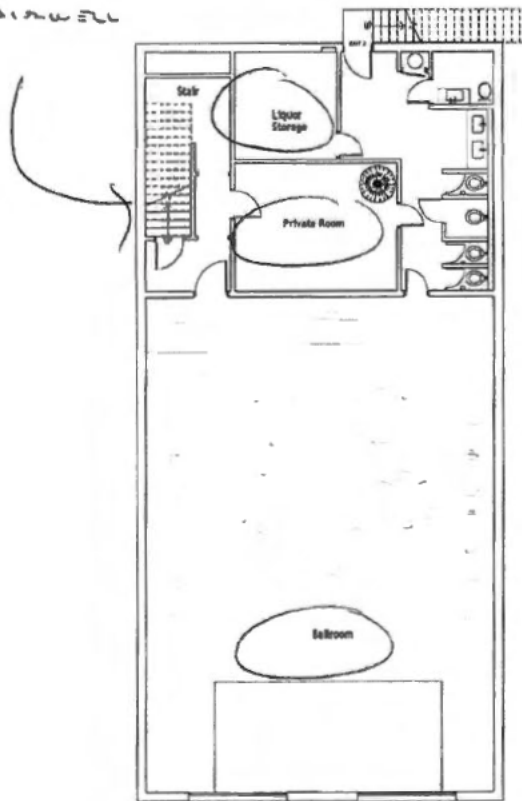
Director Signature required for Disapprovals: _____ Date: ____/____/____

SECOND FLOOR
ADDITION
(APPROX. 2,500 SQ FT)

GROUND FLOOR
ADDITION
(APPROX. 2,500 SQ FT)

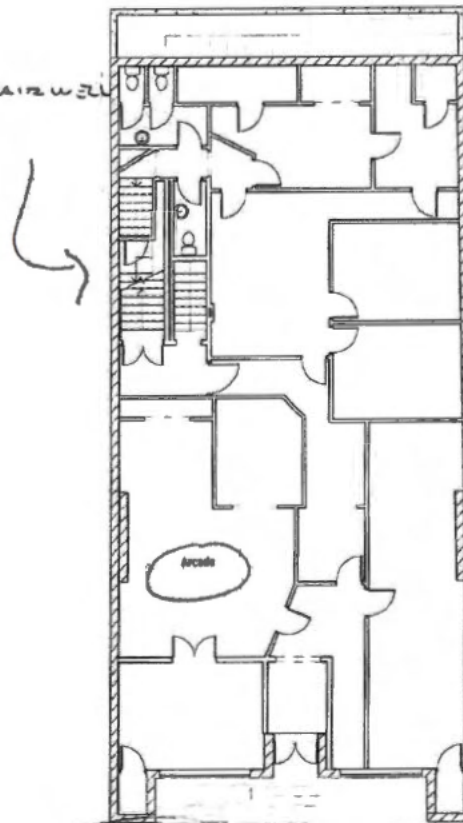
CURRENT
LICENSED
PREMISES

STAIRWELL

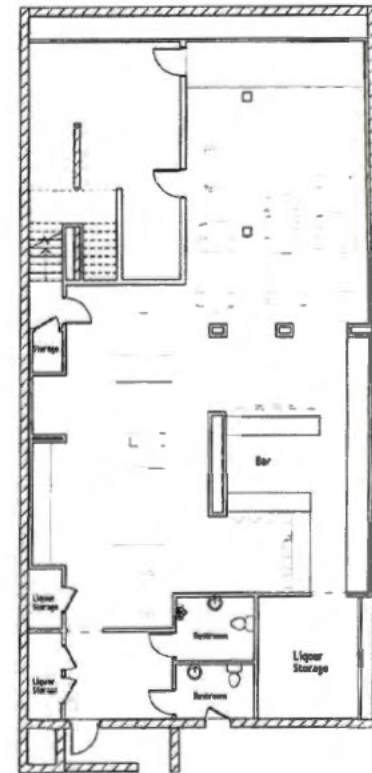


Second Floor

STAIRWELL



Ground Floor



Basement



**REQUEST FOR MAYOR & COUNCIL ACTION**Session of: August 4, 2026☒ Regular ☐ SpecialDATE ACTION SUBMITTED: July 24, 2026REGULAR ☒ CONSENT ☐

TYPE OF ACTION:

RESOLUTION ☐ ORDINANCE ☐ FORMAL ACTION ☐ OTHER ☐SUBJECT: **Presentation from Arizona Water Company on the Water Conservation partnership with the City of Bisbee.**FROM: **Ashlee Coronado, City Manager**RECOMMENDATION: **Presentation Only**PROPOSED MOTION: **Presentation Only**

DISCUSSION:

FISCAL IMPACT: N/A**DEPARTMENT LINE-ITEM ACCOUNT:** N/A**BALANCE IN LINE ITEM IF APPROVED:** N/A

Prepared by:

Nina Williams
Nina Williams,
Acting City Clerk

Reviewed by:

Ashlee Coronado
Ashlee Coronado,
City Clerk

**REQUEST FOR MAYOR & COUNCIL ACTION**Session of: **August 4, 2026**☒ Regular ☐ Special**DATE ACTION SUBMITTED:** July 29, 2026**REGULAR** ☒ **CONSENT** ☐**TYPE OF ACTION:****RESOLUTION** ☐ **ORDINANCE** ☐ **FORMAL ACTION** ☒ **OTHER** ☐**SUBJECT:** Discussion and possible approval of a change order with Ideum, Inc.**FROM:** Jeremy Fricke, Naco Heritage Alliance and Camp Naco, Executive Director**RECOMMENDATION:** Approve**PROPOSED MOTION:** I move to approve the change order with Ideum, Inc. in the amount of \$69,955.29**DISCUSSION**

In July 2024, the City Council approved a contract with Ideum, Inc. to design exhibits for Camp Naco. The proposed change order would allow Ideum to provide the audiovisual equipment and related services needed for a portion of the Buffalo Soldier barracks exhibit in Building A2. This will be Camp Naco's first permanent exhibit.

The proposed change order would add audiovisual hardware, system design and integration, and audio production services in the amount of \$69,955.29. Because Ideum developed the exhibit design and associated audiovisual concepts, including this work within its existing contract will provide continuity between design and implementation.

The full cost of the change order will be covered through the State of Arizona ARPA grant for the funds awarded for the rehabilitation of Camp Naco.

FISCAL IMPACT: The amount of \$69,955.29 will be reimbursed from the State of Arizona grant funds awarded for the rehabilitation of Camp Naco.**DEPARTMENT LINE-ITEM ACCOUNT:** 19-45-31000**BALANCE IN LINE ITEM IF APPROVED:** \$34,980.56**Prepared by:**

Jeremy Fricke
Executive Director
Naco Heritage Alliance & Camp Naco

Reviewed by:

Ashlee Coronado
City Manager



Ideum, Inc.
2469 Corrales Rd. Bldg C
Corrales NM 87048
United States

Quote

#Q2026504

7/22/2026

Bill To

Finance - Accounts Payable
City of Bisbee
76 Erie Street
Bisbee AZ 85603
United States

Ship To

Camp Naco
2118 W. Newell St.
Naco AZ 85603
United States

TOTAL

\$69,955.29

Expires: 8/21/2026

Expires	Exp. Close	Terms	Sales Rep	FOB
8/21/2026	7/22/2026	Due at time of Order	Liz Richardson	

Quantity	Item	Rate	Amount
1	Tech Hardware A/V Hardware for control system and audio systems	\$10,450.49	\$10,450.49
1	Consulting A/V System Design & Integration	\$13,904.80	\$13,904.80
1	Consulting Audio Production	\$45,600.00	\$45,600.00

Subtotal \$69,955.29

Tax Total (%) \$0.00

Total \$69,955.29



Q2026504

AV Hardware				
Item	Manufacturer	Model	Qty	Subtotal
Control System				
Network PoE Switch	TP-Link	ES210GMP	1	\$168.99
Control Processor	Crestron	RMC4	1	\$864.50
Wall Mount Rack	TBD	TBD	1	\$97.50
Cables and accessories			1	\$26.00
				\$1,156.99
Audio System for Atmospheric Program				
Media Server	Dell	Pro Micro	1	\$1,409.01
Touch Monitor	Beetronics	10TS7	1	\$531.70
Audio Interface	Tascam	US-16x08	1	\$518.70
8 Channel Amplifier	Crestron	AMP-X300	2	\$1,261.00
Speakers	TBD	TBD	8	\$1,716.00
Cables and accessories			1	\$260.00
				\$5,696.41
Audio Systems for 4 Individual Programs				
Audio Player	BrightSign	AU335	4	\$760.50
Audio Amplifier	Crestron	AMP-X50MF	4	\$1,430.00
Speakers	TBD	TBD	4	\$416.00
Door Sensor	TBD	TBD	1	\$13.00
Motion Sensor	BEA	Eagle Artek	3	\$717.60
Cables and accessories			4	\$260.00
				\$3,597.10
			Audio Hardware Total	
				\$10,450.49
AV System Design & Integration				
Item	Unit Cost		Qty	Subtotal
Design	\$175		10	\$1,750.00
Programming	\$175		18	\$3,150.00
Integration and Testing	\$120		18	\$8,764.80
Project Management	\$120		2	\$240.00
			AV System Design Total	
				\$13,904.80

2

**REQUEST FOR MAYOR & COUNCIL ACTION**

Session of: August 4, 2026

☒ Regular ☐ Special**DATE ACTION SUBMITTED:** July 29, 2026**REGULAR** ☒ **CONSENT** ☐**TYPE OF ACTION:****RESOLUTION** ☐ **ORDINANCE** ☐ **FORMAL ACTION** ☒ **OTHER** ☐**SUBJECT:** Discussion and possible approval of Change Order # 15 with Durazo Construction.**FROM:** Mike Normand, Construction Project Manager**RECOMMENDATION:** Approve**PROPOSED MOTION:** I move to approve Change Orders 16, 17, and 20 through 26 with Durazo Construction, in the total amount of \$81,852.86.**DISCUSSION**

The nine attached change orders address unforeseen conditions and related field coordination identified during the ongoing rehabilitation of Camp Naco buildings A2, A3, A5, A6, A7, A8, and A9. The additional work includes localized structural modifications, fascia and stucco repairs, ceiling furring, exterior door hardware, and completion of non-structural partitions. These conditions could not be fully identified before construction and are consistent with the complexities of rehabilitating buildings that are more than 100 years old.

Collectively, the change orders increase Durazo Construction's Guaranteed Maximum Price by \$81,852.86. The costs will be covered through existing project contingency funds provided by the State of Arizona ARPA and Mellon Foundation awards to the City of Bisbee for the Camp Naco Rehabilitation Project. No additional City funding is requested.

FISCAL IMPACT: The amount of \$81,852.86 will be reimbursed by the State of Arizona Office of the Governor ARPA and Mellon Foundation grant funds awarded for the rehabilitation of Camp Naco.**DEPARTMENT LINE-ITEM ACCOUNT:** 19-40-92000 & 19-45-92000**BALANCE IN LINE ITEM IF APPROVED:**
19-40-92000: \$1,056,502.86
19-45-92000: \$291,727.69**Prepared by:**M.E. NormandMike Normand
Construction Project Manager**Reviewed by:**Ashlee CoronadoAshlee Coronado
City Manager

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#016 FASCIA REPAIRS AT BUILDING A5 AND A8

Dear Mr. Normand,

A cost impact to modify our scope of work is as follows. This is for sistering the existing rafters at A5. Please see attached change order for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	General Conditions	\$250.00
2	Remove and replace old, damaged fascia @ A5	\$1,263.45
3	Remove and replace old, damaged fascia @ A8	\$1,038.45
Subtotal		\$2,551.90
Overhead (10%)		\$255.19
Profit (5%)		\$140.35
Sales Tax		\$176.85
Performance and Payment Bond		\$78.11
TOTAL CHANGE ORDER REQUEST #016		\$3,202.40

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that *2 days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,



ISAAC ALEGRIA

Project Manager

Durazo Construction Corporation





CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 21

P.O. BOX 42243

Date: 5/20/2026

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-5⁸

Description	Change Order Total
<i>Remove Old Damaged Facia</i>	
Labor	\$615.00
Materials	\$63.00
Per Diem (1 Days)	\$225.00
<i>Profit and Overhead</i>	\$135.45
Total	\$1,038.45

Contract Duration : This change order will extend the substantial completion date by 1 days, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

Signature

on _____

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.



CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 19

P.O. BOX 42243

Date: 5/11/2026

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-5

Description	Change Order Total
Replace Fascia @ East End of A-5	
Labor	\$840.00
Materials	\$63.00
Per Diem (1 Days)	\$225.00
Profit and Overhead	\$135.45
Total	\$1,263.45

Contract Duration : This change order will extend the substantial completion date by 1 days, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

Signature

on

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#017 STUCCO REPAIRS AT BUILDING A6 AND A7

Dear Mr. Normand,

There is a cost impact to modify our scope of work is as follows for additional stucco repairs at A6 and A7. Please see the attached change order for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	General Conditions	\$250.00
2	Stucco repairs at A6 and A7.	\$9,424.25
Subtotal		\$9,674.25
Overhead (10%)		\$968.00
Profit (5%)		\$533.00
Sales Tax		\$671.00
Performance and Payment Bond		\$297.00
TOTAL CHANGE ORDER REQUEST #017		\$12,143.25

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that *4 days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,



ISAAC ALEGRIA

Project Manager

Durazo Construction Corporation



Oden CONSTRUCTION Inc.

CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # **24**

P.O. BOX 42243

Date: **5/28/2026**

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Buildings A-6 & A-7

Description	Change Order Total
Repair Stucco	
Labor	\$7,200.00
Materials	\$95.00
Per Diem (4 Days)	\$900.00
Profit and Overhead	\$1,229.25
Total	\$9,424.25

Contract Duration : This change order will extend the substantial completion date by 4 days, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

Signature

on _____

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION

COR#020 R1 CEILING LEVELING A8 A9

Dear Mr. Normand,

There is a cost impact to modify our scope of work is as follows for additional work at A8 & A9 in order to level out the ceiling for drywall. Please see the attached change orders for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	General Conditions	\$625.00
6	Furr out A8 & A9 Ceiling	\$12,943.00
	Subtotal	\$13,568.00
	Overhead (10%)	\$1,357.00
	Profit (5%)	\$747.00
	Sales Tax	\$941.00
	Performance and Payment Bond	\$416.00
	TOTAL CHANGE ORDER REQUEST #020 R1	\$17,029.00

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that *7 days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,

ISAAC ALEGRIA

Project Manager
Durazo Construction Corporation



CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 29

P.O. BOX 42243

Date: 6/24/2026

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-8 & A-9

Description	Change Order Total
<i>Furr Out Ceiling</i>	
Labor	\$8,400.00
Materials	\$1,280.00
Per Diem (7 Days)	\$1,575.00
<i>Profit and Overhead</i>	\$1,688.00
<i>Total</i>	\$12,943.00

Contract Duration : This change order will extend the substantial completion date by 7 days, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

Signature

on _____
Date

All work to be performed under the same terms and conditions as specified in original contract unless

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION

COR#021 A3 STEEL

Dear Mr. Normand,

There is a cost impact to modify our scope of work is as follows for additional steel at A3. Please see the attached change orders for a full description of work.

ITEM	DESCRIPTION	AMOUNT
6	Misc Steel	\$10,900.00
	Subtotal	\$10,900.00
	Overhead (10%)	\$1,090.00
	Profit (5%)	\$600.00
	Sales Tax	\$756.00
	Performance and Payment Bond	\$334.00
	TOTAL CHANGE ORDER REQUEST #021	\$13,680.00

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that 0 days be added to the schedule. Please contact me if you have any questions or concerns.

Thank you,

ISAAC ALEGRIA

Project Manager

Durazo Construction Corporation

Date: June 7, 2026

Project #: A-1553

Project Name: Camp Naco

Barker Steel Construction, Inc. proposes to fabricate and install structural and misc. steel with 1 shop coat grey primer from plans dated 8-26-2025:

- Weld 6 – tube steel columns to epoxied wall angles(installed by others)
- Weld 2 – 3/8 x 6 plates to 2 columns @ porch

F.O.B. jobsite:

- 2 – tube steel columns with wood beam brackets
- 24 – chimney reinforcement angle brackets with epoxy rod
- 2 – bent plate lintels with no bolts

Exclude:

- A505 detail 7,10,13
- Saw cutting adobe for lintels
- Drill and epoxy anchor bolts @ columns

Price: \$ 10,900.00

- CONDITIONS:**
1. AIA SPECIFICATIONS WILL PREVAIL
 2. DELAYS FOR SPECIAL INSPECTIONS WILL BE CHARGED AS AN EXTRA.
 3. EXPOSED STRUCTURAL MEMBERS THAT SERVE AS ARCHITECTURAL ELEMENTS WILL BE FURNISHED WITH STANDARD OF THE INDUSTRY FINISH AND NOT BE SUBJECT TO REJECTION FOR NORMAL BLEMISHES.
 4. WE ACCEPT NO DESIGN RESPONSIBILITIES. OUR SHOP DRAWINGS ARE BASED SOLELY ON INFORMATION PROVIDED BY CONTRACT DOCUMENTS.
 5. IF ACCEPTED, THIS PROPOSAL BECOMES A PART OF THE CONTRACT.
 6. THIS BID ANTICIPATES USING BSC's GENERAL LIABILITY AND WORKMEN'S COMPENSATION INSURANCE AS IT IS CURRENTLY WRITTEN.
 7. PRICE FIRM FOR 14 DAYS.
 8. Only items listed are included in this proposal

STANDARD EXCLUSIONS:

- | | | |
|----------------------------|-----------------------------------|--|
| 1. ELEVATIONS | 9. FIRE WATCH | 17. FASTENERS FOR OTHER THAN OUR ERECTED ITEMS |
| 2. NON-FERROUS METALS | 10. FIRE SPRINKLER SHUT OFF/ON | 18. ANY NAMED OR NUMBERED MANUFACTURED ITEMS |
| 3. GROUT/DRY PACK/CONCRETE | 11. ALL PERMITS AND BONDS | 19. INSTALLATION OF PONY WALL SUPPORTS |
| 4. DEMOLITION | 12. STEEL TO WOOD BOLTS | 20. ITEMS ON MECHANICAL, ELECTRICAL, AND PLUMBING |
| 5. EXCAVATION | 13. CORE DRILLING | 21. INSURANCE ENDORSEMENT CG 2010 1185 OR ITS |
| 6. CHAIN LINK | 14. HOLES FOR OTHER TRADES | EQUIVALENT (inclusion may cause additional charge) |
| 7. ENGINEERING | 15. COVID 19 VACCINE REQUIREMENTS | 22. BACK FLOW CAGE |
| 8. LIGHT GAUGE METALS | 16. SHORING | 23. ANY & ALL INSPECTIONS |

Signed By: Tom Barker
Tom Barker, President tom@barkersteelaz.com



Barker Steel Construction, Inc.
5411 S. Canada Place, Tucson, AZ 85706
Phone (520) 325-6131
AZ ROC CR17-207045, CR56-072531



AISC
CERTIFIED
FABRICATOR
& ERECTOR

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#022 RFI#28 TRUSS MODS

Dear Mr. Normand,

There is a cost impact to modify our scope of work is as follows in response to RFI #28. Please see the attached change orders for a full description of work.

ITEM	DESCRIPTION	AMOUNT
6	Truss modifications	\$1,092.50
	Subtotal	\$1,092.50
	Overhead (10%)	\$110.00
	Profit (5%)	\$61.00
	Sales Tax	\$76.00
	Performance and Payment Bond	\$34.00
	TOTAL CHANGE ORDER REQUEST #022	\$1,373.50

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that 1 *days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,

ISAAC ALEGRIA

Project Manager

Durazo Construction Corporation





CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 35

P.O. BOX 42243

Date: 7/13/2026

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-8

Description	Change Order Total
Modify Trusses for Air Handler (RFI #28)	
Labor	\$480.00
Materials	\$245.00
Per Diem (1 Days)	\$225.00
<i>Profit and Overhead</i>	\$142.50
Total	\$1,092.50

Contract Duration : This change order will extend the substantial completion date by 1 day, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

Signature

on _____
Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#023 HARDWARE AT EXTERIOR DOORS

Dear Mr. Normand,

There is a cost impact to modify our scope of work to include hardware at exterior doors at A3. Please see the attached change orders for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	Add hardware for exterior doors at A3	\$15,290.56
	Subtotal	\$15,290.56
	Overhead (10%)	\$1,530.00
	Profit (5%)	\$841.00
	Sales Tax	\$1,060.00
	Performance and Payment Bond	\$469.00
	TOTAL CHANGE ORDER REQUEST #023	\$19,190.56

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that 1 *days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,

ISAAC ALEGRIA

Project Manager
Durazo Construction Corporation



CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 25

P.O. BOX 42243

Date: 6/9/2026

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-3

Description	Change Order Total
Door Exterior Hardware	
MGM	\$12,071.14
Labor	\$1,000.00
Per Diem (1 Day)	\$225.00
Profit and Overhead	\$1,994.42
Total	\$15,290.56

Contract Duration : This change order will extend the substantial completion date by 1 day, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

Signature

on _____
Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.

MGM ASSOCIATES, INC.

ARIZONA CONTRACTORS LICENSE #070983

PHONE: 520-882-0081

P.O. BOX 26428

TUCSON, AZ 85726-6428

951 S. PARK AVE.

TUCSON, AZ 85719

FAX: 520-628-9750

PROPOSAL

TO: Oden Const.	DATE: 6/4/2026
506 E. 25th Street	PROJECT: Camp Naco Phase 2
Tucson, AZ. 85713	W. Newel St
ATTN: Randy Oden	Bisbee
FROM: Harold Mansfield	

QUANTITY	DESCRIPTION: Bldg. A3 Hardware Quote
2 ea	Hardware Sets # 1 Openings 303, & 308D
2 ea	Hardware Sets # 2 Openings 301A, & 308C
1 ea	Hardware Set # 4 Opening 308A
	BLDG. A3 Add

FOR THE SUM OF Twelve Thousand Seventy One dollars and fourteen cents \$12,071.14

TERMS: Net 30	THIS QUOTE IS FIRM FOR 30	DAYS
WE DO NOT INCLUDE INSTALLATION LABOR xxx	WE DO NOT INCLUDE TAXES	
WE DO INCLUDE INSTALLATION LABOR	WE DO INCLUDE TAXES	xxx

MGM NO LONGER ACCEPTS CREDIT CARDS OF ANY KIND

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED EXCEPT AS MODIFIED ABOVE (IF ANY), AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THIS WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER.

ANY CHANGES IN THESE REQUIREMENTS MUST BE MADE BY CHANGE ORDER AND MAY AFFECT OUR PRICE. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS, ACTS OF GOD, OR OTHER DELAYS BEYOND OUR CONTROL. RESPECTFULLY SUBMITTED.

Harold Mansfield

DATE: 6/4/2026

MGM ASSOCIATES, INC

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED AND PAYMENT WILL BE MADE AS OUTLINED ABOVE

SIGNATURE

DATE;

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION

COR#024 E&W FASCIA A3

Dear Mr. Normand,

There is a cost impact to modify our scope of work to move and replace fascia at the East and West ends of A3. Please see the attached change orders for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	General Conditions	\$250.00
2	Move and replace fascia at E&W ends of A3	\$2,076.90
Subtotal		\$2,326.90
Overhead (10%)		\$233.00
Profit (5%)		\$128.00
Sales Tax		\$162.00
Performance and Payment Bond		\$72.00
TOTAL CHANGE ORDER REQUEST #024		\$2,921.90

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that *2 days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,

ISAAC ALEGRIA

Project Manager
Durazo Construction Corporation



CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 26

Date: 6/15/2026

P.O. BOX 42243

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOB SITE:
Camp Naco Restoration

Building A-3

Description	Change Order Total
Remove and Replace Facia at East and West Ends	
Labor	\$1,230.00
Materials	\$126.00
Per Diem (2 Days)	\$450.00
Profit and Overhead	\$270.90
Total	\$2,076.90

Contract Duration : This change order will extend the substantial completion date by 2 days, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

Signature

on

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.



APPROVED

07/02/2026

By:

Isaac Alegria
Project Manager
Durazo Construction Corp.

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION

COR#025 BOND BEAM RFI#25

Dear Mr. Normand,

There is a cost impact to modify our scope of work to box in the double 2x8 bond beam at A2 as per RFI #25. Please see the attached change orders for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	Box in dbl 2x8 bond beam at A2	\$5,209.50
	Subtotal	\$5,209.50
	Overhead (10%)	\$521.00
	Profit (5%)	\$287.00
	Sales Tax	\$362.00
	Performance and Payment Bond	\$160.00
	TOTAL CHANGE ORDER REQUEST #025	\$6,539.50

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that *3 days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,

ISAAC ALEGRIA

Project Manager
Durazo Construction Corporation



CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 22

P.O. BOX 42243

Date: 5/28/2026

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOBSITE:
Camp Naco Restoration

Building A-2

Description	Change Order Total
Box in DBL 2X8 Bond Beam	
Labor	\$3,360.00
Materials	\$495.00
Per Diem (3 Days)	\$675.00
Profit and Overhead	\$679.50
Total	\$5,209.50

Contract Duration : This change order will extend the substantial completion date by 3 days, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

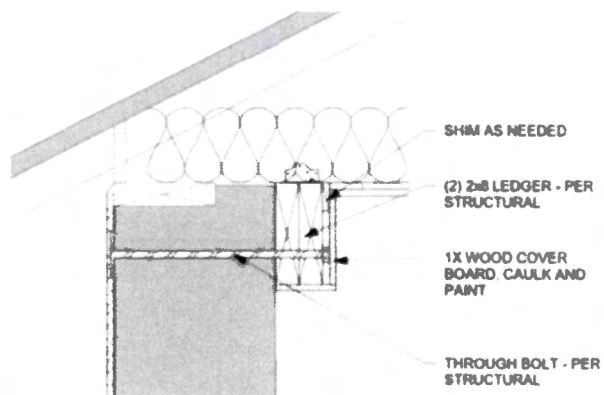
Signature

on _____

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.

labor	\$960.00	\$2,400.00	\$3,360.00	\$3,360.00
Materials	\$420.00	\$75.00	\$495.00	\$495.00
Perdiem	\$675.00			
Sub Total	\$4,530.00			
P&O	\$679.50			
Total	\$5,209.50			



9 **BUILDING A2 - LEDGER NO FURR WALL**
SCALE: 1 1/2" = 1'-0"

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#026 A2 NON-STRUCTURAL PARTITIONS

Dear Mr. Normand,

There is a cost impact to modify our scope of work complete the non-structural partitions in A2. Please see the attached change orders for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	General Conditions	\$500.00
2	Non-structural partitions at A2	\$4,099.75
Subtotal		\$4,599.75
Overhead (10%)		\$460.00
Profit (5%)		\$253.00
Sales Tax		\$319.00
Performance and Payment Bond		\$141.00
TOTAL CHANGE ORDER REQUEST #026		\$5,772.75

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that *3 days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,

ISAAC ALEGRIA

Project Manager
Durazo Construction Corporation



CHANGE ORDER

#ROC074848 | #ROC059555 | NM#ROC399495

CHG. ORDER # 34

P.O. BOX 42243

Date: 7/2/2026

TUCSON, AZ 85733-2243

(520) 740-0607 Phone | (520) 740-0609 Fax

info.odenconstruction@gmail.com | odenconstruction@hotmail.com

Durazo Construction
934 S. 6th Ave.
Tucson, Arizona 85701

JOB SITE:
Camp Naco Restoration

Building A-2

Description	Change Order Total
Interior Non Structural Partitions	
Labor	\$2,400.00
Materials	\$715.00
Per Diem (2 Days)	\$450.00
<i>Profit and Overhead</i>	\$534.75
Total	\$4,099.75

Contract Duration : This change order will extend the substantial completion date by 2 days, not including additional delays for materials with long lead times.

The above prices and specifications of this change order are satisfactory and are hereby accepted.

on

Signature

Date

All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.

**REQUEST FOR MAYOR & COUNCIL ACTION**Session of: August 4, 2026☒ Regular ☐ SpecialDATE ACTION SUBMITTED: July 28, 2026REGULAR ☒ CONSENT ☐

TYPE OF ACTION:

RESOLUTION ☐ ORDINANCE ☐ FORMAL ACTION ☒ OTHER ☐

SUBJECT: Discussion and Possible Approval of a new two-year Service Agreement between the Bisbee Fire Department and Stryker in the amount of \$13,400.00 to service and maintain four battery powered ambulance stretchers.

FROM: Fire Chief, Jim Richardson**RECOMMENDATION:** Approve

PROPOSED MOTION: I move to approve the two-year Service Agreement with Stryker in the amount of \$13,400.00 for the service and maintenance of four power stretchers, annual payments of \$6,700.00.

DISCUSSION:

The Bisbee Fire Department would like to accept the PowerPro-Procure Service Agreement from Stryker, it covers parts, labor, travel, preventative maintenance and replacement batteries. Price per Stretcher is \$1,675.00 annually. These stretchers cost approximately \$25,000.00 new.

FISCAL IMPACT: \$6,700.00 (annually for two-years)**DEPARTMENT LINE-ITEM ACCOUNT:** 10-64-34000**BALANCE IN LINE ITEM IF APPROVED:** \$18,500.00

Prepared by: Jim Richardson
Jim Richardson,
Fire Chief

Reviewed by: Ashlee Coronado
Ashlee Coronado,
City Manager



Bisbee Fire 2 Yr Annual

Quote Number: 11321001
Version: 1
Prepared For: BISBEE FIRE DEPT
Attn:

Division: Medical
Rep: Jackie Pellerito
Email:
Phone Number:

GPO: Government Pricing Schedule

SMK Service Rep Name: Nicko Ortega
SMK Service Rep Email: nicko.ortega@stryker.com

Quote Date: 06/05/2026
Expiration Date: 08/01/2026
Contract Start: 07/01/2026
Contract End: 06/30/2028

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	BISBEE FIRE DEPT	Name:	BISBEE FIRE DEPT	Name:	BISBEE FIRE DEPT
Account #:	20093505	Account #:	20093505	Account #:	20093505
Address:	192 W HIGHWAY 92	Address:	192 W HIGHWAY 92	Address:	192 W HIGHWAY 92
	BISBEE		BISBEE		BISBEE
	Arizona 85603-9735		Arizona 85603-9735		Arizona 85603-9735

ProCare Products:

#	Product	Description	Months	Qty	Sell Price	Total
1.0	POWERPRO-PROCARE	PROCARE-SVC-POWERPRO √Parts, Labor, Travel √Preventative Maintenance √Batteries Service	24	1	\$1,675.00	\$3,350.00
2.0	POWERPRO-PROCARE	PROCARE-SVC-POWERPRO √Parts, Labor, Travel √Preventative Maintenance √Batteries Service	24	2	\$3,350.00	\$6,700.00
3.0	POWERPRO-PROCARE	PROCARE-SVC-POWERPRO √Parts, Labor, Travel √Preventative Maintenance √Batteries Service	24	1	\$1,675.00	\$3,350.00
ProCare Total:						\$13,400.00
ProCare Annual Payment:						\$6,700.00

Price Totals:

Authorized Customer Signer (Printed) _____ Date _____

Stryker Authorized Signature (Printed) _____ Date _____



Bisbee Fire 2 Yr Annual

Quote Number:	11321001	Division:	Medical
Version:	1	Rep:	Jackie Pellerito
Prepared For:	BISBEE FIRE DEPT	Email:	
Attn:		Phone Number:	
GPO:	Government Pricing Schedule	SMK Service Rep Name:	Nicko Ortega
		SMK Service Rep Email:	nicko.ortega@stryker.com
Quote Date:	06/05/2026		
Expiration Date:	08/01/2026		
Contract Start:	07/01/2026		
Contract End:	06/30/2028		

Authorized Customer Signature Date

Stryker Authorized Signature Date

Purchase Order Number

Service Terms and Conditions:
The Terms and Conditions outlined in this quote, as well as any resulting Customer purchase order, are governed by the Terms and Conditions specified in the Terms Addendum to ProCare Medical Quote attached hereto. However, these Terms and Conditions do not apply if the Customer and Stryker are bound by a Master Service Agreement or by a separate written agreement that governs the purchase or sale of goods and/or services.

Payment Schedule

Starting Balance: **\$13,400.00**

	Year	
07/01/2026	\$6,700.00	\$6,700.00
07/01/2027	\$6,700.00	\$ -

Equipment Service Plan

Line Item #	Model	ProCare Materials	Serial #
1.0	6500000000	PROCARE-SVC-POWERPRO	070739634
2.0	6506000000	PROCARE-SVC-POWERPRO	160540406
2.0	6506000000	PROCARE-SVC-POWERPRO	110840166
3.0	650605550002	PROCARE-SVC-POWERPRO	2410020600040

ProCare® Services

Our ProActive approach

With ProCare Services, we offer you operational and financial peace of mind through three comprehensive offerings: **ProCare Preventive Maintenance, ProCare Protect and ProCare Prevent.** You will have confidence in your device's state of readiness along with these additional benefits of your service plan.



Your service details are:



Parts, labor and travel (PLT)

Our most inclusive service offering. All parts, labor and travel associated for repairs of contracted products are included in the cost of the service agreement. This does not include replacement of soft goods or accessories (i.e. mattresses, restraints, removable parts) and is not available for AEDs.



Preventive Maintenance (PM)

Contracted products receive an annual PM for the length of the service agreement. PM-only agreements do not cover any necessary repairs identified through the PM process. For details on preventive maintenance, refer to applicable product sheet. Preventive maintenance can also be done as individual billable work.

• Additional Preventive Maintenance:

Contracted products on a PM-only contract can receive an additional PM at the 6-month mark for the length of the service agreement.



Case Change

Stryker defibrillators, AEDs and LUCAS® products with this entitlement are allowed an agreed upon and documented number of case changes, upon failure, during the length of the service agreement.



Special Ops

This is a premium, fully customizable service based on your installed assets. This white-glove experience is designed to complete large scale PM projects in a short amount of time, typically within a week. Services include PM's, product unboxing and set up, power washing, all repair work as well as other customer or field initiatives.



Maintenance inspections

Stryker Medical products past their service life, with this entitlement, will receive one maintenance inspection annually for the duration of the service agreement. This does not include any repair work or any work that is part of the PM process. Additional inspections are available for purchase.



Battery service

Stryker Medical products with this entitlement can have the batteries replaced, as a one-for-one swap, upon failure, during the length of the service agreement.

ADDENDUM TO PROCARE MEDICAL QUOTE

This Addendum ("Addendum") is entered into by and between the facility listed on the Quote ("Customer") and Stryker Sales, LLC, acting through its Medical Division ("Stryker") and modifies the ProCare Medical Quote ("Quote"). The terms of this Addendum will apply to Customer's purchase of Services as outlined in the Quote for Service. In the event of a conflict or inconsistency between the Quote and this Addendum, relative to Service, this Addendum will govern.

1. **Effective Date and Term.** The term of this Addendum shall be coterminous with the Quote ("Term").
2. **Service.** Stryker will perform the repair and maintenance services as described in the Quote (collectively, the "Services") to the Equipment set forth on the Quote ("Equipment").
3. **Service Terms and Conditions.** Services will be subject to the terms and conditions set forth in this Addendum.
4. **Product Maintenance.** Customer is required to adhere to the routine maintenance instructions provided by Stryker, its equipment and operations manuals, and accompanying labels and/or inserts for each item of Equipment. Customer covenants and agrees that its appropriate user personnel will follow the instructions and contents of those manuals, labels and inserts.
5. **Warranty and Limitations of Warranty.** During the Term, Stryker warrants, with the exception of software maintenance services, the following:
 - a. Stryker has the experience, capability and resources to perform the Services, and Stryker further represents and warrants that the Services will be performed in a workmanlike manner and with professional diligence and skill;
 - b. Services will comply with all applicable laws and regulations and all applicable standards set forth by law or ordinance or established by the rules and regulations of any federal, state or local agency, department, commission, association or pertinent governing, accrediting or advisory body, including The Joint Commission having authority to set standards for healthcare facilities;
 - c. If the Services are to be performed on Customer's premises, Stryker represents and warrants that Stryker will comply with all applicable safety laws and Customer's then current safety and other applicable regulations, all human resource policies and health and drug and alcohol screening policies; provided that Customer has provided advance written notification of such rules, regulations and policies to Stryker;
 - d. Stryker currently has, or prior to the commencement thereof, will obtain, pay for, and maintain any and all licenses, fees, and qualifications required to perform the Services.
 - e. TO THE FULLEST EXTENT PERMITTED BY LAW, THE EXPRESS WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES APPLICABLE TO THE SERVICES AND ARE EXPRESSLY IN LIEU OF ANY OTHER WARRANTY BY STRYKER, AND STRYKER HEREBY EXPRESSLY DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES REGARDING THE SERVICES, INCLUDING, BUT NOT LIMITED TO, MERCHANTABILITY, NON-INFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.
6. **Limitation of Liability.** EXCEPT FOR THIRD PARTY DAMAGES RELATED TO STRYKER'S INDEMNITY OBLIGATIONS UNDER THE SECTION HEREOF ENTITLED "INDEMNIFICATION," STRYKER'S LIABILITY ARISING UNDER THIS ADDENDUM WILL NOT EXCEED THE AMOUNT OF SERVICE FEES PAID UNDER THIS ADDENDUM DURING THE TWELVE (12) MONTH PERIOD IMMEDIATELY PRECEDING THE DATE THE CLAIM AROSE. IN NO INSTANCE WILL STRYKER BE LIABLE TO CUSTOMER FOR INCIDENTAL, PUNITIVE, SPECIAL, COVER, EXEMPLARY, MULTIPLIED OR CONSEQUENTIAL DAMAGES OR ATTORNEYS' FEES OR COSTS FOR ANY ACTIONS UNDER OR RELATED TO THIS AGREEMENT.
7. **Customer Obligations.** Customer will use commercially reasonable efforts to cooperate with Stryker in connection with Stryker's performance of the Services. Customer understands and acknowledges that Stryker employees will not provide surgical or medical advice, will not practice surgery or medicine, will not come in physical contact with the patient, will not enter the "sterile field" at any time, and will not direct equipment or instruments that come in contact with the patient during surgery. Customer's personnel will refrain from requesting Stryker employees to take any actions in violation of these requirements or in violation of applicable laws, rules or regulations, Customer policies, or the patient's informed consent. A refusal by Stryker employees to engage in such activities will not be a breach of this Addendum. Customer consents to the presence of Stryker employees in its operating rooms, where applicable, in order for Stryker to provide Services under Addendum and represents that it will obtain all necessary consents from patients.
8. **Limitations and Exclusions from Service.** Notwithstanding any other provision set forth herein, the Services not covered under this Addendum as determined by Stryker in its sole discretion are as follows: (a) abnormal wear or damage caused by reckless or intentional misconduct, abuse, neglect or failure to perform normal and routine maintenance as set out in the applicable maintenance manual or operating instructions provided with the Equipment; (b) catastrophe, fire, flood or act(s) of God; (c) damage resulting from faulty maintenance, improper storage, repair, handling or improper use (including use of non-Stryker accessories or consumables), damage and/or alteration by non-Stryker-authorized personnel; (d) equipment on which any original serial numbers or other identification marks have been removed or destroyed; (e) damage caused as a result of the use of the Equipment beyond the useful life, if any, specified for such equipment in the user manual; (f) service Stryker cannot perform because the Equipment has been discontinued or its parts have been discontinued or made obsolete; (g) service to the Equipment if the Equipment or the Equipment site is contaminated with potentially infectious and/or biohazardous substances; (h) Equipment that has been repaired or used with any unauthorized or non-Stryker components or by an unauthorized or non-Stryker third party; or (i) any Services provided by the Stryker Medical division do not include batteries (unless stated in Stryker's quote), mattresses, disposable items, IV poles or rust or corrosion damage; Customer agrees to provide personal protective equipment ("PPE") to OnSite/Clinical Specialists. Notwithstanding anything else in this Addendum in the event Customer fails to provide appropriate industry-standard PPE to all OnSite Specialists, as determined in Stryker's sole discretion, then Stryker may immediately, in its sole discretion: (i) suspend the OnSite Specialist Coverage until Customer provides such PPE; or (ii) terminate the applicable Service.
9. **Indemnification.** Stryker shall indemnify Customer from any third party liability and/or damages which Customer suffers directly as a result of the gross negligence or willful misconduct of Stryker or its employees or agents in the course of providing Services. The foregoing indemnification will not apply to any liability arising solely from: (i) an injury or damage due to the negligence of any person other than Stryker's employee or agent; (ii) the failure of any person other than Stryker's employee or agent to follow any instructions outlined in the labeling, manual, and/or

instructions for use of the Equipment; (iii) the use of any equipment or part not purchased from Stryker or any equipment or any part thereof that has been modified, altered or repaired by any person other than Stryker's employee or agent; or (iv) any actions taken or omissions made by any Stryker employee while under the direction or control of Customer's staff. Customer agrees to hold Stryker harmless from and indemnify Stryker for any claims or losses or injuries arising from (i)-(iv) above resulting from Customer's or its employees' or agents' actions.

10. Insurance. Stryker shall maintain the following insurance coverage during the Term: (i) commercial general liability insurance, including coverage for products and completed operations liability, with limits of \$1,000,000.00 per occurrence and \$2,000,000.00 annual aggregate applying to Stryker's liability for bodily injury, personal injury, and property damage; (ii) automobile liability insurance with a combined single limit of \$1,000,000.00 each accident covering Stryker's use of owned, hired, and non-owned vehicles; and (iii) worker's compensation insurance as required by applicable law subject to statutory limits and employer's liability insurance with limits of \$1,000,000.00 each accident and/or \$1,000,000.00 each employee and policy limit for disease covering Stryker's employees. At Customer's written request, certificates of insurance shall be provided by Stryker prior to commencement of the Services at any premises owned or operated by Customer. Notwithstanding any other requirements within this Addendum to the contrary, to the extent allowed by applicable law or regulation, Stryker shall be permitted to meet the above insurance requirements through a program of self-insurance.

11. Confidentiality. Stryker and Customer: (i) shall hold in confidence this Addendum and any information and materials which are related to the business of the other or are designated as proprietary or confidential, herein or otherwise, or which a reasonable person would consider to be proprietary or confidential information; and (ii) hereby covenant that they shall not disclose such information to any third party without prior written authorization of the one to whom such information relates. The rights and remedies available to a Party hereunder shall not limit or preclude any other available equitable or legal remedies.

12. Non-Solicitation and Non-Hire. Customer agrees that, during the Term and for a period of one (1) year following Service, it will not solicit any employees of Stryker to terminate their employment with Stryker, unless Stryker consents in writing.

13. Background Check. Stryker warrants that all of its employees who will be on a Customer's premises to perform Services will have undergone a criminal background check as part of Stryker's hiring practice. The background check consists of the following:

- a. Education verification, which includes a review of employee's submitted educational institutions to ensure proper accreditation;
- b. Employment history verification;
- c. SSN trace, including address history verification;
- d. OFAC Watch List search, including a search of global terrorist and national drug trafficker lists;
- e. FDA Debarment and Disqualified/Restricted List search;
- f. OIG/HHS Exclusion List check;
- g. EPLS/GSA Exclusion List check;
- h. Criminal history search, including a National Criminal Database (NCD) search and a national sex offender registry search and a search of all jurisdictions where the employee has lived or worked during the last seven years; and
- i. Motor vehicle check

During the Term, a Customer may request a meeting with Stryker to review the performance, behavior or expectations of Stryker service personnel who are assigned to provide service at Customer's facility. Any Stryker service personnel who willingly and knowingly violate Customer's rules, regulations, procedures, or policies may be removed from Customer's facility at Customer's option and will be replaced by Stryker promptly.

14. Independent Contractor. The relationship between the Parties is that of independent contractors. It is mutually agreed that Stryker is at all times acting and performing as an independent contractor with respect to Customer, and nothing is intended nor shall be construed to create an employer/employee relationship between Stryker and Customer. It is agreed that any person employed by Stryker to perform hereunder shall not be deemed to be an employee of Customer, and Stryker and Stryker's employees, agents or representatives shall not be, or represent themselves to be, officers, employees, agents or representatives of Customer.

15. Miscellaneous. No Party shall be liable for failure of or delay in performing obligations set forth in this Addendum, and no Party shall be deemed in breach of its obligations, if such failure or delay is due to natural disasters or any causes reasonably beyond the control of such Party. This Addendum shall be governed by and construed in accordance with the laws of the State of Michigan and the Parties consent and agree that any and all litigation arising from this Addendum will be conducted by state or federal courts located in the State of Michigan. This Addendum shall inure to the benefit of, and be binding upon, Customer and Stryker and their respective successors and assigns. Neither Party may assign any of its rights or obligations under this Agreement without the prior written consent of the other Party. Any purported assignment in violation of the preceding sentence will be void. This Agreement constitutes the entire agreement between the Parties concerning the subject matter of this Agreement and supersedes all prior negotiations and agreements between the Parties concerning the subject matter of this Addendum. In the event of an inconsistency or conflict between this Addendum and any purchase order, invoice, or similar document, this Addendum will control. The sections entitled Warranty and Limitation of Warranties, Indemnification, Limitation of Liability, Confidentiality and Miscellaneous of this Addendum shall survive its termination or expiration.

PURCHASE ORDER FORM

Does the Customer require a PO# on invoices for payment?

☐ No

☐ Yes

If yes, do not use this form.

Check box confirming BILL TO and SHIP TO on quote is accurate. ☐

	Customer # - 20093505
--	------------------------------

Company Name

BISBEE FIRE DEPT

Contact or Dept

Phone

Email

Stryker Quote #	Grand Total Amount
11321001	\$13,400.00

Authorized Customer:

Printed Name: _____

Title: _____

Signature: _____

Date: _____

Check box if anything attached ☐

Sales or use taxes on domestic (USA) deliveries will be invoiced in addition to the price of the goods and services on the Stryker Quote.

***Service Terms and Conditions:**

The Terms and Conditions outlined in this quote, as well as any resulting Customer purchase order, are governed by the Terms and Conditions specified in the Terms Addendum to ProCare Medical Quote attached hereto. However, these Terms and Conditions do not apply if the Customer and Stryker are bound by a Master Service Agreement or by a separate written agreement that governs the purchase or sale of goods and/or services

**REQUEST FOR MAYOR & COUNCIL ACTION**

Session of: August 4, 2026

☒ Regular ☐ SpecialDATE ACTION SUBMITTED: July 29, 2026REGULR ☒ CONSENT ☐

TYPE OF ACTION:

RESOLUTION ☐ ORDINANCE ☐ FORMAL ACTION ☒ OTHER ☐
Discussion and Possible Approval of Scope of Services for Environmental Documentation- Bisbee

SUBJECT: Municipal Airport Airfield Electrical Improvements.

FROM: Matthew Gurney, Public Works Director

RECOMMENDATION: Approval

PROPOSED MOTION: I move to approve the Scope of Services with Coffman Associates for Environmental Documentation related to the Bisbee Municipal Airport Airfield Electrical Improvements Project, in the amount of \$23,217.00.

DISCUSSION: The proposed Airfield Electrical Improvements Project at Bisbee Municipal Airport requires environmental review and documentation before the Federal Aviation Administration (FAA) can approve grant funding and the associated Airport Layout Plan revisions.

Coffman Associates will prepare a Documented Categorical Exclusion (CatEx), including the environmental analysis, supporting documentation, and coordination necessary for FAA review. The scope of work also includes a cultural resources inventory and Section 106 review to evaluate potential impacts to historic and archaeological resources within the project area. The cultural resources inventory will be performed by Pinyon Environmental, Inc. and will include a Class III pedestrian survey of the project area. Based on existing site conditions, no biological survey is anticipated at this time.

The total cost for these services is \$23,217. Completion of this work is necessary to advance the Airfield Electrical Improvements Project and maintain eligibility for FAA funding.

FISCAL IMPACT: \$23,217.00

DEPARTMENT LINE-ITEM ACCOUNT: 18-40-22519

BALANCE IN LINE ITEM IF APPROVED: \$1,431,783.00

Prepared by:


Matthew Gurney
Public Works Director

Reviewed by:


Ashlee Coronado,
City Manager

ATTACHMENT A

SCOPE OF SERVICES FOR PREPARATION OF A DOCUMENTED CATEGORICAL EXCLUSION FOR THE PROPOSED CONSTRUCTION OF AIRFIELD ELECTRICAL IMPROVEMENTS AT BISBEE MUNICIPAL AIRPORT COCHISE COUNTY, ARIZONA

The following Scope of Services is to provide environmental documentation for the proposed airfield electrical improvements (proposed project) at Bisbee Municipal Airport (P04). Construction of the proposed project will be funded through an Airport Improvement Program (AIP) grant from the Federal Aviation Administration (FAA) and will require a revision to the airport layout plan (ALP) to show the airfield electrical improvements. Both are federal actions, thus triggering a need for environmental analysis under the *National Environmental Policy Act* (NEPA). A Documented Categorical Exclusion (CatEx) using FAA Airport's *Standard Operating Procedure (SOP) CATEX Determinations*, ARP SOP 5.2, paragraph 7.2 (FAA 2025) will be prepared.

Project Information Requirements: The following project information is required for the analysis:

- Preliminary site and grading plans, including the location and dimensions of all trenching and/or ground excavation. *Suitable information from the project engineer regarding the proposed construction, including depths and limits of ground disturbance, will be required prior to completion of the analysis.*
- Location of construction staging area(s) and haul route(s).
- Estimates of construction activity, including duration, number and types of equipment, and number of construction workers.

Description of Project Deliverables: Internet and resource database searches will be conducted to analyze the potential for extraordinary circumstances related to the project and to provide a basis for the Documented CatEx conclusions. Appropriate exhibits will be prepared to supplement the proposed project description and analysis.

At this time, the portion of Cochise County containing the airport is an attainment area for all federal criteria pollutants based on the most updated information available from the U.S. EPA (Green Book, dated June 30, 2026). In addition, airfield improvements projects like the proposed project are typically presumed to conform with the *Clean Air Act, Item 2 Existing Exemptions* under general conformity (Federal Register Vol. 72, No. 145, 41571). *It is assumed for this Scope of Services, therefore, that the modeling of construction emissions will not be conducted. However, based on current FAA practice, the FAA's attainment screening criteria may still apply. If the FAA requires construction or operational emissions modeling, a revision to this Scope of Services and budget may be required.*

The proposed areas of disturbance have not been surveyed for cultural resources. Therefore, this Scope of Services includes a Class III cultural resources inventory and an evaluation of *National Historic Preservation Act*, Section 106 effects for potential historic resources within the area of potential effect (APE). This resources inventory will include a pedestrian survey of the 28-acre APE, which includes paved areas that would not be subject to survey, over a one-day period (see attached **Figure 1**). Under the Class III pedestrian survey, a literature review of any previously recorded resources in the survey areas will be conducted. The survey will also evaluate the project's potential for visual effects on the built environment surrounding the project's direct APE.

The Class III resources inventory will be completed by Pinyon Environmental, Inc. (Pinyon) under a subcontract to Coffman Associates. Pinyon will summarize the results of the pedestrian survey in a summary report form in accordance with current State of Historic Preservation Office (SHPO) reporting standards. A current site assessment of site integrity will be made for the project site related to both natural processes and human impacts. Recommendations will be made regarding the need for additional cultural resources studies, if any.

The project area is outside of all federally designated critical habitat, and a biological survey is not included in this Scope of Services. The project area is disturbed, and routine maintenance of the airport infield prevents habitat suitable for special status species.

The Documented CatEx and all attachments will be provided electronically to the project engineer and Airport Sponsor for review and comment. Once any comments have been incorporated into a final report, a PDF of the Documented CatEx will be transmitted via email to FAA on behalf of the Airport Sponsor. This Scope of Services includes one (1) additional round of revisions based on FAA review of the Documented CatEx, if necessary.

Scope Assumptions:

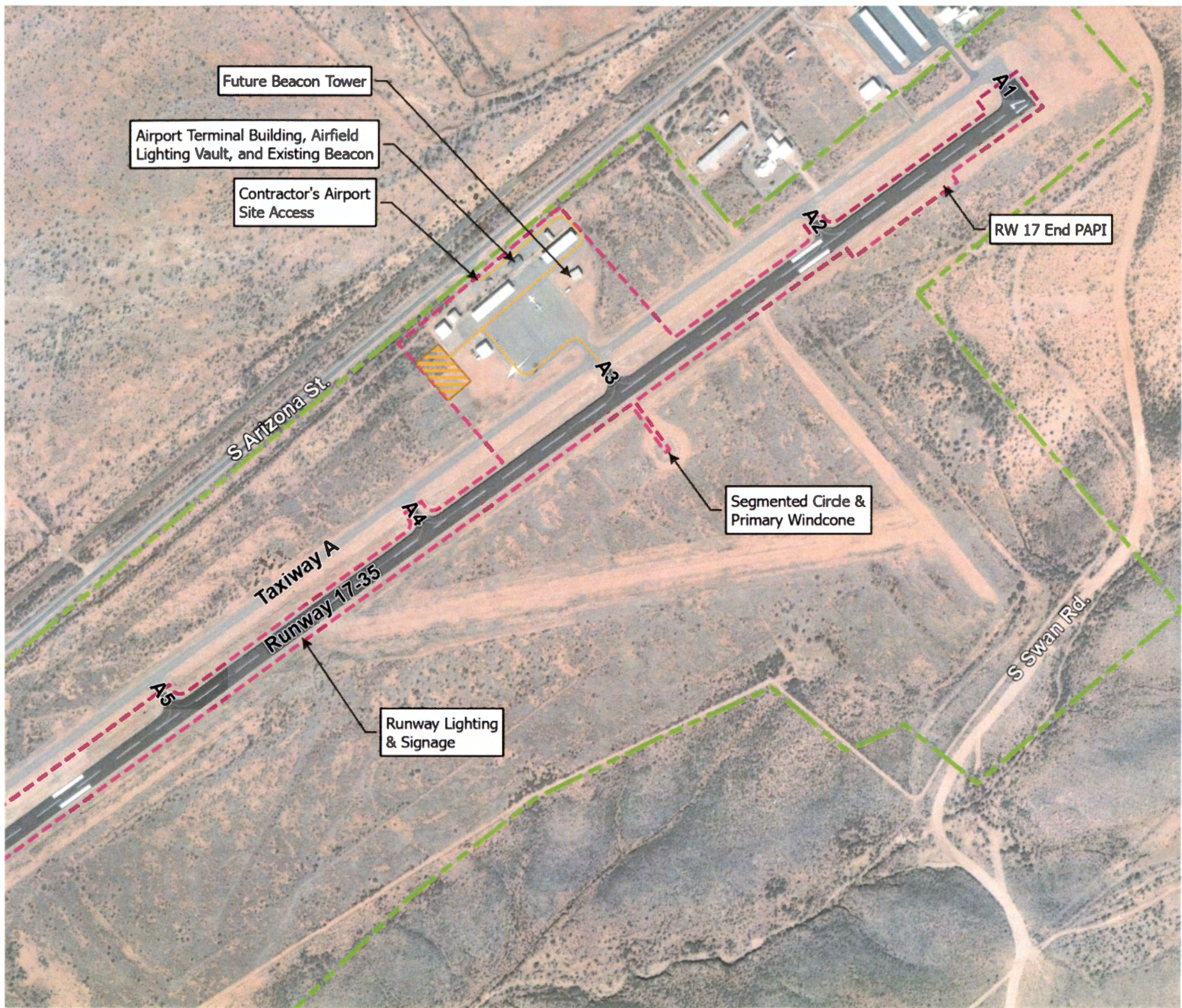
- No previously recorded archeological sites will be recorded, and no newly recorded sites will be located. The cultural task does not include a treatment plan, monitoring, or Historic In-Use Structure Form(s).
- No tribal notifications, consultation or delays because of tribal consultation would occur. The FAA is responsible for SHPO and/or tribal consultation, as needed.
- The modeling of construction emissions will not be conducted for this project.
- A biological resources survey will not be needed due to the location of the project's area of disturbance.

Attachment - Figure 1, Area of Potential Effect (DRAFT)

COST SUMMARY

**FOR PREPARATION OF A DOCUMENTED CATEGORICAL EXCLUSION
FOR THE PROPOSED CONSTRUCTION OF AIRFIELD ELECTRICAL IMPROVEMENTS
AT BISBEE MUNICIPAL AIRPORT
COCHISE COUNTY, ARIZONA
(Costs based on 2026 rates and charges)**

	Principal	Professional	Technical	Task Total
Hourly Rates	\$352.00	\$189.00	\$136.00	
Documented CatEx (Coffman Associates)	4	20	8	\$6,276
Cultural Resources Inventory (Pinyon)	-	-	-	\$16,941
TOTAL COST	4	20	8	\$23,217



- Legend**
- Area of Project (Approx)
 - Airport Contract Area (Approx)
 - Contractor's Airport Site Access
 - Contractor's Roadway





REQUEST FOR MAYOR & COUNCIL ACTION

Session of: August 4, 2026

☒ Regular ☐ SpecialDATE ACTION SUBMITTED: July 29, 2026

REGULR



CONSENT



TYPE OF ACTION:

RESOLUTION



ORDINANCE



FORMAL ACTION



OTHER



SUBJECT: Discussion and Possible Approval of an Intergovernmental Agreement (IGA-EBG-CB-060126-01) with the Arizona Governor's Office of Resiliency for the City Hall Solar Photovoltaic Resiliency Project Grant Award (\$185,000.00).

FROM: Matthew Gurney, Public Works Director**RECOMMENDATION:** Approval

PROPOSED MOTION: I move to approve the Intergovernmental Agreement No. IGA-EBG-CB-060126-01 accepting a grant in the amount of \$185,000.00 for the City Hall Solar Photovoltaic Resiliency Project.

DISCUSSION:

The Arizona Governor's Office of Resiliency has awarded the City of Bisbee up to \$185,000 through the Energy Efficiency and Conservation Block Grant (EECBG) Program for the City Hall Solar Photovoltaic Resiliency Project. The project will install a solar photovoltaic system, solar canopy, and associated electrical infrastructure at City Hall to provide renewable energy generation.

City Hall serves as a critical public facility and emergency operations center. The proposed project will help maintain essential government operations and emergency services while reducing long-term energy costs and reliance on grid power.

FISCAL IMPACT: \$185,000.00**DEPARTMENT LINE-ITEM ACCOUNT:**

11-30-22509

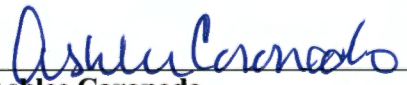
BALANCE IN LINE ITEM IF APPROVED:

\$185,000.00

Prepared by:


Matthew Gurney
Public Works Director

Reviewed by:


Ashlee Coronado,
City Manager



**INTERGOVERNMENTAL AGREEMENT
No. IGA-EBG-CB-060126-01**

Between the

**STATE OF ARIZONA,
THE OFFICE OF THE GOVERNOR**

And the

CITY OF BISBEE

I. RECITALS

WHEREAS, A.R.S. § 41-101.01 authorizes the State of Arizona, Office of the Governor (“GVA”) to execute and administer contracts and is charged with the responsibility of administering the Energy Efficiency and Conservation Block Grant. The Catalog of Federal Domestic Assistance (CFDA)/Assistance Listing for all activity pursuant to this agreement is 81.128.

WHEREAS, A.R.S. §11-952 authorizes public agencies to enter into agreements to contract for services, to jointly exercise any powers common to the public agencies, and for joint or cooperative action.

THEREFORE, it is agreed that GVA and the City of Bisbee (“Grantee”), hereafter collectively referred to as the “Parties,” enter into the terms of this Intergovernmental Agreement (“Agreement”).

II. PURPOSE OF AGREEMENT

The purpose of this Agreement is to provide funding for and identify the Grantee’s obligations in completing the City Hall Solar Photovoltaic Resiliency Project

The Grantee agrees to comply with all applicable federal laws, state statutes, regulations, policies, guidelines and requirements, including administrative requirements, with the use of this funding. The Office of the Governor will provide the financial, programmatic, and administrative guidelines and statutory program purposes for the program. The Grantee agrees to comply with all lawful requirements imposed by the Grantor in the administration of these grant funds.

III. TERM OF AGREEMENT, TERMINATION AND AMENDMENTS

This Agreement shall be effective June 1, 2026 and shall terminate on April 30, 2027, contingent upon funding, unless terminated, canceled or extended as otherwise provided herein.

Either party may terminate this Agreement at any earlier time by providing written notice to the other party at least thirty (30) days prior to the termination date. The GVA agrees that regardless of its termination date with Grantee, Grantee may use the funds distributed under this Agreement to pay for any unpaid services pursuant to this Agreement obligated prior to the date of termination. This Agreement is subject to cancellation pursuant to A.R.S. § 38-511, the provisions of which are incorporated herein.

Amendments to this Agreement shall not be valid unless made in writing and signed by both parties.

If, prior to the completion of this Agreement, GVA and Grantee mutually agree to terminate this Agreement, then GVA may, at its discretion, assign or award the remaining services and funding, in whole or in part, to another entity to complete substantially similar work and Grantee shall reasonably cooperate with such assignment or award, which may include, at GVA's discretion, execution by Grantee of an assignment or termination of this Agreement and forwarding of pertinent documentation to GVA and/or such other entity.

IV. TERMINATION FOR CONVENIENCE

Notwithstanding any provision of this Agreement to the contrary, GVA reserves the right to terminate this Agreement, in whole or in part at any time when in the best interest of the State, without penalty or recourse. Upon receipt of written notice of termination pursuant to the preceding sentence, Grantee shall stop all work, as directed in the notice, notify all subcontractors or sub-grantees of the effective date of the termination and minimize all further costs related to this Agreement. In the event of termination under this section, all documents, data and reports prepared by Grantee under this Agreement shall become the property of and be delivered to GVA upon demand. Grantee shall be entitled to receive just and equitable compensation for work completed, and materials or services accepted before the effective date of the termination.

Additionally, if GVA determines the award contemplated in this Agreement was not properly awarded to Grantee, then GVA may terminate this Agreement for convenience and may, at its discretion, assign or award the remaining services and funding, in whole or in part, to another entity to complete substantially similar work. Grantee shall reasonably cooperate with such assignment or award, which may include, at GVA's discretion, execution by Grantee of an assignment or termination of this Agreement and forwarding of pertinent documentation to GVA and/or such other entity.

V. DESCRIPTION OF SERVICES

Grantee shall administer the City Hall Solar Photovoltaic Resiliency Project in accordance with Attachment A – Budget & Scope of Work.

VI. MANNER OF FINANCING

The GVA shall:

- A. Provide to Grantee a total award amount of up to \$185,000.00 for activities outlined in Section V.
- B. Transfer funding to Grantee upon receipt of valid invoices for reimbursement as the project is executed. Any unused funding pursuant to this agreement at the termination date shall be transferred back to the Office of the Governor and the remaining balance of the award de-obligated.
- C. The CFDA/Assistance Listing is 81.128 for all activity associated with this agreement.
- D. Questions regarding the appropriate use of the funds shall be resolved by mutual written agreement between Grantee and GVA.
- E. Notwithstanding any provisions of this Agreement to the contrary, if, prior to completion of this Agreement, GVA determines that Grantee does not have the capacity to fully perform the scope of services as outlined in this Agreement and the project proposals incorporated herein, then GVA may, at its discretion, assign or award the remaining services and funding, in whole or in part, to another entity to complete substantially similar work and Grantee shall reasonably cooperate with such assignment or award, which may include, at GVA's discretion, execution by Grantee of an assignment or termination of this Agreement and forwarding of pertinent documentation to GVA and/or such other entity.

Grantee shall:

- A. Submit requests for reimbursement (invoices) for actual cash expenses incurred by the program. Grantee shall submit these requests for reimbursement at a minimum of monthly but not more frequently than once per week.
- B. Assure that any expenses reimbursed under this Agreement have not been or will not be reimbursed under any other federal program.

VII. REPORTING REQUIREMENTS

Financial Reporting:

The Grantee shall be paid on a cost-reimbursement basis. The Grantee shall not request reimbursement until the cost has resulted in an actual cash expenditure. The Grantee may request reimbursement on either a monthly or quarterly basis for those items submitted and approved in the budget inclusively. Grantee shall submit a final reimbursement request no more than forty-five (45) days after the Agreement end for expenses incurred prior to the date of Agreement termination. All expenses must be incurred and paid prior to the final reimbursement request. Requests for reimbursement received later than forty-five (45) days after the Agreement termination may not be paid. If awarded an agreement, your organization must have sufficient funds to meet obligations for up to sixty (60) days while awaiting reimbursements from the Office of the Governor.

The Grantee shall use the forms provided by the Grantor to submit financial expenditure reports. The forms will be sent to the Grantee upon receipt of the signed Agreement.

Programmatic Reporting:

Grantee shall submit programmatic reports to the Office of the Governor for activities performed under this Agreement. The report deadlines are as follows:

- A. April to June 2026: July 20, 2026
- B. July to September 2026: October 20, 2026
- C. October to December 2026: January 1, 2027
- D. January to March 2027: April 20, 2027
- E. April 2027: May 14, 2027

Notwithstanding any other payment provision of this Agreement, failure of the Grantee to submit required reports when due, or failure to perform or deliver required work, supplies or services, will result in the withholding of payment under this Agreement unless such failure arises due to causes beyond the control and without the fault of negligence of the Grantee.

All reports shall be submitted to the contact person designated in Section XX.

VIII. DOCUMENTS INCORPORATED BY REFERENCE

The following documents are attached hereto and incorporated into this Agreement as if fully set forth herein:

- A. *Summary of Award*
- B. *Attachment A – Budget & Scope of Work*

Grantee warrants that it has read and understands these documents and agrees to be bound by any applicable provisions in their entirety. In the event of any divergence between this Agreement and the referenced documents, this Agreement shall control.

IX. APPLICABILITY OF PART 200 UNIFORM REQUIREMENTS

Grantee agrees to comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200.

X. APPLICABLE LAW

In accordance with A.R.S. § 41-2501, *et seq.*, and Arizona Administrative Code R2-7-101, *et seq.*, this Agreement shall be governed and interpreted by the laws of the State of Arizona.

XI. NON-AVAILABILITY OF FUNDS

In accordance with A.R.S. § 35-154, every payment obligation of the GVA under the Agreement is conditioned upon the availability of funds appropriated or allocated for payment of such obligation. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the GVA at the end of the period for which funds are available. No liability shall accrue to the GVA in the event this provision is

exercised, and the GVA shall not be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.

XII. AUDIT

In accordance with A.R.S. § 35-214, Grantee shall retain and shall contractually require each contractor and subcontractor to retain all data, books and other records ("records") relating to this Agreement for a period of five years after completion of the Agreement. All records shall be subject to inspection and audit by the GVA at reasonable times. Upon request, Grantee shall produce the original of any or all such records.

XIII. CONFLICT OF INTEREST

In accordance with A.R.S. § 38-511, the GVA may within three years after execution cancel the Agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the Agreement on behalf of the GVA, at any time while the Agreement is in effect, becomes an employee or agent or any other party to the Agreement in any capacity or a consultant to any other party of the Agreement with respect to the subject matter of the Agreement.

XIV. FUND MANAGEMENT

The Grantee must maintain funds received under this Agreement in separate ledger accounts and cannot mix these funds with other sources. The Grantee must manage funds according to applicable federal regulations for administrative requirements, cost principles and audits.

The Grantee must maintain adequate business systems to comply with Federal requirements. The business systems that must be maintained are:

- A. Financial Management
- B. Procurement
- C. Personnel
- D. Property
- E. Travel

A system is adequate if it is: 1) written; 2) consistently followed - it applies in all similar circumstances; and 3) consistently applied - it applies to all sources of funds. The Grantor reserves the right to review all business systems policies.

XV. UEI/SAM.GOV

In accordance with FAR 4.1102, each recipient who is awarded \$30,000 or more in Federal funding must provide the following prior to an Agreement being executed: (a) Unique Entity Identifier (UEI) number for the fiscal agent; and (b) proof of current registration in the SAM.gov (SAM) website. SAM registration must be maintained for the term of the Agreement. SAM registration information may be found at <https://sam.gov/content/home>.

XVI. FFATA REPORTING REQUIREMENTS

In compliance with the Federal Funding Accountability and Transparency Act of 2006 Reporting Requirements, Pub. L. No. 109-282, 120 Stat. 1186, as amended by Section 6202 (a) of Pub. L. No. 110-252, the Grantee is required to provide information. The FFATA legislation requires information on federal awards (federal financial assistance and expenditures) to be made available to the public via a single, searchable website, which is www.USASpending.gov.

XVII. CHANGE ORDERS

This Agreement may be changed to allow for revisions or additions to the scope of work contemplated herein, which may require an increase or decrease in anticipated expenses. GVA and Grantee must mutually agree on any change order and GVA may, at its discretion, assign or award any remaining services and funding in whole or in part, to another entity to complete substantially similar work. Grantee shall reasonably cooperate with such

assignment or award, which may include, at GVA's discretion, execution by Grantee of an assignment or termination of this Agreement and forwarding of pertinent documentation to GVA and/or such other entity.

XVIII. NON-DISCRIMINATION

The Parties shall comply with Executive Orders 2023-01, 2023-09, and 2009-09, and any and all other applicable Federal and State laws, rules and regulations, including the Americans with Disabilities Act. These provisions will be included in contracts with Subcontractors when required by Federal or State law.

XIX. INSURANCE AND INDEMNIFICATION

To the fullest extent permitted by law, Grantee shall defend, indemnify, and hold harmless the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees (hereinafter referred to as "Indemnatee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Grantee or any of its owners, officers, directors, agents, employees or subgrantees. This indemnity includes any claim or amount arising out of, or recovered under, the Workers' Compensation Law or arising out of the failure of such Grantee to conform to any federal, state, or local law, statute, ordinance, rule, regulation, or court decree. It is the specific intention of the parties that the Indemnatee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnatee, be indemnified by Grantee from and against any and all claims. It is agreed that Grantee will be responsible for primary loss investigation, defense, and judgment costs where this indemnification is applicable. In consideration of the execution of this contract, the Grantee agrees to waive all rights of subrogation against the State of Arizona, its officers, officials, agents, and employees for losses arising from the work performed by the Grantee for the State of Arizona. This indemnity shall not apply if the grantee or sub-grantee(s) is/are an agency, board, commission or university of the State of Arizona.

As the Recipient is a public entity, it shall provide a certificate of self-insurance delivered by mail, email or hand delivery to:

Governor's Accounting Office
1700 W. Washington St.
Suite 500
Phoenix, AZ 85007
procurement@az.gov

XX. NOTICES

Grantee shall address all notices relative to this Agreement to the GVA to:

Gabriel Sanchez Munoz
Energy Grants Program Manager
1700 W. Washington
Suite 500
Phoenix, AZ 85007
gsanchezmunoz@az.gov

The GVA shall address all notices relative to this Agreement to Grantee:

Danielle Bouchever, Grant Writer
City of Bisbee
118 Arizona Street
Bisbee, AZ 85603
daniellebouchever@hotmail.com

IN WITNESS WHEREOF, the Parties hereto agree to execute this Agreement.

CITY OF BISBEE

Matthew Gurney
Director of Public Works

Date

**STATE OF ARIZONA,
THE OFFICE OF THE GOVERNOR**

Maren Mahoney
Director
Governor's Office of Resiliency

Date

Travis Price
Compliance, Finance and Procurement Manager
Governor's Accounting Office

Date

City of Bisbee-City Hall Solar Photovoltaic Resiliency Project

Proposal Materials for Arizona Governor's Office of Resiliency

1. Executive Summary

The City of Bisbee requests funding to install a solar photovoltaic and battery backup system at the newly constructed City Hall at **118 Arizona Street, Bisbee, Arizona**. The project will provide renewable energy generation, and emergency backup capability so that City Hall can remain operational during utility outages and emergency events.

City Hall is a critical public facility. In the event of wildfire, severe weather, utility disruption, or other emergencies, the building serves as both a **community shelter** and an **incident command center**. Maintaining electrical service at City Hall is essential to sustaining emergency communications, coordination of first responders, continuity of government operations, and protection of the public.

The proposed project restores a resiliency component that was part of the original building planning but was deferred because construction cost overruns in other areas required the City to prioritize core building completion. The City now seeks to complete that original resiliency vision through installation of a dedicated solar and battery backup system.

The project consists of a **solar canopy adjacent to City Hall**, hybrid inverter equipment, switch gear, and all associated electrical infrastructure and labor needed to connect the system to City Hall's critical loads. The site plan shows the intended location east of the building.

Based on the available design materials, the proposed system includes approximately **144 solar modules, three hybrid inverters**. The 2022 equipment estimate identifies 144 LONGi 355W modules and three Sol-Ark 15K hybrid inverters.

The canopy concept is shown as a **24' x 110' steel shade carport canopy**.

Expected outcomes include:

- Deployment of on-site renewable energy generation for City Hall
- Reduced dependence on grid electricity and fossil-fuel-based energy
- Improved energy resilience for emergency sheltering and incident command
- Reduced operating costs over time through on-site solar generation

The City proposes to complete the project within **12 months** of notice to proceed, including design confirmation, procurement, installation, testing, and commissioning.

2. Scope of Work

Project Purpose

The purpose of this project is to install a resilient, on-site solar system for the new Bisbee City Hall.

Project Location

City of Bisbee City Hall
118 Arizona Street
Bisbee, Arizona

The site plan shows the solar canopy along the east side of the City Hall property, adjacent to the alley and near the battery room.

Project Components

The project will include the following major components:

A. Solar Canopy

- Fabrication and installation of one steel parking canopy
- Approximate canopy dimensions: **24 feet by 110 feet**
- Structural engineering, footing work, freight, and installation
- PV-ready canopy for mounting solar modules

B. Solar Photovoltaic System

- Approximately **144 PV modules** identified in the original equipment estimate
- Associated racking, wiring, disconnects, conduit, and balance-of-system materials
- Interconnection to City Hall electrical infrastructure

C. Hybrid Inverter and Electrical Integration

- Installation of **three hybrid inverters** sized for three-phase application
- AC and DC disconnects, switchgear tie-in, load management controls, and commissioning
- Electrical work needed to serve critical municipal loads during outages

D. Design Verification, Permitting, and Commissioning

- Final engineering review and verification of existing drawings and equipment compatibility
- Procurement support and construction oversight
- Testing, startup, commissioning, staff orientation, and closeout documentation

Tasks:

Task 1: Final Design Confirmation and Procurement

Review prior plans, verify code compliance, confirm equipment availability, update pricing, and issue procurement documents.

Task 2: Site Preparation

Prepare canopy footing area and battery equipment room; coordinate trenching, pads, and conduit pathways.

Task 3: Canopy Fabrication and Installation

Construct and install the steel solar canopy and complete structural inspections.

Task 4: Solar Equipment Installation

Install PV modules, racking, electrical components, inverters, and associated equipment.

Task 5: Electrical Interconnection and Commissioning

Complete tie-in to City Hall electrical system, test islanding and backup functions, conduct commissioning, and place system into service.

3. Energy Generation, Cost Savings, and Environmental Benefits Overview

The City of Bisbee's City Hall Solar Photovoltaic Project will generate clean, renewable electricity while strengthening the energy resilience of a critical municipal facility. The proposed solar photovoltaic (PV) system will offset electricity currently purchased from Arizona Public Service (APS) and reduce the City's dependence on fossil-fuel-based grid power.

City Hall functions as the **primary emergency operations center and community shelter during emergencies**, making reliable electrical service essential for maintaining public safety, communications, and continuity of government operations. The installation of a solar photovoltaic reducing long-term municipal energy costs.

Based on the proposed system configuration of approximately **144 solar modules and hybrid inverter systems**, the solar array is expected to provide approximately **51 kW of installed solar capacity**.

Under typical solar conditions in southern Arizona, the system is estimated to generate approximately **98,500 kilowatt-hours (kWh) of electricity annually**. This level of production is consistent with solar performance in Cochise County and aligns with earlier feasibility estimates prepared during the City Hall planning process. The preliminary architectural feasibility report estimated approximately **\$12,800 in annual electricity cost savings** associated with the solar system.

For planning purposes, this proposal uses a conservative blended electricity rate of **\$0.13 per kWh**, reflecting current municipal and commercial electricity costs under Arizona Public Service (APS) service.

Estimated Solar Energy Production

Metric	Value
Estimated solar capacity	~51 kW DC
Estimated annual electricity generation	~98,500 kWh
Estimated APS electricity value	~\$0.13 per kWh
Estimated annual energy savings	~\$12,800

These estimates reflect conservative assumptions and do not include additional savings from peak demand reduction or potential future electricity rate increases.

Projected Energy Generation and Cost Savings

The solar photovoltaic system will generate renewable electricity each year, reducing the City's electricity purchases from APS. Over time, the cumulative value of this generation represents substantial savings for municipal operations.

Time Period	Renewable Energy Generated	Estimated Utility Cost Savings
1 Year	98,518 kWh	\$12,807
3 Years	295,555 kWh	\$38,422
5 Years	492,592 kWh	\$64,037
10 Years	985,185 kWh	\$128,074

These projections assume stable electricity pricing and represent conservative estimates. Actual savings may increase if electricity rates rise over time or if battery storage allows the City to reduce peak demand charges.

Avoided Carbon Emissions

In addition to reducing municipal energy costs, the proposed project will significantly reduce greenhouse gas emissions associated with electricity generation.

Electricity produced from solar energy replaces electricity that would otherwise be supplied by fossil-fuel-based power generation. Using U.S. Environmental Protection Agency emissions estimates of approximately **0.85 pounds of carbon dioxide (CO₂) per kWh of grid electricity**, the solar system will avoid substantial emissions over time.

Estimated Emissions Reduction

Time Period	CO ₂ Emissions Avoided
1 Year	~41.8 metric tons
3 Years	~125.4 metric tons
5 Years	~209 metric tons
10 Years	~418 metric tons

Over a ten-year period, this emissions reduction is equivalent to removing approximately **90 passenger vehicles from the road for one year** or avoiding the combustion of roughly **46,000 gallons of gasoline**.

These environmental benefits directly support Arizona's clean energy, climate resilience, and sustainability goals.

APS Program and Rate Structure Benefits

The City of Bisbee receives electric service from **Arizona Public Service (APS)**. APS programs allow customers with solar photovoltaic systems to reduce their electricity purchases through on-site renewable energy generation.

Under APS solar interconnection policies:

- Solar generation reduces electricity purchased from the grid
- Excess solar production may receive export credits under APS net-billing rules
- Solar generation helps mitigate exposure to future electricity rate increases

During normal operations, the solar system will offset electricity purchased from APS.

Long-Term Community Value

Over the expected 25-year life of the solar system, the project will generate millions of kilowatt-hours of renewable electricity while providing long-term financial and environmental benefits to the City of Bisbee.

The project will provide two primary long-term benefits:

1.Reduced municipal operating costs

On-site solar generation will lower electricity expenditures for the City and reduce long-term operating costs for taxpayers.

2.Reduced greenhouse gas emissions and increased renewable energy use

The project will reduce reliance on fossil-fuel-based electricity while contributing to Arizona's clean energy and climate resilience goals.

4. Detailed Budget

The latest major equipment estimate is from May 2022 and the canopy estimate is from November 2024. The City has adjusted the older 2022 equipment costs upward to reflect escalation in solar equipment, electrical materials, freight, and contractor pricing. The generator-related material and the battery backup has been excluded because it is not part of this request.

Budget Summary

Category	City of Bisbee Match	Grant Request	Total
Solar PV equipment (modules, inverters, shipping)	\$0	\$112,000	\$112,000
Solar canopy fabrication and installation	\$64,000	\$42,000	\$106,000
Electrical installation and integration	\$0	\$25,000	\$25,000
Engineering, permitting, commissioning	\$0	\$6,000	\$6,000

Category	City of Bisbee Match	Grant Request	Total
Total Project Cost	\$64,000	\$185,000	\$249,000

Requested EECBG Funding- \$185,000

City Contribution- \$64,000

Budget Detail and Justification

1. Solar PV, and Electrical Equipment — \$112,000

Includes PV modules, inverters, wiring, disconnects, and associated equipment. Updated pricing reflects current market conditions.

2. Canopy – \$106,000

The November 27, 2024 proposal for a steel shade carport canopy is **\$84,890** and includes materials, fabrication, wet-stamped structural engineering, freight, drilled pier footings, and installation.

The City has increased this amount to allow for prevailing wage conditions, bid validity expiration, procurement timing, and minor escalation.

3. Electrical Installation and integration – \$25,000

This line covers licensed electrical labor and materials necessary to install the PV system, connect inverter systems, and integrate the system with City Hall's critical electrical loads. This includes conduit, breakers, disconnects, terminations, controls, labeling, testing, and startup support.

4. Engineering & Permitting – \$6,000

This line covers:

- Final engineering review
- Plan updates as needed
- Permit coordination
- Inspection support
- Final testing and commissioning
- Owner training and closeout documentation

5. Project Timeline

The City proposes a 12-month implementation schedule from notice to proceed.

Month	Activity
1	Grant agreement, kickoff meeting, procurement and compliance review
1-2	Final design verification, engineering review, permitting coordination
2-4	Procurement of canopy, PV equipment, inverters, and electrical materials
4-5	Site preparation, layout, trenching, pads
5-7	Fabrication and installation of solar canopy
7-9	Installation of PV modules, inverters, and electrical components
9-10	Electrical interconnection, controls integration, testing of backup functions
10-11	Commissioning, punch list completion, staff orientation
12	Final acceptance, reporting, and project closeout

Budget Detail and Justification

5. Solar PV, and Electrical Equipment — \$112,000

Includes PV modules, inverters, wiring, disconnects, and associated equipment. Updated pricing reflects current market conditions.

6. Canopy – \$106,000

The November 27, 2024 proposal for a steel shade carport canopy is **\$84,890** and includes materials, fabrication, wet-stamped structural engineering, freight, drilled pier footings, and installation.

The City has increased this amount to allow for prevailing wage conditions, bid validity expiration, procurement timing, and minor escalation.

7. Electrical Installation and integration – \$25,000

This line covers licensed electrical labor and materials necessary to install the PV system, connect inverter systems, and integrate the system with City Hall's critical electrical loads. This includes conduit, breakers, disconnects, terminations, controls, labeling, testing, and startup support.

8. Engineering & Permitting – \$6,000

This line covers:

- Final engineering review
- Plan updates as needed
- Permit coordination
- Inspection support
- Final testing and commissioning
- Owner training and closeout documentation

6. Project Timeline

The City proposes a 10-month implementation schedule from notice to proceed.

Month	Activity
1	Grant agreement, kickoff meeting, procurement and compliance review
1-2	Final design verification, engineering review, permitting coordination
2-4	Procurement of canopy, PV equipment, inverters, and electrical materials
4-5	Site preparation, layout, trenching, pads
5-6	Fabrication and installation of solar canopy
6-7	Installation of PV modules, inverters, and electrical components
8-9	Electrical interconnection, controls integration, testing of backup functions
9	Commissioning, punch list completion, staff orientation
10	Final acceptance, reporting, and project closeout

7. Community Benefits and Justice40 Narrative

The City of Bisbee's City Hall Solar Photovoltaic and Battery Backup Resiliency Project will provide direct resilience, economic, and environmental benefits to the entire community, particularly residents identified as disadvantaged through federal environmental justice screening tools.

Benefits to Disadvantaged Communities

Bisbee is identified as a disadvantaged community under multiple federal screening tools, including the **Climate and Economic Justice Screening Tool (CEJST)** and the U.S. **Department of Energy Justice Dashboard**. The city's census tracts (04003001000, 04003001100, and 04003001200) meet CEJST criteria for disadvantaged communities due to multiple environmental and socioeconomic burdens.

The community also has a **CDC Social Vulnerability Index (SVI) greater than 0.9**, indicating very high vulnerability compared with other U.S. communities.

Cochise County is further identified through FEMA's **National Risk Index** as having relatively high hazard risk compared with national averages.

Bisbee has a population of approximately **4,923 residents**, with **20.2% living below the poverty line** and a **per capita income of \$31,643**, well below the national average. The community has a relatively older population, with a **median age of approximately 60**, meaning many residents live on fixed incomes and are particularly vulnerable during emergencies.

In addition, **27.3% of residents identify as Hispanic**, and nearly **20% of households speak Spanish at home**, underscoring the importance of resilient public infrastructure that supports diverse community needs.

City Hall serves the entire community, including **3,422 residential properties, 172 commercial properties, 27 public buildings, 23 schools or houses of worship, and 15 critical infrastructure facilities**, while the city also hosts approximately **200,000 visitors annually**.

Community Engagement and Local Priority

The solar resiliency system was originally included in the design planning for the new City Hall facility, demonstrating that the project has already been identified as a priority through municipal planning and community investment processes. Although the system was deferred due to construction cost constraints, the City has continued to pursue implementation of this resiliency component. Ongoing coordination with the Arizona Governor's Office of Resiliency further demonstrates alignment with statewide priorities for renewable energy deployment and climate resilience.

Job Creation and Workforce Benefits

The project will support **clean energy workforce development in Arizona** through engineering, fabrication, electrical installation, and system commissioning. Implementation will prioritize the use of Arizona-based contractors and suppliers where feasible. Workforce benefits will include

licensed electricians, solar installers, and construction professionals engaged during the installation phase. All construction work will comply with **Davis-Bacon prevailing wage requirements**, ensuring fair wages and high-quality job opportunities.

Justice40 Benefits

This project advances the goals of the **Justice40 Initiative** by directing clean energy investment toward a rural community with high social vulnerability and limited resources. The project will increase energy resilience for a critical public facility, reduce greenhouse gas emissions through renewable energy generation, and ensure that emergency services remain available during power outages. Because City Hall serves as a community emergency shelter and coordination center, the benefits of this project will flow broadly to the entire population, including disadvantaged residents identified through CEJST and related screening tools. The City anticipates that **at least 40% of the project's benefits will accrue to disadvantaged community members**, consistent with Justice40 objectives.

8. Proposed Performance Metrics

Based on the EECBG framework described in the RFGA and the project type, the following metrics are appropriate for this proposal. The final Exhibit C selections should match the State's form, but these are good narrative metrics to include now.

Primary Metrics

- **On-site renewable energy deployed (kW)**
- **Estimated annual energy generated (kWh/year)**
- **Estimated reduction in grid electricity consumption**
- **Increase in energy resilience for critical municipal operations**

Process Metrics

- Completion of final engineering and procurement
- Canopy installation completed
- PV system installed and interconnected
- Emergency backup functionality tested and verified
- Project completed within grant period

Project-Specific Metric Targets

You can present these as estimated values pending final engineering:

- **Solar generation capacity installed:** approximately **51 kW DC** based on 144 modules at 355W each
- **Canopy installed:** one solar canopy, approximately **24' x 110'**
- **Critical public facility with backup capability:** 1
- **Public emergency facility served:** 1 City Hall functioning as shelter and incident command center
- **Estimated annual utility cost savings:** the preliminary feasibility report estimated potential reduced utility cost at **\$12,807 annually**

Resilience and Justice40 Benefit Metrics

- Number of critical municipal functions supported during outage events
- Number of community members served indirectly through shelter and emergency response capacity
- Number of Arizona contractors and trades engaged in project implementation
- Demonstrated increase in resilience for a public-serving facility located in Bisbee

9. Technical Merit and Feasibility Narrative

This project is highly feasible because it is based on prior planning, conceptual design work, and documented equipment and site layouts already prepared for the City Hall project. Supporting materials include a site plan, canopy design documents, and equipment estimates.

The project is not speculative. The feasibility report already identifies the need, site suitability, approximate square footage, and expected public purpose, and concludes that the facility is suitable and beneficial.

The site adjacent to City Hall has already been contemplated for this purpose, reducing project uncertainty. The canopy proposal and structural drawings further demonstrate that the basic concept has been developed to a level sufficient for final verification and implementation.

Potential challenges include updated pricing, final equipment availability, and confirmation of electrical interconnection details with the completed City Hall building. The City will address these through final engineering review, updated procurement, and careful construction sequencing.

10. Closing Request

The City of Bisbee respectfully requests **\$180,000** in grant funding for the City Hall Solar Photovoltaic Resiliency Project. This project will complete a critical resiliency feature originally planned for the new City Hall, reduce reliance on fossil-fuel-based electricity, and ensure that Bisbee can continue serving the public during emergencies.



State of Arizona
Governor's Office of Resiliency
Summary of Award

1. Type of Agreement Grant Award	2. Title of Grant Arizona Energy Efficiency and Conservation Block Grant Program (EECBG)		3. Action Type Initial Award	4. Amendment No. 0
5. Contract No. IGA-EBG-CB-060126-01	6. Effective Date 6/1/2026	7. Performance Period 6/1/2026 – 4/30/2027	8. Sponsoring Federal Agency United States Department of Energy	
9. Grantee Name City of Bisbee 118 Arizona Street Bisbee, AZ 85603	10. Grantee ID EIN: 86-6000235 UEI: LMH1JE4K3061	11. Grantee's Program Name City Hall Solar Photovoltaic Resiliency Project	12. CFDA No. 81.128	
			13. FAIN No. DE-SE0000345	
14. Award Info Grant Funding: \$185,000.00	15. Agreement Type Cost Reimbursement	18. Program Report Contact Gabriel Sanchez Munoz Energy Grants Program Manager 1700 W. Washington Suite 500 Phoenix, AZ 85007 gsanchezmunoz@az.gov	19. Statutory Authority Infrastructure Investment and Jobs Act (IIJA) of 2021—also known as the Bipartisan Infrastructure Law (BIL)—section 40552 A.R.S. §11-952 et al	
	16. Method of Payment Electronic or Warrant			
	17. Financial Reporting Monthly/quarterly 20 days after month/quarter end			
20. Program Reporting Programmatic Reports Due: A. July 20, 2026 B. October 20, 2026 C. January 1, 2027 D. April 20, 2027 E. May 14, 2027 The Governor's Office of Resiliency shall provide the forms for the quarterly reports and requests for reimbursement.	21. Remittance Address State of Arizona Governor's Accounting Office 1700 W. Washington Suite 500 Phoenix, AZ 85007 grantrfr@az.gov	22. Grantee Program Contact Danielle Bouchever Grant Writer City of Bisbee 118 Arizona Street Bisbee, AZ 85603 daniellebouchever@hotmail.com	23. Grantee Financial Contact Keri Bagley Finance Director City of Bisbee 118 Arizona Street Bisbee, AZ 85603 kbagley@bisbeeaz.gov	

24. Special Conditions

(reserved)



REQUEST FOR MAYOR & COUNCIL ACTION

Session of: August 4, 2026

☒ Regular ☐ SpecialDATE ACTION SUBMITTED: July 29, 2026REGULAR ☒ CONSENT ☐

TYPE OF ACTION:

RESOLUTION ☐ ORDINANCE ☐ FORMAL ACTION ☒ OTHER ☐

Discussion and Possible Approval of Right-of-Way (ROW) Acquisition from Mile High Parking,

SUBJECT: LLC for the West Segment of the Bisbee Shared Use Path (Bikeway) Project.

FROM: Matthew Gurney, Public Works Director

RECOMMENDATION: Approval

PROPOSED MOTION: I move to approve the Right-of-Way (ROW) Acquisition from Mile High Parking, LLC for the West Segment of the Bisbee Shared Use Path (Bikeway) Project.

DISCUSSION:

The West Segment of the Bisbee Shared Use Path (Bikeway) Project requires the acquisition of right-of-way and temporary construction easement rights from Mile High Parking, LLC. The total acquisition cost is \$8,900, which includes compensation for the right-of-way, temporary construction easement, improvements, cost-to-cure items, and an administrative settlement. The acquisition costs are 100% funded through the Arizona Department of Transportation (ADOT) grant for the project, and no City funds will be used for this acquisition.

As part of the negotiation process, the property owner expressed concerns regarding temporary impacts to parking operations during construction. An agreement was reached that limits construction impacts on the property to no more than four weeks.

Approval of the right-of-way acquisition documents will secure the necessary property rights and allow the City to continue advancing the West Segment of the Bisbee Shared Use Path Project.

FISCAL IMPACT: \$8,900.00

DEPARTMENT LINE-ITEM ACCOUNT: 11-40-22515

BALANCE IN LINE ITEM IF APPROVED: \$3,798,977.00

Prepared by:


Matthew Gurney
Public Works Director

Reviewed by:


Ashlee Coronado,
City Manager

To: Matthew Gurney

Date: June 26, 2026

**From: Michelle Williams
Sr. Right of Way Agent**

Subject: ADMINISTRATIVE SETTLEMENT
Project: Shared Use Path
Number: 080 CH BIS T0621 01C
Parcel: 103-62-416C
Owner: Mile High Parking, LLC

First Written Offer Date:	April 21, 2026
Appraisal Date of Value:	March 6, 2026
Approved Appraiser:	AXIA Real Estate Appraisers
Appraised Value:	\$8,000.00
Recommended Settlement:	<u>\$ 900.00</u>
Total Acquisition Cost:	\$8,900.00

COMMENTS & JUSTIFICATION:

Dale Turner, owner of Mile High Parking, LLC was presented with the original offer in the amount of \$8,000.00 on April 21, 2026.

Following review of the offer, Mr. Turner submitted a counteroffer in the amount of \$10,100.00. In support of his counteroffer, Mr. Turner stated that one parking space would be reduced to 10 feet in length due to the proposed jut-in area, rendering it unusable, including for compact vehicles. He further indicated that while the remaining shortened parking spaces may still be functional, their utility and overall value would be diminished.

The City requested that Mr. Turner be informed that construction activities impacting his property could be limited to a duration of four weeks. Following this discussion, Mr. Turner revised his counteroffer to \$8,900.00, representing an 11.25% increase over the original offer amount.

Based on the information provided and the negotiated reduction, I recommend approval of the revised counteroffer in the amount of \$8,900.00.

APPROVED:

Date _____

June 26, 2026

ELECTRONIC DELIVERY dtturner007@gmail.com

Mile High Parking, LLC
Attn: Dale Turner
502 27th Ter
Bisbee, AZ 85603

RE:	Project:	Shared Use Path
	Project No.	080 CH BIS T0621 01C
	Parcel:	103-62-416C

Dear Mr. Turner;

This communication is made pursuant to Rule 408, Ariz. R. Evid. The content of this communication is for settlement purposes only. Based on our communication, the City of Bisbee has agreed to settle this matter for \$900.00 over the original offer amount of \$8,000.00 for total compensation of \$8,900.00 based on the condition that construction remain limited to a total of no longer than 4 weeks on the subject property. If negotiations should fail the City will proceed with initiating eminent domain proceedings based on the original appraised amount.

Enclosed are the documents necessary to transfer your property rights to the City. Please sign all documents on the appropriate lines provided, and in cases where "Notary Certification" is indicated, have your signature(s) acknowledged before a notary public.

After the signed documents are signed, please email a copy to me at mwilliams@cei-az.com and either mail the originals to my attention at 10625 N. 25th Ave., Phoenix, AZ 85029 or contact me to arrange for me to pick them up. Once the documents are received, they will be processed in accordance with the terms of the Purchase Agreement and in compliance with the laws of the State. Processing time and final payment is generally 30-60 days after the signed documents are received; however, unusual circumstances may increase this time.,

If you have any questions, please contact me at (602) 909-1572 or via email at mwilliams@cei-az.com. Thank you for your consideration.

Sincerely,



Michelle Williams
Senior Right of Way Agent
Consultant Engineering, Inc.

Cc: File

PURCHASE AGREEMENT

Title Company Pioneer Title Agency, Inc.
 Address 1550 E. Missouri Ave.
 City Phoenix Arizona
 Escrow Officer Jennifer Siverio
 Escrow No. _____
 Grantor Mile High Parking, LLC, an Arizona Limited Liability Company
 Mailing Address 502 27th Ter., Bisbee, AZ 85603 Contact: Dale Turner
 Phone _____ Mobile (520) 559-5686 Email dturner007@gmail.com

Date _____
 (to be completed by Title Company, if applicable)
 Zip Code 85014
 Phone (602) 328-8925
 Email jennifer.siverio@ptaaz.com

Grantee: The City of Bisbee, (the "City")
 Mailing Address: The City of Bisbee
717 West Main Street, Bisbee, Arizona 85548

The CITY shall pay directly to the Grantor, or deposit with the Title Company ("Escrow Agent") if escrowed, the purchase price plus all lawful costs incidental to closing as follows:

Escrow Fees _____
 Title Policy Fees _____
TOTAL ESCROW & TITLE FEES TBD

Recording Fees
 Deed _____
 Easement _____
 Release _____
TOTAL RECORDING FEES TBD

Other Charges
 Release Fees _____
 Title Report Fee _____
 Prorated Taxes/Dates _____
TOTAL OTHER CHARGES TBD
 Subtotal Fees TBD

Title Report Credit (-) _____
Total Closing Costs TBD

Land & Improvements* _____
 Right of Way \$3,388.00
 Improvements \$1,331.00
 Temporary Construction Easement \$2,697.80
 Cost to Cure \$580.80
 Administrative Settlement 900.00

Total Purchase Price (Rounded) \$8,900.00

TOTAL WARRANT** TBD

Charges and disbursements to be paid from Grantor's funds as follows (check all that apply):

☐ **Total Acquisition of Grantor's Property:** Full release of all monetary liens and encumbrances, and leases of any kind. Pay in full all due and delinquent real property taxes and general and special improvement assessments. Grantor will be charged for any costs necessary to make the property compliant with the Covenants, Conditions and Restrictions. Prorate the current year's real property taxes on closings that occur on or after the 3rd Monday of August each year. Escrow Agent shall withhold the prorated amounts from each party and pay the lien of the current year's taxes in full.

☒ **Partial Acquisition of Grantor's Property:** Partial release of all monetary liens and encumbrances, and leases of any kind. At the discretion of the City, pay due and delinquent property taxes and general and special improvement assessments, including full payment of taxes and assessments on individual assessor parcels within City's partial acquisition, and any Certificate(s) of Purchase. The current year's taxes shall not be prorated regardless of the closing date.

☒ **Easement(s):** Consent to permanent easement(s) by secured party(ies).

☒ **Other Disbursements:** Improvement and Cost to Cure

☐ **Security Deposits and Prepaid Rents, if Applicable:** Grantor agrees to return all security deposits and prepaid rents directly to lessee(s) outside of escrow.

Possession Date: Close of escrow/date of recording.

Special Conditions Right of Way Contract Yes ☐ No ☒

Entry Agreement*** Yes ☐ No ☐

*** If yes, City shall pay statutory interest on the "Total Purchase Price" from _____ to the close of escrow/date of recording directly to Grantor by separate warrant.

☒ **Special Instructions/Information:** Work to be limited to 4 weeks on subject property.

*Title policy fees based on this amount only.

**Sum of "Total Closing Costs" and "Total Purchase Price" only.

THE GRANTOR, having executed a conveyance of certain real property rights to the GRANTEE in a certain conveyance dated _____ described in Exhibits "A" and "B" attached hereto and made a part hereof, and having delivered same to the above Title Company as Escrow Agent, said agent is directed to deliver said conveyance to the CITY OF BISBEE; title to said property to pass upon the acceptance of delivery and possession by the CITY OF BISBEE

PROJECT 080 CH BIS T0621 01C

SECTION Old Bisbee - Erie St.

PARCEL 103-62-416C

THIS PURCHASE AGREEMENT SHALL SERVE AS THE ESCROW INSTRUCTIONS

The Escrow Agent shall first apply the purchase price on deposit to satisfy such taxes, mortgage claims, leasehold interests, special assessments, fines, fees or charges to be paid to the homeowners association and other encumbrances as may be authorized for payment, and the balance thereof shall be paid in accordance with the terms hereof. If the subject property is encumbered with Covenants, Conditions and Restrictions, the Escrow Agent shall send a Notice of Pending Sale pursuant to A.R.S. 33-1806.

The Escrow Agent shall deposit all escrowed funds in escrow account and disburse same by check; pay encumbrances in accordance with this agreement; prorate all agreed items; record such escrowed instruments as are necessary or proper in the issuance of title insurance; and pay the balance of the escrowed funds to the party or parties entitled thereto. It is further understood and agreed that the Title Company shall not be responsible for any liens or encumbrances not of record at the closing of escrow.

The Grantor agrees that should further encumbrances be attached to this property subject to this transaction during the escrow period, including but not limited to, monetary liens, leases, easements and permits, Grantor shall remain responsible for any damages in the event of non-compliance.

The Escrow Agent is to withhold \$0 as a cost to cure and/or site-clearance deposit pending satisfactory delivery of the subject property to the City by the Grantor. The City will make written authorization to the Escrow Agent for disbursement of the cost to cure and/or site-clearance deposit in accordance with this agreement, after acceptance of delivery and possession of the subject property.

If cost-to-cure moneys have been paid to remove or relocate improvements on the property conveyed, Grantor agrees to remove all buildings and appurtenances including fences, floors other than concrete, plumbing lines above grade, and all combustible material not later than 30 days from the date of payment. The Grantor assumes all liability connected with said removal. It is further agreed that upon expiration of the time provided for removal, all improvements remaining partially or wholly upon the lands conveyed shall become the property of the City of Bisbee, and all rights of the Grantor to said improvements shall cease and terminate. Grantor shall be liable for the reasonable costs incurred in removing said improvements. License is hereby granted to the City of Bisbee to enter upon the Grantor's remaining lands where necessary to accomplish the purpose of this agreement.

The City will pay the costs of any escrow services and/or title insurance desired by it, but may, at its option, waive escrow and/or title insurance. Upon such waiver, the references to Title Company, Escrow Agent, and title insurance herein are not applicable. If this transaction is not handled through a title company, the conveyance will be delivered direct to the City of Bisbee and payment will be made direct from the Grantee to the Grantor after approval and acceptance by the City of Bisbee and the final filing and recording of the documents.

The Escrow Agent is to request the Grantor acknowledge receipt of the amount shown on the closing statement as due Grantor. Either a copy of this request or a copy of a signed receipt is to be retained in the escrow file.

The City of Bisbee will be furnished a copy of the Grantor's closing statement with the following certification signed by an authorized officer: "This is to certify this is a true and correct statement of disbursement of funds collected from the City of Bisbee".

If the City is acquiring only a portion of Grantor's property, then Grantor grants to the City its agents, employees and contractors, the right to enter Grantor's remaining property as necessary for utility reconnection, driveway reconnection, facilitating removal of buildings or appurtenances where portions of acquired buildings or appurtenances are situated on Grantor's remaining property, and to facilitate sound wall construction on adjacent City-owned right of way, if required. It is further understood and agreed that this temporary right will expire and terminate thirty (30) days after completion of City's project

It is understood and agreed the consideration expressed herein is accepted by the Grantor as full and complete compensation for the interest being acquired, and in settlement for all injury or damage to the Grantor's remaining abutting lands. Further, said consideration shall constitute a waiver of any and all claims for damages or compensation to said abutting lands that may hereafter arise or result from the establishment and construction of the Project in the manner proposed by the City.

The City is acquiring Grantor's property through its right of eminent domain under threat of condemnation; therefore, it is not a voluntary sale in the ordinary course of real estate negotiation. Further, the settlement herein is in lieu of condemnation and not admissible as evidence of value, nor for any other evidentiary purpose, in conjunction with any judicial or administrative proceeding.

GRANTOR SUBSURFACE IMPROVEMENT STATEMENT

- 1. I ☐ am ☐ am not aware of the presence of any subsurface improvements (e.g., septic systems, storm cellars, ground wells) within the area of the City of Bisbee's acquisition. If aware of such improvements, please provide any information that may assist in locating same.
- 2. Well(s) ☐ Yes ☐ No Well Registration No(s): 55-
- 3. Irrigation Water Rights ☐ Yes ☐ No IGR Number: 58-
- 4. Well is located ☐ within the acquisition area, ☐ outside the acquisition area.

(NOTE: If you answered yes regarding water rights, please provide a copy of the appropriate certificate for escrow to transfer, if available)

The Escrow Agent is to process and record the transfer of the well or irrigation water rights located within the acquisition area to the City.

☒ Yes ☐ No Addendum attached hereto and made part hereof.

☐ Notice of Pending Sale pursuant to A.R.S 33-1806.

GRANTOR: Mile High Parking, LLC, an Arizona Limited Liability Company

Date

Date

Accepted _____ Date _____
ESCROW OFFICER

The CITY OF BISBEE

By _____
,

EXHIBIT A LEGAL DESCRIPTION

A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 24 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 89°46'12" EAST, A DISTANCE OF 5279.79 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°46'12" EAST, A DISTANCE OF 1776.39 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°13'48" WEST, A DISTANCE OF 1296.20 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 33°23'29" WEST, A DISTANCE OF 5.61 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 56°36'31" WEST, A DISTANCE OF 141.65 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°06'46", AN ARC LENGTH OF 32.42 FEET TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 43°31'18" WEST, A DISTANCE OF 91.20 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°45'09", AN ARC LENGTH OF 26.67 FEET TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 26°46'09" WEST, A DISTANCE OF 263.16 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°45'58", AN ARC LENGTH OF 17.30 FEET;

THENCE SOUTH 22°36'04" WEST, A DISTANCE OF 3.05 FEET;

THENCE NORTH 67°23'56" WEST, A DISTANCE OF 4.00 FEET;

CHAD W. HUBER
RLS 35316
1661 E. CAMELBACK RD, STE 400
PHOENIX, ARIZONA 85016
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn					
1661 E Camelback Rd, Suite 400 PHOENIX, AZ 85016					
Tel No (602) 837-5511					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KES	CWH	02/20/2026	291728065	1 OF 4

EXHIBIT "A"
ATTACHED TO PURCHASE AGREEMENT (cont.)

EXHIBIT A LEGAL DESCRIPTION

THENCE NORTH 22°36'04" EAST, A DISTANCE OF 3.05 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 22°07'56" WEST, A DISTANCE OF 263.16 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°35'15", AN ARC LENGTH OF 16.48 FEET;

THENCE NORTH 18°35'56" EAST, A DISTANCE OF 5.73 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 19°38'34" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°41'01", AN ARC LENGTH OF 103.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 242 SQ.FT. OR 0.006 ACRES MORE OR LESS.

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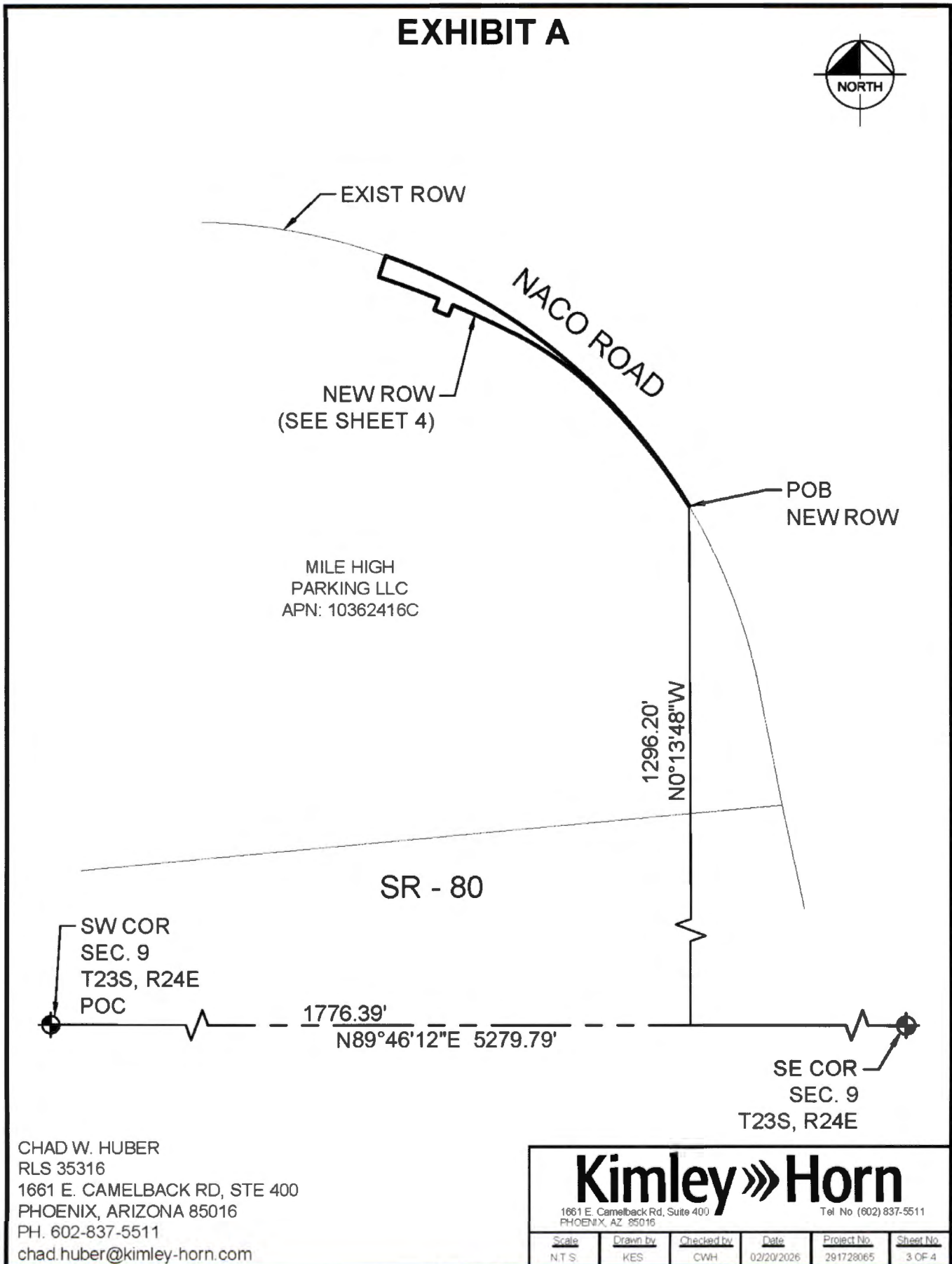
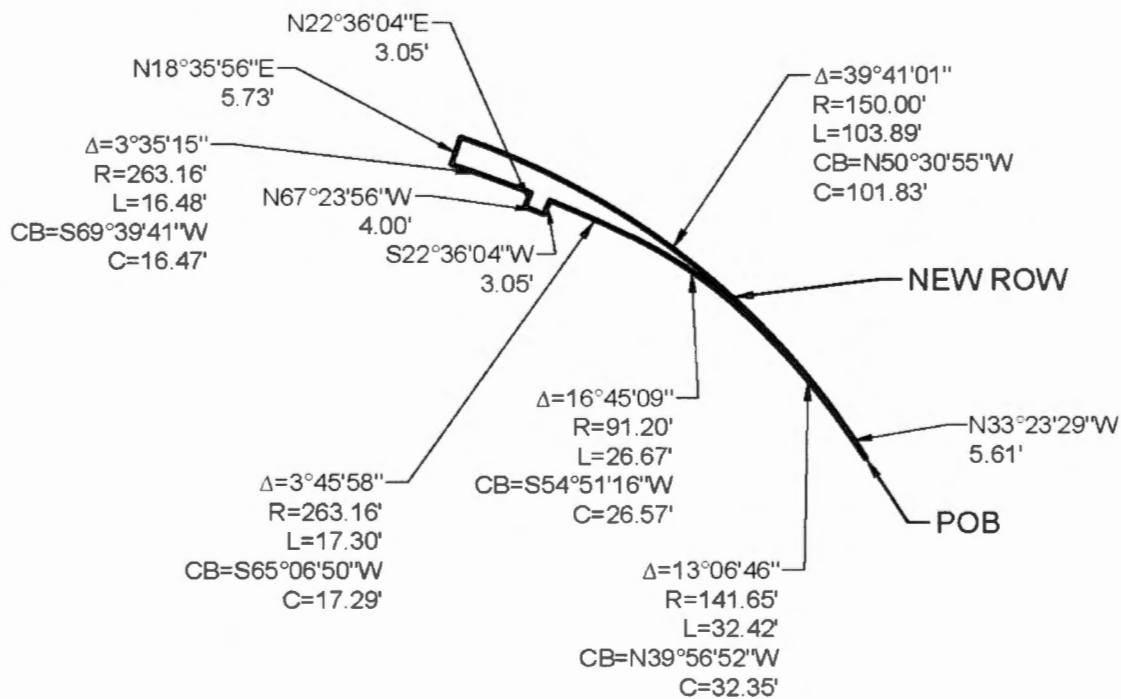


EXHIBIT "A"
ATTACHED TO PURCHASE AGREEMENT (cont.)

EXHIBIT A



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KES	CWH	02/20/2026	291728065	4 OF 4

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COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 89°46'12" EAST, A DISTANCE OF 5279.79 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°46'12" EAST, A DISTANCE OF 1800.07 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°13'48" WEST, A DISTANCE OF 1218.79 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 84°40'18" WEST, A DISTANCE OF 10.05 FEET;

THENCE NORTH 11°05'19" WEST, A DISTANCE OF 29.19 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 78°54'41" WEST, A DISTANCE OF 140.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°29'23", AN ARC LENGTH OF 47.62 FEET;

THENCE NORTH 33°23'29" WEST, A DISTANCE OF 5.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 56°36'31" WEST, A DISTANCE OF 131.65 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°06'53", AN ARC LENGTH OF 30.13 FEET TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 43°31'18" WEST, A DISTANCE OF 81.20 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°45'09", AN ARC LENGTH OF 23.74 FEET TO A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 26°46'09" WEST, A DISTANCE OF 253.16 FEET;

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EXHIBIT A LEGAL DESCRIPTION

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT,
THROUGH A CENTRAL ANGLE OF 10°29'26", AN ARC LENGTH OF 46.35 FEET;

THENCE NORTH 18°35'56" EAST, A DISTANCE OF 15.78 FEET TO THE BEGINNING OF
A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 15°49'19"
WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 3°49'15", AN ARC LENGTH OF 10.00 FEET;

THENCE SOUTH 18°35'56" WEST, A DISTANCE OF 5.73 FEET TO THE BEGINNING OF A
CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 18°32'41"
WEST, A DISTANCE OF 263.16 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 3°35'15", AN ARC LENGTH OF 16.48 FEET;

THENCE SOUTH 22°36'04" WEST, A DISTANCE OF 3.05 FEET;

THENCE SOUTH 67°23'56" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 22°36'04" EAST, A DISTANCE OF 3.05 FEET TO THE BEGINNING OF A
CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 23°00'11"
WEST, A DISTANCE OF 263.16 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 3°45'58", AN ARC LENGTH OF 17.30 FEET TO THE
BEGINNING OF A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 26°46'09"
WEST, A DISTANCE OF 91.20 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 16°45'09", AN ARC LENGTH OF 26.67 FEET TO A
COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 43°29'45" WEST, A DISTANCE OF
141.65 FEET;

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KES	CWH	02/20/2026	291728065	2 OF 5

EXHIBIT A LEGAL DESCRIPTION

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 13°06'46", AN ARC LENGTH OF 32.42 FEET;

THENCE SOUTH 33°23'29" EAST, A DISTANCE OF 5.61 FEET TO THE BEGINNING OF A
CURVE CONCAVE WESTERLY WHOSE RADIUS BEARS SOUTH 59°19'35" WEST, A
DISTANCE OF 150.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 19°35'06", AN ARC LENGTH OF 51.27 FEET;

THENCE SOUTH 11°05'19" EAST, A DISTANCE OF 30.20 FEET TO THE POINT OF
BEGINNING.

CONTAINING 1,927 SQ.FT OR 0.044 ACRES MORE OR LESS.



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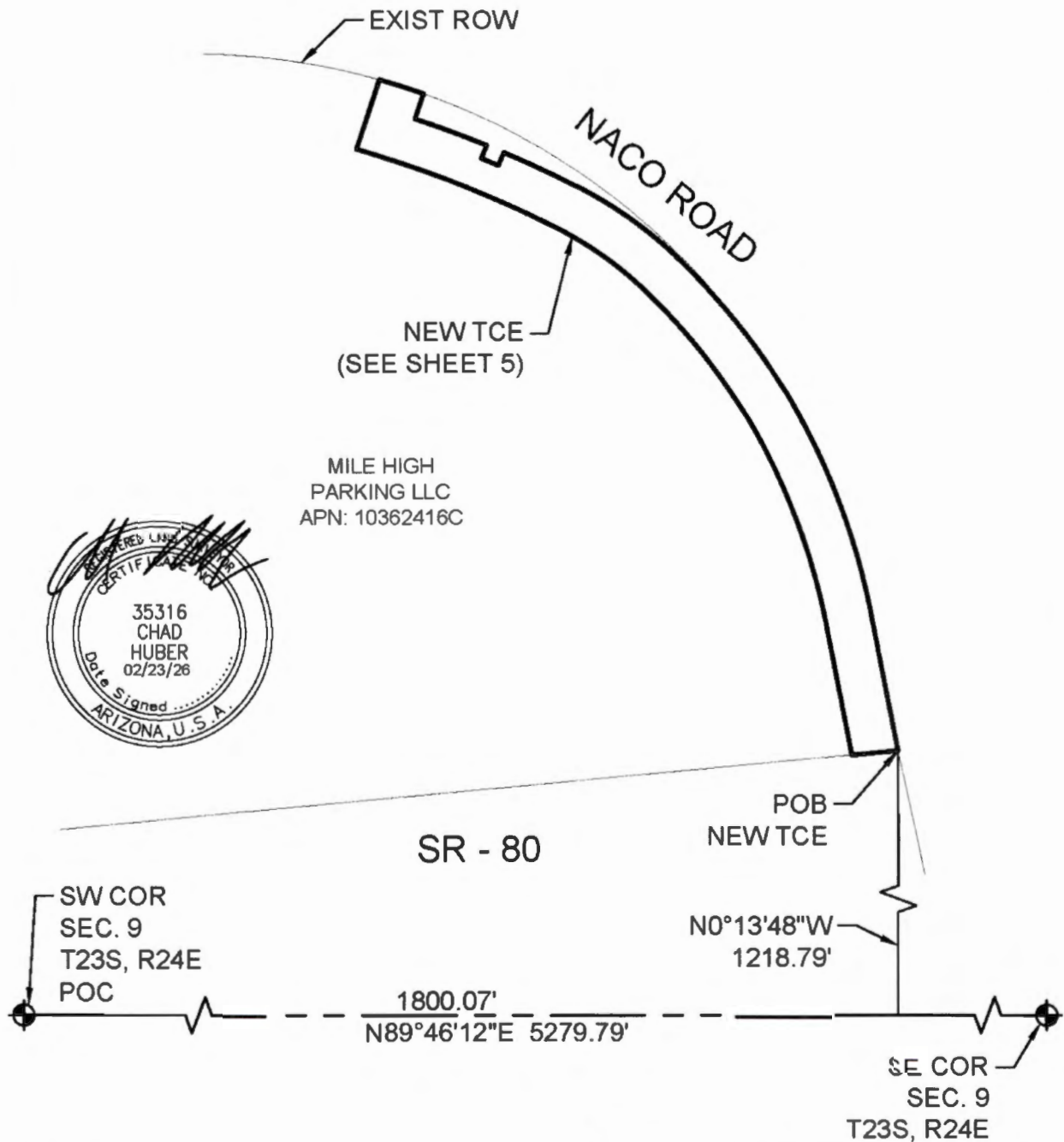
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N/A	KES	CWH	02/20/2026	291728065	3 OF 5

EXHIBIT A



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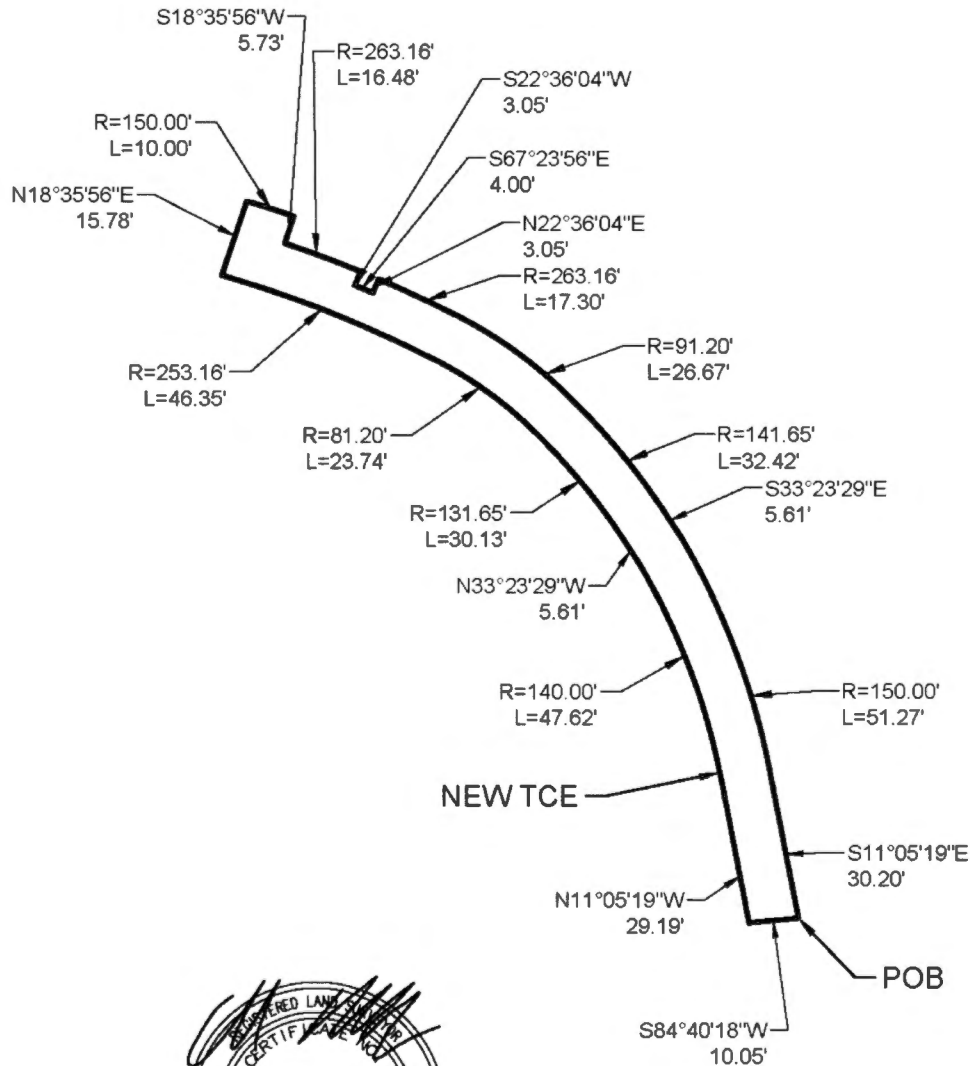
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Tel No (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KES	CWH	02/20/2026	291728065	4 OF 5

EXHIBIT A



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KES	CWH	02/20/2026	291723065	5 OF 5

Amendment to Purchase Agreement

1. Use of Parking Lot & Fees

All vehicles parked on the Parking Lot property shall pay standard parking fees. All existing Parking Lot rules remain in effect, including restrictions on trailers and vehicles exceeding 5 tons (10,000 lbs).

2. Easement Access & Vehicle Restrictions

- a) Access to the temporary easement is limited to vehicles of 5 tons (10,000 lbs) or less, entering through rows 2 or 3 of the parking lot only.
- b) Access through row 1 is prohibited due to subsurface drainage tunnels located in that area.
- c) No vehicles may be parked in the easement area except during active construction within the parking lot area.
- d) All vehicles using the easement must have standard rubber tires. Skid steer-type vehicles are prohibited.
- e) Any vehicle exceeding the 5-ton weight limit, or pulling a trailer without prior written permission from Mile High Parking LLC, shall incur a fee of \$150 per incident, plus the cost of any resulting damages.
- f) For purposes of this agreement, "heavy vehicles" are defined as any vehicle exceeding 5 tons (10,000 lbs).

3. Construction Schedule Restrictions

- a) The easement area must remain clear and available for pay parking vehicles on weekends, holidays, and designated special event days.
- b) Construction activity is permitted only Monday through Thursday during non-event and non-holiday weeks.
- c) Construction is prohibited on the Friday after Thanksgiving and from December 25 through January 1.

4. Existing Parked Vehicles & Notice

Two vehicles with monthly parking agreements are currently located in the easement area. Mile High Parking LLC requires a minimum of seven (7) days written notice prior to the start of any work in the easement area to notify owners to relocate their vehicles. Notice shall be delivered via letter or email to: DTurner007@gmail.com.

5. Condition of Easement Area & Restoration

Upon expiration of the easement, the City or its contractor shall return the easement area to Mile High Parking LLC in the same or better condition. This includes restoring parking lines to original condition and ensuring the parking surface is free of holes, cracks, or other damage.

6. Insurance & Indemnification

The City of Bisbee and/or its contractor shall maintain commercial general liability insurance of not less than \$1,000,000 per occurrence. Proof of insurance shall be provided prior to commencement of any work. The City and its contractor agree to indemnify and hold Mile High Parking LLC harmless from any claims, damages, or liabilities arising from the City's or contractor's use of the easement.

7. Damages & Dispute Resolution

If the easement area is returned in deficient condition, Mile High Parking LLC shall be reimbursed for:

- a) Cost of repairs, and
- b) Reasonable administrative time required to recruit and manage a vendor to complete repairs.

In the event of a dispute regarding damages, both parties agree to submit the matter to a Bisbee-area arbitrator mutually agreed upon by both parties. The arbitrator's decision shall be final for determining damage reimbursement to Mile High Parking LLC.

WHEN RECORDED RETURN
CITY OF BISBEE
118 ARIZONA STREET
BISBEE, AZ 85603

ESCROW No.
EXEMPT FROM AFFIDAVIT
BY A.R.S. §11-1134-A-3

CITY OF BISBEE
WARRANTY DEED

Mile High Parking, LLC, an Arizona Limited Liability Company, the Grantor, for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, does hereby grant, convey and warrant to the **CITY OF BISBEE, AZ**, the Grantee, that certain real property situated in Cochise County, Arizona, more particularly described as:

**SEE EXHIBIT “A” ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.**

SUBJECT TO current taxes and assessments, reservations and all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record.

PROJECT: Shared Use Path	LOCATION: Old Bisbee – Erie Street	PARCEL: 103-62-416C
---------------------------------	---	----------------------------

APN: 103-62-416C

Dated this _____ day of _____, 20__.

GRANTOR:

Mile High Parking, LLC, an Arizona Limited Liability Company

By _____

It's _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of _____)

On this _____ day of _____, _____, before me, the undersigned Notary Public, personally appeared _____ of **Mile High Parking, LLC, an Arizona Limited Liability Company**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the Warranty Deed on behalf of **Mile High Parking, LLC, an Arizona Limited Liability Company**.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

Accepted: City of Bisbee

_____, 20__

By: _____

EXHIBIT A LEGAL DESCRIPTION

A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 24 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 89°46'12" EAST, A DISTANCE OF 5279.79 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°46'12" EAST, A DISTANCE OF 1776.39 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°13'48" WEST, A DISTANCE OF 1296.20 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 33°23'29" WEST, A DISTANCE OF 5.61 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 56°36'31" WEST, A DISTANCE OF 141.65 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°06'46", AN ARC LENGTH OF 32.42 FEET TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 43°31'18" WEST, A DISTANCE OF 91.20 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°45'09", AN ARC LENGTH OF 26.67 FEET TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 26°46'09" WEST, A DISTANCE OF 263.16 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°45'58", AN ARC LENGTH OF 17.30 FEET;

THENCE SOUTH 22°36'04" WEST, A DISTANCE OF 3.05 FEET;

THENCE NORTH 67°23'56" WEST, A DISTANCE OF 4.00 FEET;

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KES	CWH	02/20/2026	291728085	1 OF 4

EXHIBIT A LEGAL DESCRIPTION

THENCE NORTH 22°36'04" EAST, A DISTANCE OF 3.05 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 22°07'56" WEST, A DISTANCE OF 263.16 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°35'15", AN ARC LENGTH OF 16.48 FEET;

THENCE NORTH 18°35'56" EAST, A DISTANCE OF 5.73 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 19°38'34" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°41'01", AN ARC LENGTH OF 103.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 242 SQ.FT. OR 0.006 ACRES MORE OR LESS.

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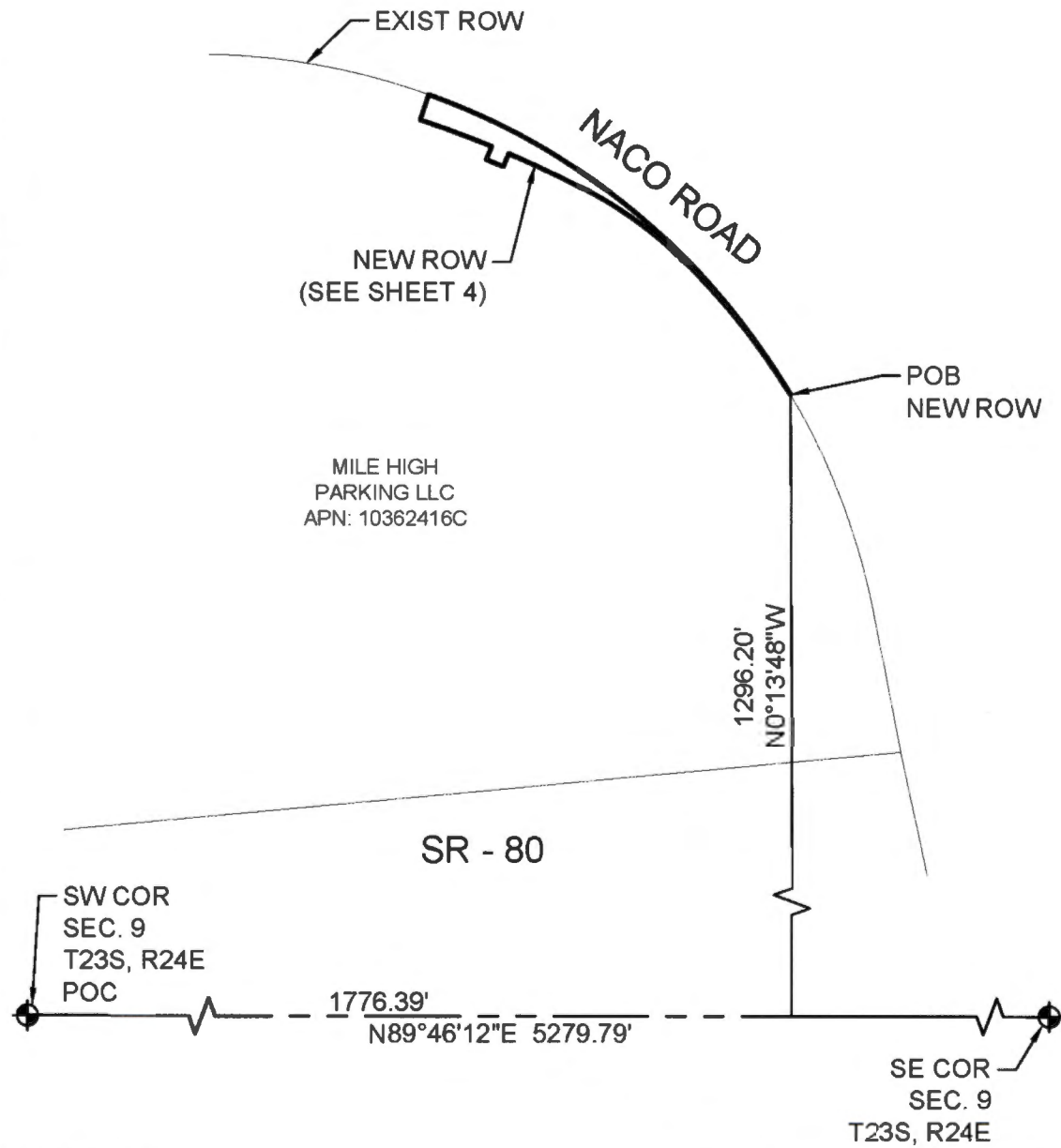
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KES	CWH	02/20/2026	291728065	2 OF 4

EXHIBIT A



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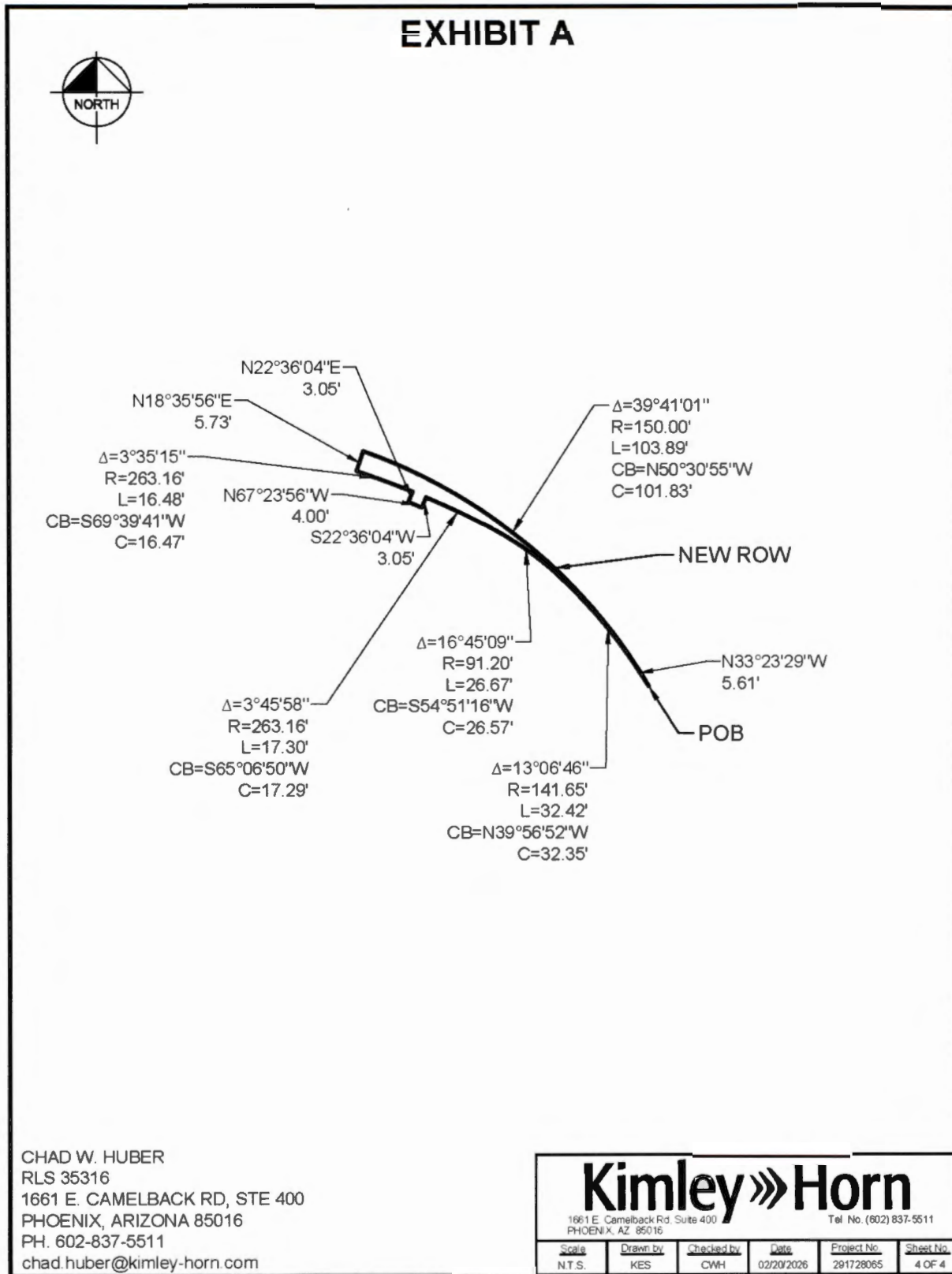
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N.T.S.	KES	CWH	02/20/2026	291728065	3 OF 4

EXHIBIT "A" (cont.)



CITY OF BISBEE

TEMPORARY CONSTRUCTION EASEMENT

The undersigned GRANTOR, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, does hereby grant to the **City of Bisbee, AZ**, hereinafter termed GRANTEE, an exclusive Temporary Construction Easement ("TCE") for use by its agents and contractors under GRANTEE's direction, for locating, constructing, improving, grading, landscaping and other necessary work, including the operation of equipment, and the movement of a work force, over, upon and across the described easement, together with the right of ingress and egress in connection with the construction of Project No. 080 CH BIS T0621 01C, the Shared Use Path Project, Old Bisbee – Erie Street., (the "Project"), across that certain real property situated in Cochise County, Arizona, described as:

The surface, together with a depth of 40.00 feet immediately beneath the surface of that portion of the COPPER JACK MINING CLAIM, U.S. Mineral Survey No. 1047, in the Warren Mining District, Cochise County, Arizona; the Patent of which is recorded in Book 12 of Deeds of Mines, page 204, being a portion of Section 9, Township 23 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of the Copper Prince Patented Lode Mining Claim, U.S. Mineral Survey No. 285, being a found 4" pipe in concrete, Tag #547
thence North 52°57'14" East, a distance of 18.41 feet;
thence South 73°07'29" East, a distance of 191.35 feet(M);
thence North 84°29'12" East, a distance of 39.96 feet(M) to the POINT OF BEGINNING;
thence North 04°48'27" East, a distance of 71.70 feet(M);
thence South 85°08'27" East, a distance of 107.96 feet(M);
thence North 04°56'57" East, a distance of 123.11 feet(M);
thence North 83°39'19" East, a distance of 33.57 feet(M);
thence South 86°01'53" East, a distance of 12.98 feet(M);
thence South 03°07'09" West, a distance of 11.59 feet to an ADOT brass cap, being the point of curvature of a curve with a radius of 146.62 feet and a radial bearing of South 03°24'27" West to the radius point;
thence Southeasterly along the arc of said curve an arc length of 191.52 feet to the point of tangency, having a central angle of 75°01'33" being an ADOT brass cap(M);
thence South 08°46'05" East, a distance of 30.04 feet(M) to an ADOT brass cap;
thence South 84°29'12" West, a distance of 310.50 feet(M) to the POINT OF BEGINNING

To the extent practicable, GRANTOR shall leave the Property in the same condition as existing immediately prior to GRANTEE's entry.

This easement right, related to Parcel No. 103-62-416C, shall be extinguished Twelve (12) months from the date of commencement of construction by City of Bisbee.

Grantor agrees that for a period of one (1) year following construction completion and upon five (5) days' prior written notice by Grantee to Grantor, Grantee may enter upon the property described in **Exhibit 1** for the purposes of performing any required warranty work.

PROJECT: Shared Use Path	LOCATION: Old Bisbee – Erie Street	PARCEL: 103-62-416C
---------------------------------	---	----------------------------

APN: 103-62-416C

Dated this ____ day of _____, 20__.

GRANTOR:

Mile High Parking, LLC, an Arizona Limited Liability Company

By _____

It's _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of _____)

On this ____ day of _____, _____, before me, the undersigned Notary Public, personally appeared _____ of **Mile High Parking, LLC, an Arizona Limited Liability Company**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the Temporary Construction Easement on behalf of **Mile High Parking, LLC, an Arizona Limited Liability Company**.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

Accepted: City of Bisbee

_____, 20__

By: _____

PROJECT: Shared Use Path **LOCATION:** Old Bisbee - Erie Street **PARCEL:** 103-62-416C

Project Number: 080 CH BIS T0621 01C

Federal Project Number: BIS-0(207)T

EXHIBIT "A"

**EXHIBIT A
LEGAL DESCRIPTION**

A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 24 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 89°46'12" EAST, A DISTANCE OF 5279.79 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°46'12" EAST, A DISTANCE OF 1800.07 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°13'48" WEST, A DISTANCE OF 1218.79 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 84°40'18" WEST, A DISTANCE OF 10.05 FEET;

THENCE NORTH 11°05'19" WEST, A DISTANCE OF 29.19 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 78°54'41" WEST, A DISTANCE OF 140.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°29'23", AN ARC LENGTH OF 47.62 FEET;

THENCE NORTH 33°23'29" WEST, A DISTANCE OF 5.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 56°36'31" WEST, A DISTANCE OF 131.65 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°06'53", AN ARC LENGTH OF 30.13 FEET TO THE BEGINNING OF A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 43°31'18" WEST, A DISTANCE OF 81.20 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°45'09", AN ARC LENGTH OF 23.74 FEET TO A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 26°46'09" WEST, A DISTANCE OF 253.16 FEET;

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N/A	KES	CWH	02/20/2026	291728065	1 OF 5

EXHIBIT "A" (cont.)

**EXHIBIT A
LEGAL DESCRIPTION**

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT,
THROUGH A CENTRAL ANGLE OF 10°29'26", AN ARC LENGTH OF 46.35 FEET;

THENCE NORTH 18°35'56" EAST, A DISTANCE OF 15.78 FEET TO THE BEGINNING OF
A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 15°49'19"
WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 3°49'15", AN ARC LENGTH OF 10.00 FEET;

THENCE SOUTH 18°35'56" WEST, A DISTANCE OF 5.73 FEET TO THE BEGINNING OF A
CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 18°32'41"
WEST, A DISTANCE OF 263.16 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 3°35'15", AN ARC LENGTH OF 16.48 FEET;

THENCE SOUTH 22°36'04" WEST, A DISTANCE OF 3.05 FEET;

THENCE SOUTH 67°23'56" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 22°36'04" EAST, A DISTANCE OF 3.05 FEET TO THE BEGINNING OF A
CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 23°00'11"
WEST, A DISTANCE OF 263.16 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 3°45'58", AN ARC LENGTH OF 17.30 FEET TO THE
BEGINNING OF A COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 26°46'09"
WEST, A DISTANCE OF 91.20 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 16°45'09", AN ARC LENGTH OF 26.67 FEET TO A
COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 43°29'45" WEST, A DISTANCE OF
141.65 FEET;

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Date

02/20/2026

Project No.

291728065

Sheet No.

2 OF 5

EXHIBIT "A" (cont.)

EXHIBIT A LEGAL DESCRIPTION

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 13°06'46", AN ARC LENGTH OF 32.42 FEET;

THENCE SOUTH 33°23'29" EAST, A DISTANCE OF 5.61 FEET TO THE BEGINNING OF A
CURVE CONCAVE WESTERLY WHOSE RADIUS BEARS SOUTH 59°19'35" WEST, A
DISTANCE OF 150.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 19°35'06", AN ARC LENGTH OF 51.27 FEET;

THENCE SOUTH 11°05'19" EAST, A DISTANCE OF 30.20 FEET TO THE POINT OF
BEGINNING.

CONTAINING 1,927 SQ.FT OR 0.044 ACRES MORE OR LESS.



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EXHIBIT "A" (cont.)

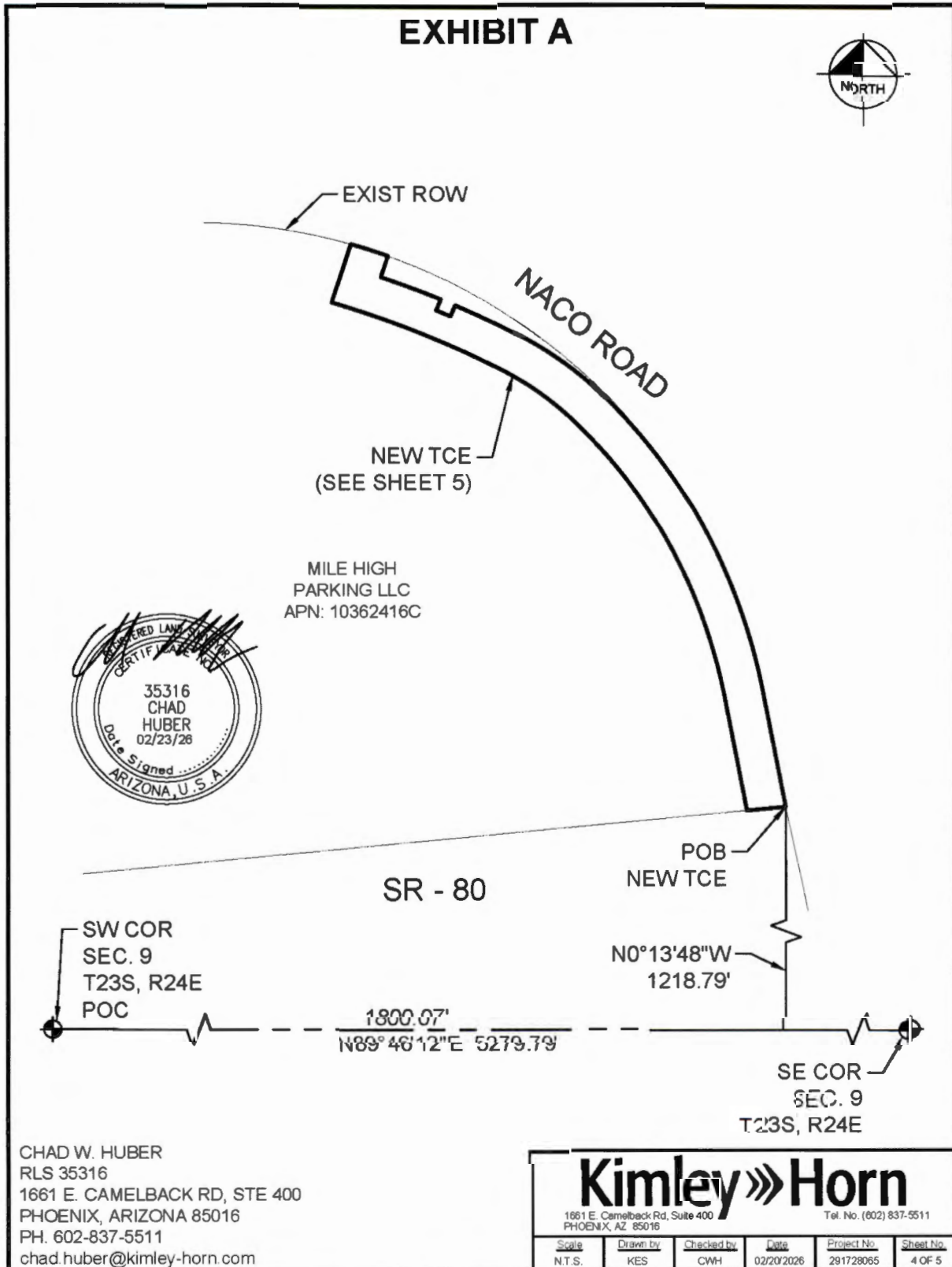
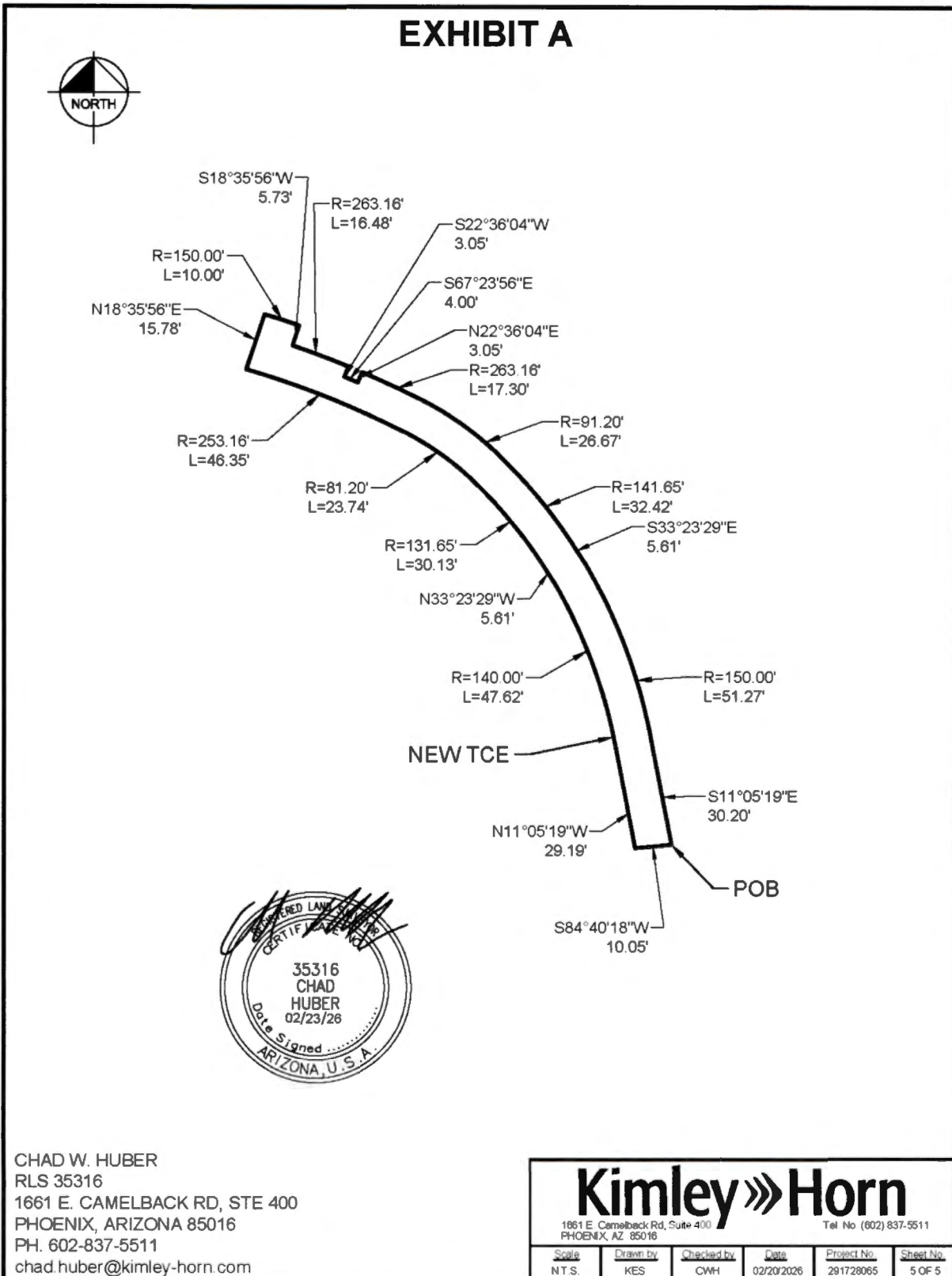


EXHIBIT "A" (cont.)



**REQUEST FOR MAYOR & COUNCIL ACTION**

Session of: August 4, 2026

☒ Regular ☐ Special**DATE ACTION SUBMITTED:** July 29, 2026**REGULAR** ☒**CONSENT** ☐**TYPE OF ACTION:****RESOLUTION** ☐**ORDINANCE** ☐**FORMAL ACTION** ☒**OTHER** ☐**SUBJECT:** Discussion and Possible Approval of the Notice of Intent to adopt Ordinance O-26-19; establishing a Tourism Marketing Advisory Committee and defining its purpose, membership and duties.**FROM:** Ashlee Coronado, City Manager**RECOMMENDATION:** Approve**PROPOSED MOTION:** I move to approve the Notice of Intent to adopt Ordinance O-26-19; establishing a Tourism Marketing Advisory Committee and defining its purpose, membership and duties.**DISCUSSION:**

The proposed resolution establishes a Tourism Marketing Advisory Committee to serve in a strictly advisory capacity to the Mayor and Council regarding tourism marketing initiatives, strategies, and promotion of Bisbee as a visitor destination. The committee will provide stakeholder input and recommendations concerning tourism marketing efforts, review periodic updates related to the City's tourism marketing program, and assist in ensuring community representation in tourism-related discussions. The committee shall have no authority over City staff, contractors, budgets, expenditures, procurement decisions, or City policy.

The Committee will consist of seven members appointed by the Mayor and Council with representation, to the extent practicable, from tourism-related stakeholder groups and all three City wards

FISCAL IMPACT: N/A**DEPARTMENT LINE-ITEM ACCOUNT:** N/A**BALANCE IN LINE ITEM IF APPROVED:** N/A**Prepared by:**Ashlee Coronado
City Manager**Reviewed by:**Ashlee Coronado
City Manager

**NOTICE OF INTENT
ORDINANCE O-26-19**

**A ORDINANCE OF THE MAYOR AND COUNCIL OF
THE CITY OF BISBEE, COCHISE COUNTY, STATE OF
ARIZONA, ESTABLISHING A TOURISM MARKETING
ADVISORY COMMITTEE AND DEFINING ITS
PURPOSE, MEMBERSHIP, AND DUTIES.**

WHEREAS, pursuant to Article V of the City Charter and Article 2.8 of the City Code, the City Council may, by ordinance, create committees to assist the Council in making decisions concerning the complex issues that face the community; and,

WHEREAS, The City of Bisbee recognizes tourism as a significant contributor to the local economy and seeks to promote and enhance Bisbee as a destination for visitors; and,

WHEREAS, the City desires to receive input from community stakeholders regarding tourism marketing initiatives, visitor attraction strategies, and related tourism promotion activities; and,

WHEREAS, The Mayor and Council find that the creation of a Tourism Marketing Advisory Committee will provide a valuable forum for stakeholder engagement and recommendations regarding tourism marketing efforts.

NOW, THEREFORE, BE IT RESOLVED by The Mayor and Council of the City of Bisbee, County of Cochise, State of Arizona, that:

SECTION 1. Establishment

The Tourism Marketing Advisory Committee ("Committee") is hereby established as an advisory body to the Mayor and Council. The Committee shall be subject to the standard provisions as provided for in Section 2.8.2 of the City Code, except as otherwise amended herein.

SECTION 2. Purpose

The purpose of the Committee shall be to provide input, recommendations, and feedback regarding:

- Tourism marketing strategies and initiatives;
- Tourism promotion and advertising campaigns;
- Opportunities to increase overnight visitation and visitor spending;
- Partnerships with local businesses, organizations, and tourism stakeholders;
- Tourism-related community events and promotional opportunities;
- Review of quarterly reports and updates provided by the City's tourism marketing contractor and providing feedback and recommendations to the Mayor and Council regarding such reports; and
- Other tourism-related matters referred to the Committee by the Mayor and Council.

SECTION 3. Advisory Capacity

The Committee shall serve in a strictly advisory capacity. The Committee shall have no authority to:

- Direct City staff;
- Direct or supervise any contractor, consultant, or marketing firm retained by the City;
- Commit or expend City funds;
- Approve budgets, contracts, or expenditures;
- Participate in the selection of vendors or procurement decisions;
- Establish City policy; or
- Bind the City in any manner.

All final decisions regarding tourism marketing programs, budgets, expenditures, contracts, and policy matters shall remain solely with the Mayor and Council.

SECTION 4. Membership

The Committee shall consist of seven (7) members appointed by the Mayor and Council. To the extent practicable, appointments should include representatives from the following stakeholder groups:

- Hotel and/or lodging industry;
- Restaurant and food service industry;
- Arts, gallery, museum, or cultural organization;
- Recreation, tourism attraction, or event organization; and
- At-large residents.

To ensure broad community representation, appointments should, to the extent practicable, include at least one member residing in each of the City's three wards. The Mayor and Council may consider additional tourism-related experience, community involvement, and stakeholder perspectives when making appointments.

SECTION 5. Terms of Office

Committee members shall serve two-year terms and may be reappointed. Initial appointments may be staggered to promote continuity. Vacancies shall be filled by appointment of the Mayor and Council for the remainder of the unexpired term. The initial appointments shall be as follows as designated by the Mayor:

1. Three (3) members with terms beginning on _____, 2026 and expiring on _____, 2027 (1 year);
2. Four (4) members with terms beginning on _____, 2026 and expiring on _____, 2028 (2 years).

SECTION 6. Meetings

The Committee shall meet at least quarterly, or more frequently as needed. All meetings shall be conducted in compliance with Arizona Open Meeting Law. The Committee shall annually elect a Chair and Vice Chair from among its members.

SECTION 7. Reports and Recommendations

The Committee may review reports and presentations related to the City's tourism marketing activities and may provide comments, feedback, and recommendations regarding tourism

marketing priorities, initiatives, and performance. All direction to the City's tourism marketing contractor shall come solely from the City. All recommendations of the Committee shall be advisory only and shall not be binding upon the City.

SECTION 8. Staff Support

The City Manager or designee shall provide administrative support to the Committee as needed.

SECTION 9. Severability

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 10. Repeal

All City of Bisbee resolutions, or motions and parts of resolutions or motions of the Council in conflict with the provisions of this Ordinance are hereby repealed.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Bisbee on this ____ day of August, 2026.

APPROVED:

Ken Budge, Mayor

ATTEST:

Nina Williams, Acting City Clerk

APPROVED AS TO FORM:

Joseph Estes, City Attorney

**REQUEST FOR MAYOR & COUNCIL ACTION****Session of: August 4, 2026**☒ Regular ☐ Special**DATE ACTION SUBMITTED:** July 28, 2026**REGULAR** ☒**CONSENT** ☐**TYPE OF ACTION:****RESOLUTION** ☒**ORDINANCE** ☐**FORMAL ACTION** ☒**OTHER** ☐**SUBJECT:** Discussion and Possible Approval of Resolution R-26-21 Declaring and Adopting the results of the Primary Election held on July 21, 2026, and ordering the recordation of the Resolution.**FROM:** Nina Williams, Acting City Clerk**RECOMMENDATION:** Adopt Resolution R-26-21**PROPOSED MOTION:** I move to Approve Resolution R-26-21, Declaring and Adopting the Results of the Primary Election held on July 21, 2026, and Ordering the Recordation of the Resolution.

DISCUSSION:

Resolution R-26-21 includes the results of this election and declares the results.

FISCAL IMPACT: NA**DEPARTMENT LINE-ITEM ACCOUNT:** NA**BALANCE IN LINE ITEM IF APPROVED:** NA**Prepared by:**

Nina Williams
Nina Williams,
Acting City Clerk

Reviewed by:

Ashlee Coronado
Ashlee Coronado,
City Manager

RESOLUTION R-26-21

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON JULY 21, 2026, AND ORDERING THE RECORDATION OF THIS RESOLUTION.

WHEREAS, the Mayor and Council of the City of Bisbee, County of Cochise, State of Arizona, did cause to be submitted to the qualified electors of the City, at an Election held in and for the City on the 21ST day of July, 2026, the nomination of candidates for the office of Mayor and Council Members of Ward 1, Ward 2, and Ward 3, or the election to office of such candidates who receive a majority of all the votes cast for that office; and

WHEREAS, the election returns of this Election have been presented to and have been canvassed by the Mayor and Council of the City of Bisbee in the manner required by law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Bisbee, County of Cochise, State of Arizona, that the results of the Primary Election held on July 21, 2026, are hereby declared to be as follows:

SECTION 1. That the total number of ballots cast in the Primary Election held on July 21, 2026, as shown by the poll lists, was 1,640.

SECTION 2: That the votes cast for the candidates for Mayor at said election were as follows:

Mayor	Number of Votes
Amy Burkert	909
Charles Flanagan	593
Jonnie Waniak	58
Carl Stetter	48
Write-In	3
Over Votes	5
Under Votes	45

SECTION 3: That the votes cast for Council Member in the three wards at said election were as follows:

Ward 1	Number of Votes
Write-In: Cooper Raphael	215
Write-In: Unofficial	36
Over Votes	0
Under Votes	363
Ward 2	Number of Votes
Terry Priestley	407
Cynthia Conroy	183
Write-In	0
Over Votes	1
Under Votes	26

Ward 3, Long Term (four-year term):	Number of Votes
Anna M. Cline	338
Write-In	9
Over Votes	0
Under Votes	83
Ward 3, Short Term (two-year term):	Number of Votes
Trish Damon	355
Write-In	4
Over Votes	0
Under Votes	71

SECTION 4: That it is hereby found, determined and declared of record, that the following candidates did receive a majority all votes cast for the respective offices of Council Members at such election, that no further election shall be held for such offices, and that there shall be issued Certificates of Election as follows:

COUNCIL MEMBERS

Ward 1: **Write-In: Cooper Raphael**
Ward 2: **Terry Priestley**
Ward 3: **(Long Term): Anna M. Cline**
Ward 3: **(Short Term): Trish Damon**

SECTION 5: That it is hereby found, determined and declared of record, that the following candidate did receive a majority of all votes cast at such election for the Office of Mayor, that no further election shall be held for such office, and that there shall be issued a Certificate of Election as follows:

MAYOR
Amy Burkert

SECTION 6. That the votes cast for the respective Propositions at said election were as follows:

SECTION 8: That this Resolution be in full force and effect immediately upon its adoption.

SECTION 9: That the results of the Primary Election held on July 21, 2026, as hereby presented in Resolution R-26-21 shall be recorded at the Cochise County Recorder's Office in Bisbee, Arizona.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Bisbee, County of Cochise, State of Arizona, on this 4th day of August 2026.

APPROVED:

Ken Budge, Mayor

ATTEST:

Nina Williams, Acting City Clerk

APPROVED AS TO FORM:

Joseph Estes, City Attorney



Cochise County Elections & Special Districts

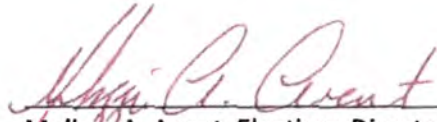
Public Programs...Personal Service
www.cochise.az.gov

Melissa A. Avant
Director

CERTIFICATION OF ELECTION RESULTS PRIMARY ELECTION JULY 21, 2026 County of Cochise, State of Arizona

City of Bisbee
for
Mayor and Council Members

I, Melissa A. Avant, Cochise County Director of Elections, do hereby certify that the foregoing Summary Results Report of votes cast is a true, correct, and complete tabulation of the votes cast at the Primary Election held in the County of Cochise, State of Arizona, on the 21st day of July 2026, showing the names of each candidate, ballot measure, proposition or question and the number of votes for and against each in said election. These election results become Official Results when canvassed by the Council or Board of the Jurisdiction conducting the election.



Melissa A. Avant, Elections Director

Primary Election
State of Arizona, County of Cochise
July 21, 2026

OFFICIAL RESULTS
City of Bisbee
County of Cochise

Statistics	TOTAL	Election Day	Early Provisional	
Election Day Precincts Reporting	3 of 3	3	0	3
Precincts Complete	3 of 3	3	0	3
Precincts Partially Reported	0 of 3	0	0	0
Absentee/ Early Precincts Reporting	3 of 3	0	3	0
Registered Voters - Total	4,109			
Registered Voters - Republican	805			
Registered Voters - Democratic	1,867			
Registered Voters - Green	13			
Registered Voters - Libertarian	35			
Registered Voters - No Labels	42			
Registered Voters - Nonpartisan	1,347			
Ballots Cast - Total	1,875	218	1,657	0
Ballots Cast - Republican	439	105	334	0
Ballots Cast - Democratic	1,387	107	1,280	0
Ballots Cast - Green	7	0	7	0
Ballots Cast - Libertarian	9	0	9	0
Ballots Cast - No Labels	22	0	22	0
Ballots Cast - Nonpartisan	11	6	5	0
Ballots Cast - Blank	1	0	1	0
Voter Turnout - Total	45.63%			
Voter Turnout - Republican	54.53%			
Voter Turnout - Democratic	74.29%			
Voter Turnout - Green	53.85%			
Voter Turnout - Libertarian	25.71%			
Voter Turnout - No Labels	52.38%			
Voter Turnout - Nonpartisan	0.82%			

City of Bisbee Mayor

Vote For 1

	TOTAL	VOTE %	Election Day	Early Provisional	
Burkert, Amy	909	54.73%	68	841	0
Flanagan, Charles	593	35.70%	80	513	0
Waniak, Jonnie	58	3.49%	16	42	0
Stetter, Carl	48	2.89%	11	37	0
Write-In: Unofficial	3	0.18%	0	3	0
Write-In Totals	3	0.18%	0	3	0
Not Assigned	0	0.00%	0	0	0
Total Votes Cast	1,611	96.99%	175	1,436	0
Overvotes	5	0.30%	0	5	0
Undervotes	45	2.71%	8	37	0
Contest Totals	1,661	100.00%	183	1,478	0

Primary Election
State of Arizona, County of Cochise
July 21, 2026

OFFICIAL RESULTS
City of Bisbee
County of Cochise

City of Bisbee Cnl. Mbr. WD I

Vote For 1

	TOTAL	VOTE %	Election Day	Early	Provisional
Write-In: Raphael, Cooper	215	35.02%	10	205	0
Write-In: Unofficial	36	5.86%	2	34	0
Write-In Totals	251	40.88%	12	239	0
Not Assigned	0	0.00%	0	0	0
Total Votes Cast	251	40.88%	12	239	0
Overvotes	0	0.00%	0	0	0
Undervotes	363	59.12%	40	323	0
Contest Totals	614	100.00%	52	562	0

City of Bisbee Cnl. Mbr. WD II

Vote For 1

	TOTAL	VOTE %	Election Day	Early	Provisional
Priestley, Terry	407	65.96%	35	372	0
Conroy, Cynthia	183	29.66%	21	162	0
Write-In: Unofficial	0	0.00%	0	0	0
Write-In Totals	0	0.00%	0	0	0
Not Assigned	0	0.00%	0	0	0
Total Votes Cast	590	95.62%	56	534	0
Overvotes	1	0.16%	0	1	0
Undervotes	26	4.21%	8	18	0
Contest Totals	617	100.00%	64	553	0

City of Bisbee Cnl. Mbr. WD III 4YR

Vote For 1

	TOTAL	VOTE %	Election Day	Early	Provisional
Cline, Anna M.	338	78.60%	55	283	0
Write-In: Unofficial	9	2.09%	1	8	0
Write-In Totals	9	2.09%	1	8	0
Not Assigned	0	0.00%	0	0	0
Total Votes Cast	347	80.70%	56	291	0
Overvotes	0	0.00%	0	0	0
Undervotes	83	19.30%	11	72	0
Contest Totals	430	100.00%	67	363	0

City of Bisbee Cnl. Mbr. WD III 2YR

Vote For 1

	TOTAL	VOTE %	Election Day	Early	Provisional
Damon, Trish	355	82.56%	59	296	0
Write-In: Unofficial	4	0.93%	1	3	0
Write-In Totals	4	0.93%	1	3	0
Not Assigned	0	0.00%	0	0	0
Total Votes Cast	359	83.49%	60	299	0
Overvotes	0	0.00%	0	0	0
Undervotes	71	16.51%	7	64	0
Contest Totals	430	100.00%	67	363	0

**REQUEST FOR MAYOR & COUNCIL ACTION**Session of: August 4th, 2026☒ Regular ☐ SpecialDATE ACTION SUBMITTED: August 3rd, 2026REGULR ☒ CONSENT ☐

TYPE OF ACTION:

RESOLUTION ☒ ORDINANCE ☐ FORMAL ACTION ☐ OTHER ☐**SUBJECT: Discussion and Possible Approval of a Property Lease Agreement with Freeport Minerals Corporation for the SR 80 Queen Mine Tour/Old Bisbee Shared Use Path****FROM:** Matthew Gurney, Public Works Director**RECOMMENDATION:** Approval**PROPOSED MOTION:** I move to approve I move to approve the Property Lease Agreement with Freeport Minerals Corporation for the Bisbee Shared Use Path West Segment and authorize the mayor to execute the agreement.

DISCUSSION:

The proposed lease agreement with Freeport Minerals Corporation will provide the City with the property rights necessary to construct, operate, and maintain the Bisbee Shared Use Path West Segment. The lease supports the City's transportation and connectivity goals while meeting requirements associated with the project's grant funding. Approval of the agreement will allow the project to move forward and authorize long-term use of the property for public access.

FISCAL IMPACT: N/A**DEPARTMENT LINE-ITEM ACCOUNT:** N/A**BALANCE IN LINE ITEM IF APPROVED:** N/A**Prepared by:**
Matthew Gurney
Public Works Director**Reviewed by:**
Ashlee Coronado
City Manager

PROPERTY LEASE AGREEMENT

THIS PROPERTY LEASE AGREEMENT (this "Lease") is made and entered into this ___ day of _____, 2026 (the "Effective Date"), by and between FREEPORT MINERALS CORPORATION, a Delaware corporation (hereinafter "Landlord"), and THE CITY OF BISBEE, a municipal corporation of the State of Arizona (hereinafter "Tenant"). Landlord and Tenant may hereinafter be collectively referred to as the "Parties" or individually as a "Party".

RECITALS

- A. WHEREAS, Landlord is the owner of a fee simple interest in certain real property located in Cochise County, Arizona.
- B. WHEREAS, Landlord desires to lease to Tenant, and Tenant desires to lease from Landlord, a portion of such property for use as a shared-use path.

NOW, THEREFORE, for and in consideration of the foregoing recitals and the mutual promises contained herein, the rents reserved herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, the Parties agree as follows:

AGREEMENT

- 1. **Premises.** Subject to the terms and conditions of this Lease, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, that certain real property described in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein (the "Premises").
- 2. **Purpose of Lease; Use of Premises.**
 - a. The Premises shall be used for the express limited purpose of a public shared-use path, which shall be used in accordance with the guidelines for shared-use paths established by the National Association of City Transportation Officials, and for no other purposes or uses whatsoever (the "Permitted Use"), except as provided in Subsection 2.b below. Nothing in this Lease shall be construed to create a statutory public dedication or conveyance of real property interest to any third party or to give any party other than

Tenant and its successors and assigns any rights hereunder, except as expressly provided herein.

- b. As part of the Permitted Use, the Premises is being improved with a grant award from the Federal Highway Administration ("FHWA"), Project No. 080 CH BIS T0621 01C (the "Award") for the shared-use path. The Premises must be used in a manner consistent with the authorized general and special purpose of the Award and the Award terms and conditions. This includes but is not limited to Tenant not discriminating against any qualified employee or applicant for employment because of race, color, national origin, religion, sex, age or physical or mental disability.
 - c. Notwithstanding the foregoing, in no event shall the Premises be used for any activity that involves the generation, storage, treatment, or release or threatened release of any Hazardous Substances (as hereinafter defined) or for any illegal activity whatsoever.
3. **Term.** This Lease shall commence on the Effective Date and shall terminate at 11:59 PM, local time, on the earlier to occur of (i) the twentieth (20th) anniversary of the date that the construction associated with the Award is deemed completed by FHWA and (ii) May 30, 2047 (the "Initial Term"). Tenant shall have the option to renew this Lease (the "Renewal Option") for one (1) additional period of twenty (20) years (the "Renewal Term") by providing written notice to Landlord stating Tenant's decision to exercise such Renewal Option at least ninety (90) days, but not more than one hundred eighty (180) days, prior to the expiration of the Initial Term; provided, that (a) this Lease is in effect at the time of Tenant's exercise of the Renewal Option, and (b) Tenant is not in default of any of its obligations under this Lease at the time of Tenant's exercise of the Renewal Option. If such written notice is not given as specified herein, then the Renewal Option shall be of no further force and effect and shall be deemed to have expired. As used herein, the "Term" means the Initial Term and the Renewal Term, if applicable.
4. **Early Termination.** This Lease may be terminated at any time as follows:
 - a. Landlord may terminate this Lease upon a default by Tenant or its employees, agents, representatives or any third party acting by or through Tenant (collectively, the "Tenant Parties") or a general condition that threatens the health and safety of persons in or around the Premises or that may impose a liability to any person under any Environmental Laws (as hereinafter defined); provided the Tenant shall be given notice and an opportunity to cure the default or condition.
 - b. Landlord may terminate this Lease upon the occurrence of any default in accordance with Section 11.
 - c. Landlord is aware that Tenant has obtained a grant for the construction of the shared-use path that will occupy the Premises and that the terms of the Award require Tenant to maintain the shared-use path for a minimum period of twenty (20) years.

5. **Rent.** Rent shall be \$1,200 per year ("Rent"), which shall be due and payable annually in advance commencing on the Effective Date with subsequent payments due on each anniversary of the Effective Date. Notwithstanding the foregoing sentence, as a demonstration of Landlord's commitment to supporting the economic development of Bisbee, Landlord agrees to waive any Rent payments by Tenant if Tenant remains in compliance with this Lease.
6. **Security Deposit.** Tenant is not required to make any security deposit under this Lease.
7. **Improvements.** With the exception of the shared-use path to be built in accordance with the Award and related construction, Tenant shall not construct, or permit the construction of, any improvements on or to, or make any structural alterations on or to, the Premises without Landlord's prior written consent, which consent may be withheld, conditioned and delayed in Landlord's sole and absolute discretion. Landlord has the right to require that any and all improvements to the Premises will remain on the Premises upon expiration or termination of this Lease and become the property of Landlord. Otherwise, Landlord may require that Tenant remove or relocate any Tenant improvements and restore the Premises to its pre-lease state, at any time upon one hundred twenty (120) days' prior written notice to Tenant after expiration or termination of this Lease, or as provided in Section 19.

Notwithstanding the foregoing provision, Tenant shall submit to Landlord, for Landlord's prior review and approval, its plans for paving, landscaping, fencing and lighting the Premises, or any other planned alterations to the Premises. Any such improvements shall be at Tenant's sole cost and expense. Upon completion of any such work as described in this Section 7, Tenant shall provide Landlord with complete as-built plans and information about all modifications to the Premises by Tenant or Tenant Parties. Notwithstanding any other provision, Tenant may conduct maintenance and repair of the previously approved shared-use path and any associated improvements without further Landlord permission.

8. **Utilities.** Subject to all requirements of Section 7, Tenant shall be solely responsible for arranging any necessary water, gas, heat, electricity, power, telecommunication service, trash removal, and all other services or utilities used with respect to the Premises, including, without limitation, the costs incurred in connecting such utilities to the nearest utility lines. Tenant shall arrange for and pay prior to delinquency all charges for water, gas, heat, electricity, power, telecommunication service, trash removal, and all other services or utilities used with respect to the Premises. Any security deposit or connection charges required to furnish service to Tenant shall be paid by Tenant. Landlord shall not be liable for loss or damage incurred in connection with or incidental to the interruption or impairment of utility service to the Premises by any cause whatsoever.
9. **Property to be Removed.** Upon or prior to the expiration or termination of this Lease, Tenant shall remove or cause to be removed at Tenant's expense all Tenant property (except for improvements, as may be provided in Section 7), all vehicles, equipment and trade fixtures, and Tenant shall promptly repair or cause to be repaired any damage to the Premises caused by such removal. If, upon the expiration or termination of this Lease, Tenant fails to remove all Tenant

property that Tenant is required to remove, or if Tenant fails to repair damage caused by such removal, Landlord shall have the right to remove all Tenant property and repair such damage and collect upon demand from Tenant all costs incurred in such removal and/or repair.

- 10. Rules and Regulations.** Tenant shall comply with all applicable laws, rules and regulations, including, without limitation, planning and zoning, environmental, sanitation and septic system regulations, with respect to the construction, operation and maintenance of the Premises. Landlord has the right and power, but no obligation, to prescribe rules and regulations for the use, entry, operation and management of the Premises, to ensure the safety, care and cleanliness of the Premises and preservation of good order thereon. Such rules and regulations imposed by Landlord must not interfere with the Award purpose, be inconsistent with the Award terms and conditions or cause Tenant to not be in compliance with the Award terms and conditions. Tenant shall comply with such rules and regulations as are adopted by Landlord from time to time with respect to use of the Premises. Further, Landlord has the right to approve all the form and content of all signage proposed by Tenant for posting on the Premises; provided that Landlord shall have no responsibility or liability for any claims resulting from the posting of any such signage or the lack of any signage on the Premises relating to the shared-use path.

11. Default.

- a. The occurrence of any one or more of the following events shall constitute a material default and breach of this Lease by Tenant:
 - i. On or after the first anniversary of the Effective Date, Tenant's abandoning or vacating the Premises for a period of more than forty-five (45) consecutive days or Tenant's failure to operate the Premises as provided in this Lease, as evidenced by removal of or failure to install the improvements that are contemplated by the Permitted Use. Landlord must provide written notice of the failure to Tenant and provide one hundred twenty (120) days from the notice for Tenant to cure the issue.
 - ii. Tenant's failure to make any payment of Rent due under this Lease, as and when due, where such failure continues for a period of ten (10) business days after written notice from Landlord to Tenant. Landlord must provide written notice of the failure to Tenant and provide one hundred twenty (120) days from the notice for Tenant to cure the issue.
 - iii. Tenant's failure to observe or perform any of Tenant's obligations under this Lease (except as provided in paragraph (i) or (ii) above) where such failure continues for a period of one hundred twenty (120) days after notice from Landlord to Tenant.

- iv. Tenant's breach of any provision of this Lease where such breach continues for a period of one hundred twenty (120) days after notice from Landlord.
- b. In the event of a default by Tenant, Landlord may elect to do any one or more of the following if the default still exists after the one hundred twenty day cure period has passed.:
 - i. Terminate this Lease.
 - ii. Enter on the Premises and repossess the same and remove and put out Tenant and each and every occupant.
 - iii. Terminate possession by Tenant without terminating this Lease.
 - iv. Commence legal proceedings against Tenant in the nature of forcible entry and detainer.
- c. The remedies described in this Section shall be cumulative and not exclusive. If Landlord prevails in an action instituted by Landlord to compel performance or to recover for breach of any covenant, agreement or condition herein contained, Landlord shall be entitled to recover all costs and reasonable attorneys' fees as determined by the court in which such action is prosecuted.

12. Condition of the Premises.

- a. Tenant represents that it has inspected the Premises and accepts the Premises in their present "AS IS, WHERE IS" and "WITH ALL FAULTS" condition. All activities on the Premises shall be conducted at Tenant's own risk and Tenant shall be liable for the injury to any person or damage to any property occurring in connection with Tenant's, Tenant Parties', their respective guests' and invitees', or the general public's use of the Premises. Landlord makes no warranties or representations of any nature whatsoever with respect to the condition or suitability for any purpose of the Premises or any part thereof. Landlord shall have no duty or obligation to Tenant, Tenant Parties, their respective guests and invitees, or the general public to provide security services with respect to the Premises, and Landlord shall have no liability or responsibility for any loss, including property damage, or injury occurring to Tenant, Tenant Parties, their respective guests and invitees, or the general public.
- b. Tenant shall keep the Premises maintained in a clean and safe condition and shall remove from the Premises on a regular basis all trash, debris and other materials, deposited by Tenant, Tenant Parties, their respective guests and invitees, or the general public.

Landlord shall have no responsibility whatsoever for repairs, maintenance or security of the Premises.

13. Compliance with Environmental Laws.

- a. To the fullest extent permitted by applicable law, Tenant shall comply, and shall cause all Tenant Parties to comply, with all federal, state and local laws, statutes, rules, ordinances, codes and regulations relating to environmental protection, public health and safety, nuisance or menace including, without limitation, the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9600 et seq., the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq.; the Clean Air Act, 42 U.S.C. § 7401 et seq., the Emergency Planning and Community Right to Know Act, 42 U.S.C. § 11000 et seq., and the Clean Water Act, 33 U.S.C. § 1251 et seq., and each of their state and local counterparts presently in effect or amended or promulgated in the future (collectively, the "Environmental Laws").
- b. Tenant expressly warrants, represents and, to the fullest extent permitted by applicable law, agrees that, except as may be reasonably expected pursuant to the Permitted Use, no Hazardous Substances (as hereinafter defined) will be used, generated, treated, released or disposed of on, under, or about the Premises. The term "Hazardous Substances" means any substance, material, pollutant, contaminant, or waste, whether solid, gaseous or liquid, that is infectious, toxic, hazardous, explosive, corrosive, flammable or radioactive, and that is regulated, defined, listed or included in any Environmental Laws, including, without limitation, asbestos, petroleum, or petroleum additive substances, polychlorinated biphenyls, urea formaldehyde, or waste tires. Except as otherwise provided for herein, Tenant shall, and shall cause Tenant Parties to agree to, not bring onto the Premises any Hazardous Substances without the prior written consent of Landlord, and further agrees not to release, dispose of, generate, handle, use, store or treat any Hazardous Substances on, under or about the Premises. Tenant shall not permit any lien relating to Hazardous Substances to attach to the Premises or any other property of Landlord.
- c. The provisions set forth in this Section shall survive expiration or termination of this Lease.

14. Environmental Notification.

- a. Tenant shall promptly notify Landlord, and cause the Tenant Parties to do the same, upon becoming aware of: (i) any release or threatened release of a Hazardous Substance under, on, from or about the Premises; (ii) any proceeding, inquiry or notice from any federal, state or local body, commission, council, board or authority (each a "Governmental Authority") or others with respect to the use or presence of any Hazardous Substances on the Premises, or the migration thereof to or from other property; (iii) all claims made or threatened by any third party against the Premises relating to loss or injury from any

Hazardous Substance; (iv) any occurrence or condition on any property adjoining or in the immediate vicinity of the Premises that would cause the Premises to be subject to restrictions on ownership, occupancy, transferability or use under any Environmental Laws; and (v) any incurrence of expense by a Governmental Authority or others in connection with the assessment, containment or removal of any Hazardous Substances located on, under, from or about the Premises or any property adjoining or in the vicinity of the Premises.

- b. If a Governmental Authority initiates an action, order, claim, cause of action, investigation or request for information in connection with any Hazardous Substance with respect to this Lease, Tenant will cooperate fully in good faith with Landlord and such Governmental Authority in responding to any such action, order, claim, cause of action, investigation or request for information. If, during the Term of this Lease, Hazardous Substances are discovered on the Premises that resulted from the acts or omissions of Tenant or any Tenant Parties in violation of any Environmental Laws, Tenant shall at its sole expense, remove, or cause to be removed, such Hazardous Substances from the Premises and underlying groundwater in accordance with the requirements of the appropriate Governmental Authority. If the Hazardous Substances are not removed within ninety (90) days of discovery, or such time as required by a Governmental Authority, then Landlord shall have the right, but not the obligation, to do so and seek reimbursement of all costs and expenses therefor from Tenant or to declare a default under this Lease, or both.

15. **No Liens.** Except as provided herein as it relates to the FHWA and the Award, Tenant shall keep the Premises free and clear of all liens and encumbrances, including mechanics and materialmen's liens, claims, demands, obligations and liabilities and causes of action (each a "Claim" and collectively, "Claims") arising out of Tenant's or Tenant Parties' or their respective guests' or invitees' or the general public's use, presence on, and maintenance of the Premises. Tenant shall take full responsibility for and promptly discharge or bond over any Claim or alleged Claim. If any Claim is filed, asserted or made on, against or with respect to the Premises as a result of any of such work or use, Tenant shall cause such Claim to be dismissed, released, and discharged therefrom no later than twenty (20) days thereafter or commence proceedings to dismiss, release and discharge within twenty (20) days and diligently pursue such proceedings until completed. If Tenant does not dismiss, release or discharge (by bonding or otherwise) a Claim within the twenty (20) days thereafter, Landlord may pay, discharge or compromise the Claim in its sole and absolute discretion and regardless of Tenant's defenses or counterclaims provided that no admissions, representations or promises that Tenant shall pay money are made by Landlord on behalf of Tenant in the settlement of any Claim without Tenant's express prior written consent. Tenant will indemnify Landlord for its costs and expenses incurred related to the Claim including reasonable attorneys' fees.

16. **Liability and Responsibility.** To the fullest extent permitted by applicable law, Tenant shall take responsibility for, release, defend, protect and hold Landlord, its past, present and future

corporate parents, subsidiaries and affiliates, and each of their past, current and future officers, directors, shareholders, employees and agents, and each of their respective successors and assigns (collectively, "Covered Parties"), harmless from and against any and all losses, damages, liabilities, claims, lawsuits, agency orders, attorneys' fees, costs, expenses, fines, penalties or response costs asserted against any Covered Party by any entity or individual, arising out of or in connection with any of the following: (i) the use of the Premises by Tenant, any Tenant Party, any of their respective guests or invitees, or the general public; (ii) a violation of any Environmental Law by Tenant, any Tenant Party, any of their respective guests or invitees, or the general public; (iii) a violation or breach of any provision of this Lease by Tenant or any Tenant Party. Tenant shall provide appropriate notice to its employees and all other parties authorized to utilize the Premises, including the general public, that parking of their vehicles on the Premises shall be at their own risk and Landlord shall have no liability for any theft, vandalism or damage to any vehicles parking on the Premises or for any injuries sustained thereon. To the extent not expressly prohibited by any applicable anti-indemnity statutes, Tenant's foregoing obligations will arise regardless of Landlord's fault or negligence concerning the claimed injury, except where the claimed injury arises solely and immediately from an affirmative act (and not an omission) constituting gross negligence or willful misconduct of Landlord. If, in the judgment of Landlord, Tenant is incapable of defending, or unwilling to defend, the relevant Covered Parties against such claims or Tenant fails to defend the relevant Covered Parties against such claims in a manner Landlord deems appropriate, Landlord shall be entitled to appear in any action or proceeding to defend the relevant Covered Parties against such claims, and Tenant shall reimburse Landlord for all costs incurred by Landlord in connection therewith, including reasonable attorneys' fees costs and expenses, within twenty (20) days after demand therefor. To the fullest extent permitted by applicable law, Landlord, at its sole option, shall be entitled to settle or compromise any claim asserted against it, and such settlement shall be binding upon Tenant for purposes of the foregoing Tenant responsibility; provided, however, that Tenant may settle or compromise any such claim, or decide not to settle or compromise any such claim, as long as all Covered Parties are fully released from any and all liability thereon. The provisions contained in this Section shall survive the expiration or termination of this Lease.

17. **Insurance.** Tenant shall carry insurance meeting or exceeding the criteria set forth in Exhibit "B" attached hereto and incorporated herein by reference.

18. **Taxes.** If the real property taxes assessed against the Premises increase as a result of Tenant's construction of the shared-use path on, and/or operation and use of, the Premises, Tenant shall reimburse Landlord for that portion of the real property taxes that represents the increase. Tenant shall reimburse Landlord in a timely manner, in any event not less than within thirty (30) days, from the date of notice of the amount of increase in the property taxes from Landlord.

19. **Landlord's Reserved Rights.**

- a. Landlord reserves the right, at any time and from time to time, to manage the Premises and the resources thereon including, without limitation, management of the land, wildlife, and water resources, to conduct surveys, to grant easements or rights of way for any

purposes, to drill, construct, operate and maintain water wells, pipelines, powerlines, transmission lines, telecommunication lines, roads, including public access roads to the public or other adjoining lands, buildings and any other facilities, to make repairs, improvements and changes to the Premises, whether or not beneficial to Tenant, but all in accordance with the Award and/or any laws, rules, and regulations applicable to Landlord and its mining operations. Landlord shall have the right of ingress and egress in and to the Premises in connection with the foregoing. In the exercise by Landlord of the foregoing rights, Landlord will use its best efforts to avoid interfering with Tenant's regular operations on the Premises. However, Landlord shall not in any event be liable for inconvenience, annoyance, disturbance or other damage to Tenant by reason of the exercise of the foregoing rights or any other rights of Landlord to enter into or use the Premises so long as the Landlord's actions do not interfere with the Award purpose or violate the Award terms and conditions (provided that Tenant has provided Landlord with copies of the appropriate documentation setting forth the Award purpose and the Award terms and conditions), and the obligations of Tenant under this Lease shall not be affected in any manner.

- b. Tenant shall cooperate with Landlord in the coordination of Landlord's uses of the Premises. Landlord, its officers, employees, agents and representatives, may enter the Premises at reasonable times for any purpose, including, without limitation, inspection of the condition of the Premises and of any activities or operations conducted by Tenant.
 - c. All rights and remedies provided Landlord herein are in addition to all other rights and remedies that Landlord may have at law or in equity.
 - d. **Federal Interest.** Actions by Landlord must not interfere with the purpose of the Award and improvements funded under the Award. If Tenant receives a noncompliance notice from FHWA that is associated with Landlord's actions, Tenant shall deliver a copy of the notice to Landlord and the Parties shall cooperate to ensure compliance with the Award terms and conditions. If the Federal Share must be repaid due to Landlord's actions, Landlord shall reimburse Tenant for such costs.
20. **Holdover.** Should Tenant remain in possession of the Premises after the expiration or termination of this Lease, Tenant shall be deemed to be occupying the Premises as a month-to-month tenant, and Tenant hereby agrees to pay Rent equal to one hundred twenty-five percent (125%) of the Rent that is applicable on the last day of the Term. The holdover tenancy will otherwise be subject to the same terms and conditions set forth in this Lease. A holdover tenancy at will is terminable at any time by either Party without notice, regardless of whether Rent has been paid in advance.
21. **Modification.** No modification or amendment of this Lease shall be effective unless in writing and by both Parties. Prior approval from the FHWA is required for any amendment or modification of this Lease and the Parties will cooperate in good faith with each other regarding any such proposed amendment or modification and any such approval from the FHWA.

22. **Successors and Assigns.** Tenant may not assign or delegate performance of all or any portion of its obligations hereunder without the prior written consent of Landlord. Except as provided in the previous sentence, this Lease shall be binding upon and inure to the benefit of the respective successors and assigns of the Parties.
23. **Force Majeure.** Should the Premises or any part thereof become unsafe, unsuitable for use or otherwise uninhabitable due to an act of God, nature, or act of war, or historical use of the Premises prior to the Effective Date, or other event beyond the control of Landlord, Landlord may, at its sole option, choose not to repair or replace the Premises, and no liability shall accrue to Landlord. Should Landlord determine that the Premises are beyond reasonable repair, Tenant shall be relieved of any further duty to pay Rent beyond the date the event occurs, and any Rent paid by Tenant for any Rent period falling after the date of such event shall be promptly returned to Tenant. Tenant shall, if feasible, remove all personal property from the Premises. If Landlord elects to repair the Premises: (i) this Lease shall continue in full force and effect, but the Rent from the date of the event through the date of substantial completion of the repair shall be abated with regard to any portion of the Premises that Tenant is prevented from using by reason of such damage or its repair, and (ii) in no event shall Landlord be liable to Tenant by reason of any injury to or interference with Tenant's business or personal property, alterations, additions or improvements to the Premises arising from such event, or by reason of any repairs to the Premises necessitated by the event.
24. **Conflict of Interest.** This Lease shall be subject to the Conflict of Interest provisions of A.R.S. § 38-511, as amended.
25. **Notice to FHWA.** Tenant shall give prompt notice to FHWA of any notice it receives regarding a default or potential default under this Agreement or use of Force Majeure in Section 23.
26. **Execution.** This Lease may be executed electronically or in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The partially executed signature page of any counterpart of this Lease may be attached to any other partially executed counterpart of this Lease without impairing the legal effect of the signature(s) on such signature page. Copies of the executed signature pages of this Lease provided by electronic correspondence or e-mail shall be effective and binding upon the parties as if such signatures were original signatures.
27. **Sublease.** Tenant shall not sublet or otherwise transfer this Lease, its rights or obligations hereunder, or its rights in and to the Premises by virtue of this Lease, in whole or in part, without the prior written consent of Landlord. Any subletting without such consent shall be null and void.
28. **Waiver.** No waiver by Landlord of any default or breach by Tenant hereunder, nor any failure by Landlord to insist on strict performance by Tenant of the terms or obligations of this Lease, shall be construed to be a waiver of any future default or breach by Tenant or bar the right of Landlord to insist on strict performance by Tenant in the future.

29. **Severability.** If any provision hereof is held invalid, the remainder of this Lease shall remain in full force and effect.
30. **Authority.** Tenant represents and warrants to Landlord that Tenant has the statutory power and authority to bind itself to the terms of this Lease and that all such power has been properly delegated to the individual signing this Lease on behalf of Tenant.
31. **Governing Law; Venue.** The formation, interpretation and performance of this Lease shall be governed by and construed in accordance with the laws of the State of Arizona, without regards to its conflict of laws principles. Any dispute arising out of or relating to this Lease (or its breach, termination or validity) is to be resolved by referral to state or federal courts sitting in Cochise County, Arizona, which shall have sole and exclusive jurisdiction over all litigation arising hereunder, and each Party consents to and attorns to the jurisdiction of such courts and waives any objection to venue in such courts.
32. **Attorneys' Fees.** If legal action is instituted by either Party to compel performance or to recover for breach of any covenant, agreement or condition herein contained, the losing Party shall reimburse the prevailing Party for its reasonable attorneys' fees, witness fees (including expert witness fees), and other litigation-related expenses and disbursements as determined by the court in which such action is prosecuted.
33. **Entire Agreement.** This Lease constitutes the sole understanding and entire agreement of the Parties and supersedes any and all representations or agreements, oral or written, made prior or contemporaneous hereto pertaining to the Premises.
34. **Notices.** All notices and other communications to either Party shall be in writing and shall be sufficiently given if delivered in person or sent by certified or registered mail, return receipt requested, addressed as hereinafter set forth. Notices given by mail shall be deemed delivered as of the date of receipt. Until a change of address is communicated as indicated above,

All notices to Tenant shall be addressed to:

City of Bisbee
ATTN: _____
118 Arizona St.
Bisbee, AZ 85603

All notices to Landlord shall be addressed to:

Freeport Minerals Corporation – Copper Queen Branch
ATTN: Land & Water Department
36 W. Highway 92
Bisbee, AZ 85603

With copy to:

Freeport Minerals Corporation
ATTN: Land & Water Department
4340 E. Cotton Center Blvd., Suite 110
Phoenix, AZ 85040

All notices to FHWA:

Federal Highway Administration

If any Party changes its address, the Party must give written notice to the other Party. Notice of change of address is deemed effective five (5) business days after mailing by the Party changing address.

35. **Landlord Authority.** Unless specifically stated to the contrary in this Lease, if Landlord's consent is required under any provision of this Lease, Landlord may provide, withhold, condition or delay its consent in its sole and absolute discretion.
36. **Audits and Inspections.** At any time during normal business hours and as frequently as is deemed necessary, the Tenant shall make available to the Landlord and the FHWA or FHWA's authorized agents, for their examination, all of its records pertaining to matters covered by this Lease and only matters relating to the Lease.
37. **Provisions Required by Law.** Each and every provision of law and any clause required by law to be in this Lease will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either Party, the Lease will promptly be physically amended to make such insertion or correction.
38. **Headings.** The headings of this Lease are for purposes of reference only and shall not limit or define the meaning of any provision of this Lease.
39. **Retention of Records.** All records in the possession of the Tenant pertaining to this Lease shall be retained for a period of three (3) years after the expiration of the Lease or any extensions thereof. All records shall be retained beyond the three (3) year period if audit findings have not been resolved within that period or if other disputes have not been resolved.

[Signatures on following page]

IN WITNESS WHEREOF, this Property Lease Agreement has been duly signed and executed by the Parties as of the Effective Date.

LANDLORD:

Freeport Minerals Corporation

William Cobb

Vice President

TENANT:

City of Bisbee

Ken Budge, Mayor

ATTEST:

Nina Williams, City Clerk

APPROVED AS TO FORM:

Joseph D. Estes, City Attorney

EXHIBIT "A"
TO PROPERTY LEASE AGREEMENT
Description of Premises

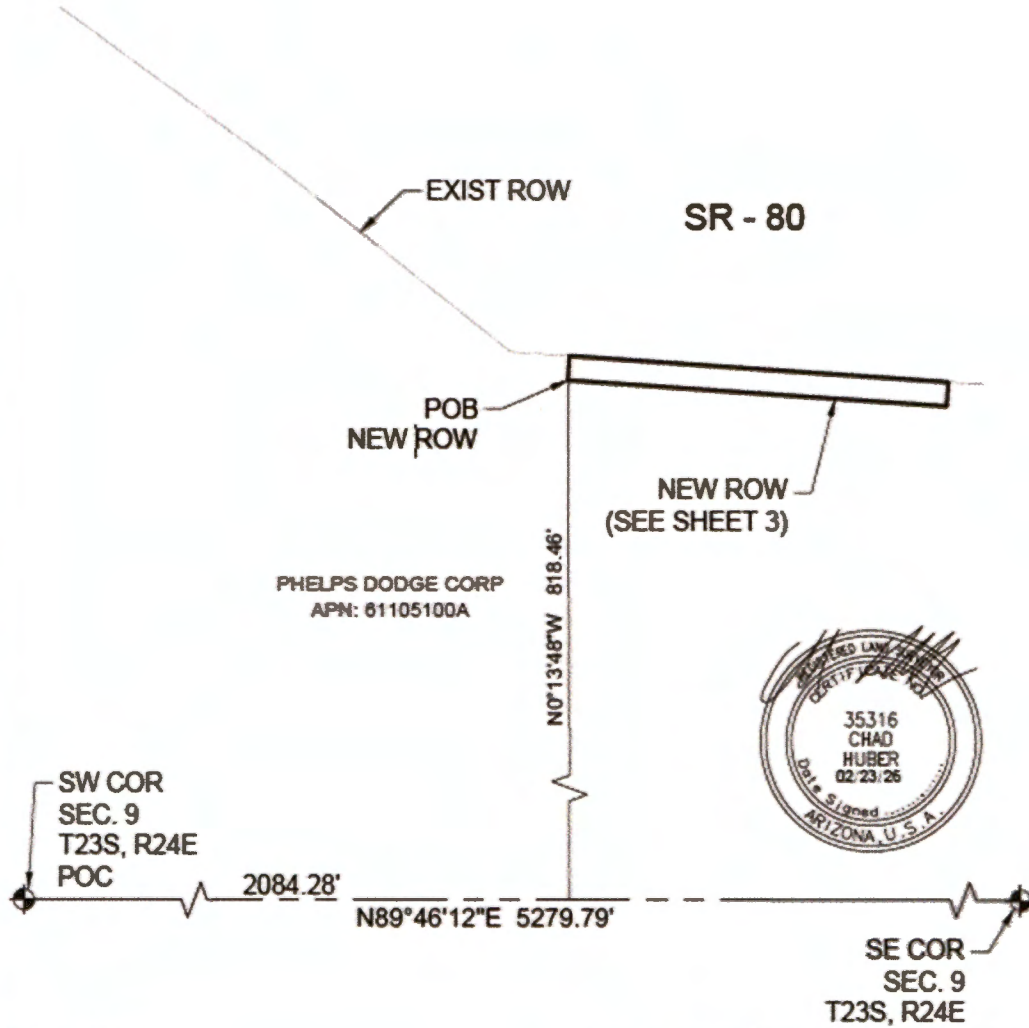
The surface, to a depth of six (6) feet below the surface, of those portions
OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 24 EAST OF THE GILA AND
SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, FROM WHICH
THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 89°46'12" EAST, A
DISTANCE OF 5279.79 FEET;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°46'12" EAST, A
DISTANCE OF 2084.28 FEET;
THENCE LEAVING SAID SOUTH LINE, NORTH 00°13'48" WEST, A DISTANCE OF 818.46
FEET TO THE POINT OF BEGINNING;
THENCE NORTH 03°54'07" EAST, A DISTANCE OF 14.00 FEET;
THENCE SOUTH 86°05'53" EAST, A DISTANCE OF 219.54 FEET;
THENCE SOUTH 03°54'07" WEST, A DISTANCE OF 14.00 FEET;
THENCE NORTH 86°05'53" WEST, A DISTANCE OF 219.54 FEET TO THE POINT OF
BEGINNING.

CONTAINING 3,074 SQ.FT. OR 0.071 ACRES MORE OR LESS.

In addition to the Premises, Tenant and Tenant's contractors may temporarily occupy an adjoining area, depicted below, Exhibit "A1" (TCE), for construction staging, repairing or reconnecting driveways, and related activities (the "Temporary Workspace"), for up to a year after the Effective Date. Tenant may, by notification to Landlord, extend its use of the Temporary Workspace for up to one additional year. Upon termination of Tenant's use of the Temporary Workspace, it shall be surrendered to Landlord in the same or better condition as existed on the Effective Date.

EXHIBIT A



CHAD W. HUBER
RLS 35316
1661 E. CAMELBACK RD, STE 400
PHOENIX, ARIZONA 85016
PH. 602-837-5511
chad.huber@kimley-horn.com

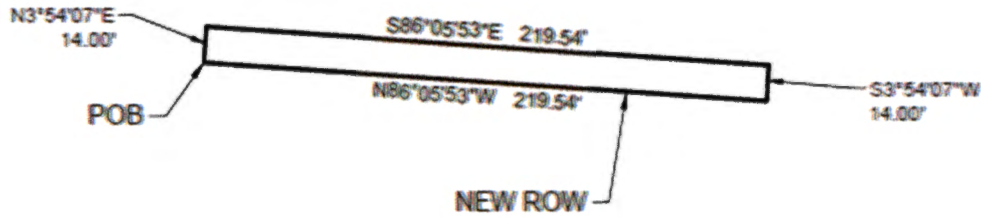
Kimley»Horn

1661 E. Camelback Rd. Suite 400
PHOENIX, AZ 85016

Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KES	CWH	02/20/2026	29172605	2 OF 3

EXHIBIT A



CHAD W. HUBER
 RLS 35316
 1661 E. CAMELBACK RD. STE 400
 PHOENIX, ARIZONA 85016
 PHL 602-837-5511
 chad.huber@kimley-horn.com

Kimley»Horn

1661 E. Camelback Rd., Suite 400
 PHOENIX, AZ 85016 Tel No. 602.837.5511

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
N.T.S.	KHS	CHH	02/23/25	201700005	2 of 3

EXHIBIT "A1"

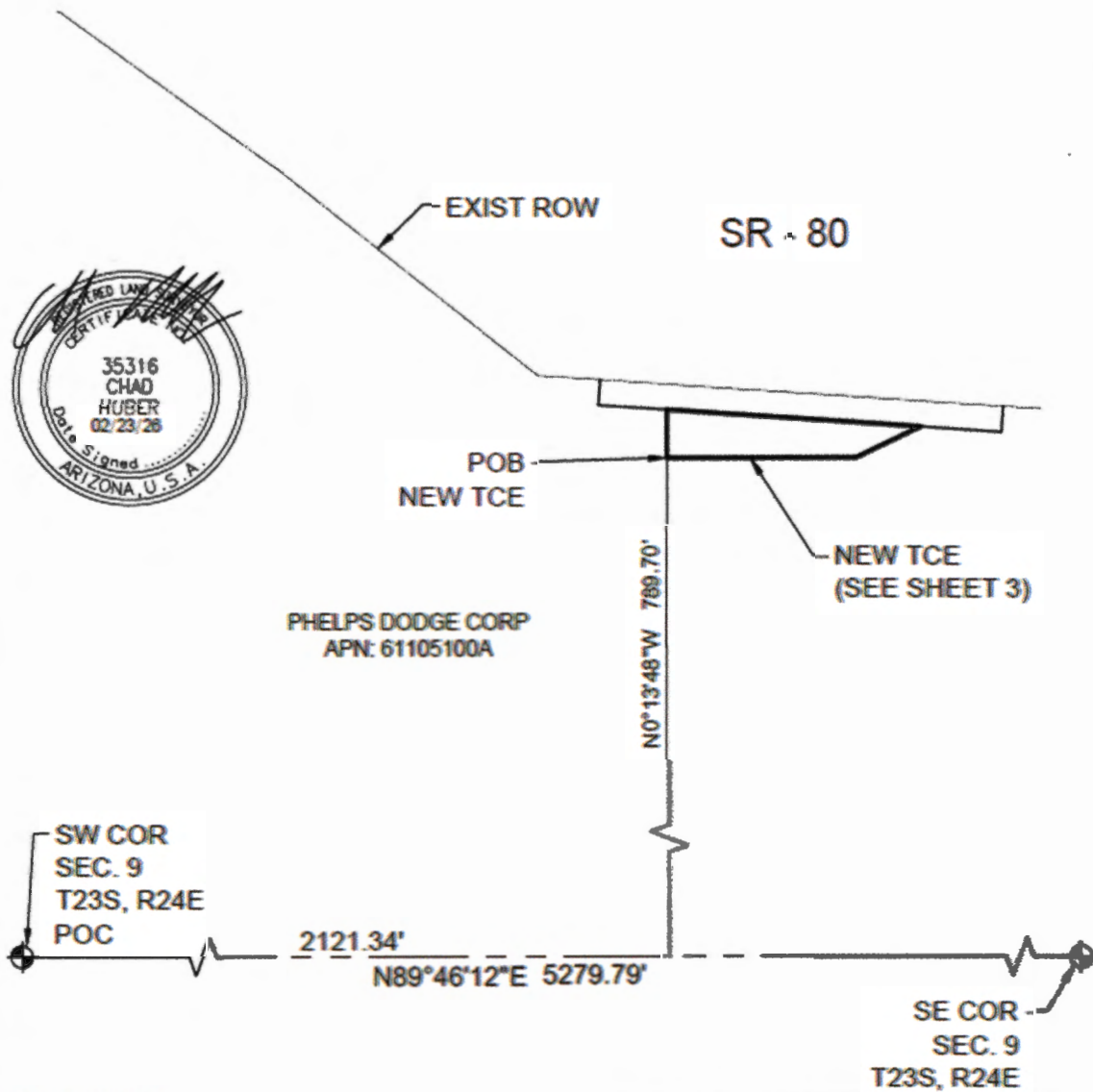
TCE

Description of Premises

The surface, to a depth of six (6) feet below the surface, of those portions
OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 24 EAST OF THE GILA AND
SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, FROM WHICH
THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 89°46'12" EAST, A
DISTANCE OF 5279.79 FEET;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°46'12" EAST, A
DISTANCE OF 2121.34 FEET;
THENCE LEAVING SAID SOUTH LINE, NORTH 00°13'48" WEST, A DISTANCE OF 789.70
FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 26.08 FEET;
THENCE SOUTH 86°05'53" EAST, A DISTANCE OF 138.33 FEET;
THENCE SOUTH 64°29'40" WEST, A DISTANCE OF 38.70 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 103.09 FEET TO THE POINT OF
BEGINNING.
CONTAINING 2,658 SQ.FT. OR 0.061 ACRES MORE OR LESS.

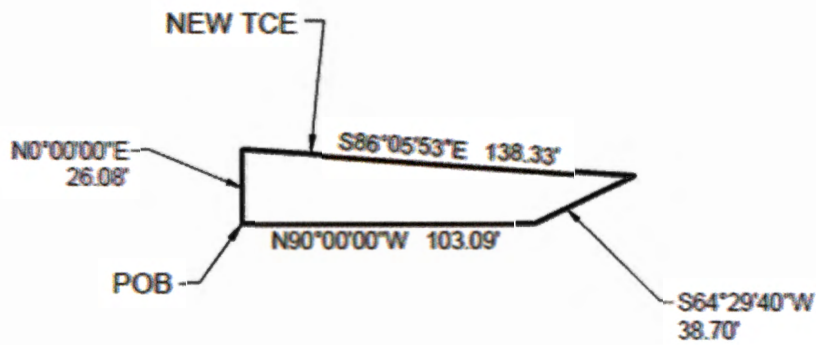
EXHIBIT A1



CHAD W. HUBER
RLS 35316
1661 E. CAMELBACK RD, STE 400
PHOENIX, ARIZONA 85016
PH. 602-837-5511
chad.huber@kimley-horn.com

Kimley»Horn					
1661 E. Camelback Rd, Suite 400 PHOENIX, AZ 85016					
Tel No. (602) 837-5511					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KES	CWH	02/05/06	291726065	2 OF 3

EXHIBIT A1



CHAD W. HUBER
 RLS 35316
 1661 E. CAMELBACK RD, STE 400
 PHOENIX, ARIZONA 85016
 PH. 602-837-5511
 chad.huber@kimley-horn.com

Kimley»Horn

1661 E. Camelback Rd, Suite 400
 PHOENIX, AZ 85016 Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KEB	CWH	02/09/2026	201728065	3 OF 3

EXHIBIT "B"
TO PROPERTY LEASE AGREEMENT
Insurance

1. At all times, Tenant shall carry and maintain, at its own expense, with reputable insurance companies, the insurance coverages described below (the territorial limits of which shall include all geographic areas covered by this Lease, and which shall include coverage for claims occurring during the duration of this Lease but not reported until a later date).

- A. Worker's compensation insurance, including, without limitation, occupational disease, in accordance with the laws in effect in Arizona.
- B. Employer's liability insurance coverage with a limit of not less than \$1,000,000 shall also be maintained by Tenant.
- C. Commercial general liability insurance with a combined single limit for bodily injury (including illness and death at any time resulting therefrom) and property damage of such amount as Tenant customarily carries, without charge to its customers, for contracts of this type; however, not less than \$5,000,000 of such coverage shall be maintained on a combined single limit basis. Such insurance shall provide contractual liability; products and completed operations; sudden and accidental pollution liability coverage for Tenant's undertakings under this Lease; and it shall contain no exclusions or limitations with regard to explosion, collapse, or underground hazard coverage.
- D. Automobile liability insurance in accordance with any local Laws, as applicable, on all owned, non-owned, leased, and/or hired vehicles used by Tenant on Landlord's property, with a combined single limit of not less than \$1,000,000 per occurrence for injuries or death of one or more persons or loss or damage to property.
- E. Pollution liability insurance coverage with a limit of not less than \$2,000,000 shall also be maintained by Tenant.
- F. Such other types of insurance, and coverage amounts, as may be reasonably required by Landlord from time to time or required by applicable Law.

2. Each of the commercial general liability and automobile liability policies shall be endorsed to include Landlord its parents, affiliates and subsidiaries, and their respective directors, officers, and employees (collectively, the "Landlord Indemnified Parties") as additional insured to the extent of the obligations assumed by Tenant under this Lease and to apply on a primary basis as to other insurance available to Landlord. All policies required to be maintained by Tenant shall include a waiver of subrogation provision in favor of Landlord Indemnified Parties to the extent of the obligations assumed by Tenant under this Lease; however, the waiver of subrogation on the worker's compensation policy shall not be required if prohibited by the applicable regulatory authority. Upon request, Tenant shall provide to Landlord certificates of insurance and/or copies of policies evidencing compliance with the provisions of this Exhibit "B". Tenant will provide to Landlord 30 days' prior written notice of cancellation or material change of the referenced insurance. Tenant shall be liable for any retentions or deductibles under the required insurance coverages.

3. Landlord and Tenant intend that Tenant's obligations pursuant to this Exhibit "B" be enforceable to the fullest extent permitted by applicable Law. If Tenant's obligations are void or unenforceable in any respect by reason of any provision of applicable law, then Tenant will be relieved of its obligations only in that respect and its obligations will survive in all other respects. No limitation on the enforceability of Tenant's indemnification obligations pursuant to Section 16 of this Lease will affect in any way Tenant's obligation to procure and maintain insurance covering the obligations described in this Lease. Landlord in no way represents or warrants that the minimum coverage limits specified in this Lease are sufficient to protect Tenant from liabilities that may arise out of the activities conducted by Tenant or Tenant Parties on or about the Premises, and it is Tenant's responsibility to procure any such additional insurance that Tenant may determine to be necessary or advisable.