

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, APRIL 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 7:05PM.

ROLL CALL

COUNCIL

Councilmember Karen Schumacher, Ward I

Councilmember Pete Skinner, Ward II

Excused

Councilmember Trish Damon, Ward III

Mayor Ken Budge

Councilmember Anna Cline, Ward III, Mayor Pro Tempore

Councilmember Mel Sowid, Ward II

Councilmember Lori Reynolds, Ward I

STAFF

Ashlee Coronado, Interim City Manager / City Clerk

Keri Bagley, Finance Director

Matthew Gurney, Public Works Director

Logan Dodd, Operations Manager

Tim Cox, Police Chief

Jay Ritchie, Deputy Police Chief

CITY ATTORNEY

Joseph Estes

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

PLEDGE OF ALLEGIANCE

MAYOR'S PROCLAMATIONS AND ANNOUNCEMENTS:

- Mayor Budge read the Fair Housing Proclamation
- Mayor Budge read the Arbor Day Proclamation; and invited the community to attend the city's arbor day event.

CALL TO THE PUBLIC

- Betty King, Bisbee resident, spoke regarding celebrating the library and recognized Alison and Jason for all they do.
- The following spoke on varying topics; they spoke as stand-up comedians: Doug Standhope, Amy Bibgman, Carly Boy, Steven "Quaker", Matt Hancock, Floyd Lillard, Karl Kertsy, Jenni Fife, Gary Lucy, and Kristine Levine.

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 \$457,279.15.

SECOND: Councilmember Sowid

Councilmembers Damon inquired about an item on the accounts payable report, and staff responded.

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, April 7, 2026.

Ashlee Coronado, City Clerk

- B. Approval of the Minutes of the Work Session of Mayor and Council held on Tuesday, April 7, 2026.

Ashlee Coronado, City Clerk

- C. Approval of the Minutes of the Work Session of Mayor and Council held on Monday, April 13, 2026.

Ashlee Coronado, City Clerk

- D. Approval of the Minutes of the Work Session of Mayor and Council held on Tuesday, April 14, 2026.

Ashlee Coronado, City Clerk

- E. Approval of the Park, Facility and Right of Way Use Permit for the use of several low-traffic city roads in San Jose for the Rattler Run 5K Fun Run on Saturday, April 25, 2026, from 8:00am to 12:00pm (Noon).

Ashlee Coronado, City Clerk

- F. Approval of an Application for a Temporary Extension of Premises/Patio Permit submitted by Electric Brewing for an event to be held at 1326 W. Highway 92 #8 Bisbee, Arizona on Sunday, August 16, 2026, from 12:00pm (Noon) to 7:00pm; Joseph Fredrickson, Applicant.

Ashlee Coronado, City Clerk

MOTION: Councilmember Cline moved to approve consent agenda items A through F.

SECOND: Councilmember Schumacher MOTION PASSED: UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

3. Presentation by the National Honor Society and the Key club regarding the Recycling Awareness Program and Requesting the city take steps to promote awareness of the Recycling Program.

Trish Damon, Councilmember Ward III

Councilmember Damon introduced the presentation, explaining that the Bisbee High School National Honor Society and Key Club had been working diligently on a recycling awareness program throughout the 2025-26 school year and had developed a presentation to advocate for the city to take proactive steps in promoting awareness of the recycling program.

Jaylene Serrano, National Honor Society, said the school and community need improved recycling access and awareness, and asked for additional recycling bins and better public information (including a bin-location map and outreach).

Crystal Del La Rosa, Bisbee High School requested new signage along Highway 80 to direct residents to the recycling station.

Ernesto Suarez, Key Club encouraged recycling as a mindful way to help keep Bisbee clean and preserve its character.

The students also shared a brief video highlighting their recycling awareness efforts.

Council thanked the students for their presentation.

Councilmember Cline commended the students for a thoughtful, professional, and respectful presentation.

Councilmember Schumacher praised the students and suggested sharing their posters on the City's Facebook page; she also noted the signage request could be addressed as the city continues efforts to expand recycling.

4. Public Hearing and Discussion and Possible Approval of a Liquor License Application for Cantina Milagro located at 600 Romero Street, Bisbee, AZ; Michael Raymond Kaffer Jr., Applicant.
Ashlee Coronado, Interim City Manager

Mayor Budge opened the Public Hearing. He asked if anyone would like to speak in favor. There were none.

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

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

Mayor Budge closed the Public Hearing.

MOTION: Councilmember Schumacher moved to approve the Liquor License Application for Cantina Milagro located at 600 Romero Street, Bisbee, AZ; Michael Raymond Kaffer Jr., Applicant.

SECOND: Councilmember Cline

MOTION PASSED: UNANIMOUSLY

5. Discussion and Possible Direction on the petition received from Downtown Bisbee Business Owners regarding the relocation of the Visitor Center to the Bisbee Convention Center for a three-year term at \$200.00 per month.

Ken Budge, Mayor

Mayor Budge stated the petition had previously come before Council and that he spoke with the owner, who offered a three-year term at \$200 per month; he noted no funds were allocated for the \$200 monthly expense during recent budget sessions.

Councilmember Schumacher stated her understanding the offer had been withdrawn; Mayor Budge stated he had not heard that the offer was withdrawn.

MOTION: Mayor Budge made a motion to file this petition with the City Clerk to keep it in the record.

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

6. Discussion and Possible Approval of a Property Lease Agreement between Bisbee Unified School District No. 2 and the City of Bisbee for the property located at 519 Melody Lane, Bisbee, Arizona 85603.
Ken Budge, Mayor

Mayor Budge explained that the school district plans to vacate the Melody Lane building and offered it to the city. While the city cannot afford to purchase it at market value, the district proposed a long-term lease instead.

Without an agreement, the facility would close by July 1, resulting in the loss of the auxiliary library and possibly the science center.

The proposed lease was \$1 per year for 30 years (with a possible 30-year renewal), but the city would cover insurance (about \$8,300), utilities (around \$13,000), and maintenance, bringing total annual costs to roughly \$40,000. The city has budgeted \$20,000 for the first year, and the science center has offered initial financial support.

Mayor Budge supports the project as a community asset and suggested relocating Camp Naco to the site.

Mr. Estes, City Attorney, clarified that leasing was allowable, recommended keeping insurance separate from the lease, and noted subleasing was permitted with district approval.

Councilmembers expressed strong support, highlighting benefits such as preserving the library, expanding community use, and future development opportunities.

MOTION: Councilmember Damon moved to approve the Property Lease Agreement between Bisbee Unified School District No. 2 and the City of Bisbee for the property located at 519 Melody Lane, Bisbee, Arizona 85603.

SECOND: Councilmember Schumacher

MOTION PASSED: UNANIMOUSLY

7. Presentation of the Annual Design Review Board Report.

Mel Sowid, Council Liaison for the Design Review Board

Councilmember Sowid, serving as Council Liaison for the Design Review Board, briefly presented the annual report. He indicated that the board continued approving and reviewing projects while adhering to established laws and regulations. The summary report was provided to council members for their review.

8. Discussion and Possible Approval of Resolution R-26-09; A Resolution of the Mayor and Council of the City of Bisbee Adopting a Fair Housing Policy and Making known its Commitment to the Principle of Fair Housing and Describing Actions it shall undertake to affirmatively further Fair Housing.

Melissa Hartman, City Planner / Housing

Ms. Hartman presented this item, explaining that while they had done the proclamation earlier in the evening, this resolution would provide official backing for the proclamation. The proclamation covered the annual Fair Housing Month observance, while the resolution would be on the books showing the city's support for fair housing principles.

Ms. Hartman emphasized that having this resolution was important when applying for different types of funding from federal or state sources, as they look to see if the applying community has this type of resolution. She noted that the city already practices these principles and was good at fair housing but felt they needed this formal resolution on record.

MOTION: Councilmember Schumacher moved to approve Resolution R-26-09; A Resolution of the Mayor and Council of the City of Bisbee Adopting a Fair Housing Policy and Making known its Commitment to the Principle of Fair Housing and Describing Actions it shall undertake to affirmatively further Fair Housing.

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

9. Discussion and Possible Approval of the Notice of Intent to Adopt Ordinance O-26-08, Accepting the Transfer of Real Property from TIMO Holdings LLC, Located at 109 N Taylor Avenue, Bisbee.

Ashlee Coronado, Interim City Manager

Ms. Hartman explained this was one of the newest affordable houses that had been completed, with a certificate of occupancy already obtained. She noted that TIMO Holdings company works directly with Step Up Bisbee using the same process as previous projects.

Ms. Hartman described this as a two-story, two-bedroom house that was part of the overlay zone's success story. She explained that on Taylor Avenue, the developer purchased a lot, divided it into three parcels, and was building three homes. The two-story home was the first completed, with another two-bedroom, two-bath home next door and a third home in different stages of completion.

She emphasized this as an excellent example of how overlay zones work positively for the city, allowing three affordable homes on one property. Ms. Hartman noted this project was of particular interest to various offices as an example of successful overlay zone application.

Council members praised Ms. Hartman's work. Councilmember Damon complimented her efforts, while Councilmember Schumacher expressed happiness at seeing the tangible results of the overlay zone implementation.

MOTION: Councilmember Schumacher moved to approve the Notice of Intent to Adopt Ordinance O-26-08, Accepting the Transfer of Real Property from TIMO Holdings LLC, Located at 109 N Taylor Avenue, Bisbee.
SECOND: Councilmember Damon

ROLL CALL VOTE:

AYES: Councilmember Schumacher, Damon, Reynolds, Sowid, Cline and Mayor Budge

NAYS:0

MOTION PASSED: AYES-6 NAYS-0

10. Discussion and Possible Approval of the Notice of Intent to Adopt Ordinance O-26-09; Amending the Bisbee City Code, Chapter 9- Health and Sanitation; and Cemetery, by creating a New Article 9.9 -Trees, to provide for the regulation of trees within the city; providing for the repeal of conflicting ordinances; providing for severability; providing for penalties; and establishing an Effective Date.

Emanuel Stuart, City Planner

Mr. Stuart presented a new ordinance establishing rules for planting, maintaining, protecting, and removing trees on public property and rights-of-way. It creates a formal tree management framework, assigns oversight to the Public Works Director, and aligns with arboricultural standards to reduce liability and support tree health.

He noted the ordinance was key to qualifying as a Tree City USA, improving eligibility for grants and tree canopy projects. The city already meets the required funding level.

Council supported the effort, highlighting staff achievements and noting that private development tree requirements would be handled separately through zoning.

MOTION: Councilmember Cline moved to approve the Notice of Intent to Adopt Ordinance O-26-09; Amending the Bisbee City Code, Chapter 9- Health and Sanitation; and Cemetery, by creating a New Article 9.9 -Trees, to provide for the regulation of trees within the city; providing for the repeal of conflicting ordinances; providing for severability; providing for penalties; and establishing an Effective Date.

SECOND: Councilmember Schumacher

ROLL CALL VOTE:

AYES: Councilmember Schumacher, Damon, Reynolds, Cline, and Mayor Budge

NAYS:0

MOTION PASSED: AYES-5 NAYS-0

11. Discussion and Possible Approval of Airport Engineering and Planning Services for the Bisbee Municipal Airport.

Matthew Gurney, Public Works Director

Mr. Gurney explained the city sought qualified consultants for airport engineering and planning services to support operations, compliance, and grant funding. Three engineering proposals and one planning proposal was received and reviewed.

Dibble was selected for engineering due to its strong experience and FAA relationships, and Kaufman Associates for planning based on extensive statewide expertise. These are 5-year on-call contracts, with project costs to be approved separately.

Mr. Gurney noted having these services in place was required to pursue funding and will help the city secure FAA grants for the first time in over a decade.

Councilmember Schumacher asked about costs, and Mr. Gurney clarified that request for qualifications don't include costs - each individual project would come back to council for approval. This was a 5-year on-call contract similar to other engineering agreements the city has.

MOTION: Councilmember Reynolds moved to approve Dibble and Associates Consulting Engineers for airport engineering services and Kaufman Associates for airport planning services for the Bisbee Municipal Airport.
SECOND: Councilmember Schumacher

MOTION PASSED: UNANIMOUSLY

12. 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.):

Mayor Budge stated that, as there was nothing else before this Council this meeting was adjourned.

ADJOURNMENT: 8:45PM

Ken Budge, Mayor