

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 7, 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 7:00PM.

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, Deputy City Clerk
Keri Bagley, Finance Director
Matthew Gurney, Public Works Director
Tim Cox, Police Chief
Jay Ritchie, Deputy Police Chief
Jim Richardson, Fire 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 provided several project updates. He stated that bids for one section of the Bikeways project and the cleanup of 30 Main Street, the building that had burned, were due Thursday. He expressed hope that favorable bids would be received, allowing Council to consider awarding contracts at the next regular meeting.

He also noted that the city had received a bid of approximately \$270,000 for the first of three to four major retaining wall repairs, which was on the evening's agenda. He said the city was moving forward on several infrastructure priorities.

CALL TO THE PUBLIC

- Fred Miller spoke in support of Councilmember Schumacher and expressed concern about the number of executive sessions held by the Council.
- Swan Eagle Fitzgerald spoke against the use of city property by ICE and urged the Council and public to take action to prevent it.
- Nolan Gouguet spoke about constitutional rights, civic courage, and the public's responsibility to hold government accountable.

- Circles Robinson urged the Council to place proposed regulations regarding ICE operations on city property back on the agenda for public discussion and a vote.
- Cado Daily spoke in support of Agenda Item 3, citing projected economic benefits from the Bikeways project and encouraging Council approval.

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 \$778,565.95.

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, June 16, 2026.

Nina Williams, Deputy City Clerk

- B. Approval of the Minutes of the Special Session of Mayor and Council held on Thursday, June 11, 2026.

Nina Williams, Deputy City Clerk

- C. Approval of the Minutes of the Special Session of Mayor and Council held on Tuesday, June 16, 2026.

Nina Williams, Deputy City Clerk

- D. Approval of the Minutes of the Special Session of Mayor and Council held on Tuesday, June 23, 2026.

Nina Williams, Deputy City Clerk

- E. Approval of the Appointment of Jeffrey Vanderhorst to the Planning and Zoning Commission.

Nina Williams, Deputy City Clerk

- F. Approval to allow the Bisbee Police Department to enter an Intergovernmental Agreement with the Arizona Child Abduction Response Team (AZCART).

Tim Cox, Police Chief

- G. Approval of a new updated one-time promotional Equipment Incentive Credit (EIC) offer agreement between Verizon Wireless and the Bisbee Police Department for the acquisition of 22 new portable router (jet pack) devices in the amount of \$9,350.

Tim Cox, Police Chief

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

SECOND: Councilmember Sowid

MOTION PASSED: UNANIMOUSLY

3. Discussion and Possible Approval to Reconsider and Approve Resolution R-26-17, Authorizing the use and Transfer of Funds in the amount of \$100,000.00 from Capital Improvement, originally Bed Tax Funds, to be used for the Shared Use Path Lavender Pit East Segment, if necessary, due to the resolution not receiving the required supermajority vote.

Ken Budge, Mayor

Mayor Budge clarified that the Council's June 16th action was a vote to reconsider, not to rescind, correcting recent public commentary.

He also addressed claims that the proposed \$100,000 would be better spent on tourism marketing. Citing current fund balances, he reported that the Visitors Fund and Capital Improvements Fund together held approximately \$394,000 in reserves, with the Visitors Fund expected to exceed \$305,000 after June revenues. He argued that adding another \$100,000 to an already well-funded account would not produce an immediate return, as the current budget was already established and the funds were unlikely to be spent soon. He reiterated that the Bikeways project represents a long-term investment.

Meggen Connelley provided an update on the Bikeways project. At Councilmember Sowid's request, the update was repeated to assist in reconsideration of the item. Ms. Connelley reported that bids for the east and west segments were due Thursday and that the City must issue a notice to proceed by the end of July to meet grant deadlines. She explained that the \$100,000 authorization was intended as a contingency if bids exceeded estimates, allowing the project to move forward without delaying for additional Council action. The funds might not be needed. She also reported that Bisbee Bikeways had raised \$900,000 in private funding and that ADOT had agreed to repave the travel lanes at its own expense, significantly improving the project's financial outlook. However, she cautioned that fluctuating oil prices continued to create uncertainty in construction bids.

Councilmember Sowid thanked Ms. Connelley and stated that successful fundraising, ADOT's contribution, and the project's tight timeline had persuaded him to support the resolution.

MOTION: Mayor Budge moved to approve Resolution R-26-17, Authorizing the use and Transfer of Funds in the amount of \$100,000.00 from Capital Improvement, originally Bed Tax Funds, to be used for the Shared Use Path Lavender Pit East Segment, if necessary.

SECOND: Councilmember Damon

ROLL CALL VOTE:

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

NAYS: Councilmember Schumacher

MOTION PASSED: AYES-6 NAYS-1

Mr. Estes, City Attorney provided an overview applicable to Agenda Items 4 through 11, explaining that municipalities periodically update their professional codes—building, electrical, fire, plumbing, and related codes—in alignment with updated international standards. The International Building Code and related model codes are revised every two to four years based on experience from municipalities worldwide. The City may adopt these codes as written, with modifications, additions, or exclusions tailored to local conditions. The series of ordinances before the Council represented the City's comprehensive update of its professional code library.

4. Discussion and Possible Approval of Ordinance O-26-10; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: The 2024 International Building Code, the 2024 International Existing Building Code, and the 2024 International Residential Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing

Chapter 7 “Building,” Article 7.1 “Building Code,” Sections 7.1.1 through 7.1.1D of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

Xavier Rodriguez, Building Inspector / Code Enforcement

MOTION: Councilmember Sowid moved to approve Ordinance O-26-10; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: The 2024 International Building Code, the 2024 International Existing Building Code, and the 2024 International Residential Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing Chapter 7 “Building,” Article 7.1 “Building Code,” Sections 7.1.1 through 7.1.1D of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

SECOND: Councilmember Skinner

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-7 NAYS-0

5. Discussion and Possible Approval of Ordinance O-26-11; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2024 International Plumbing Code, Including all Tables and Appendices, Except as specifically Amended by this Ordinance; Repealing 7.2, “Plumbing Code,” Section 7.2.1 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

Xavier Rodriguez, Building Inspector / Code Enforcement

MOTION: Councilmember Garcia moved to approve Ordinance O-26-11; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2024 International Plumbing Code, Including all Tables and Appendices, Except as specifically Amended by this Ordinance; Repealing 7.2, “Plumbing Code,” Section 7.2.1 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

SECOND: Councilmember Damon

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-7 NAYS-0

6. Discussion and Possible Approval of Ordinance O-26-12; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2023 National Electric Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing Chapter 7 “Building,” Article 7.3, “Electrical Code,” Section 7.3.1 through 7.3.2 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

Xavier Rodriguez, Building Inspector / Code Enforcement

MOTION: Councilmember Cline moved to approve Ordinance O-26-12; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2023 National Electric Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing Chapter 7 “Building,” Article 7.3, “Electrical Code,” Section 7.3.1 through 7.3.2 of the City Code; Providing for the

Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

SECOND: Councilmember Sowid

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-7 NAYS-0

7. Discussion and Possible Approval of Ordinance O-26-13; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2024 International Fire Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing Chapter 7 “Building” Article 7.4, “Fire Code,” Section 7.4.1 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

Jim Richardson, Fire Chief

MOTION: Councilmember Damon moved to approve Ordinance O-26-13; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2024 International Fire Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing Chapter 7 “Building” Article 7.4, “Fire Code,” Section 7.4.1 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

SECOND: Councilmember Skinner

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-7 NAYS-0

8. Discussion and Possible Approval of Ordinance O-26-14; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2024 International Mechanical Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing Chapter 7 “Building” Article 7.5, “Mechanical Code,” Section 7.5.1 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

Xavier Rodriguez, Building Inspector / Code Enforcement

MOTION: Councilmember Skinner moved to approve Ordinance O-26-14; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2024 International Mechanical Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing Chapter 7 “Building” Article 7.5, “Mechanical Code,” Section 7.5.1 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

SECOND: Councilmember Sowid

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-7 NAYS-0

9. Discussion and Possible Approval of Ordinance O-26-15; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2024 International Property Maintenance Code, Including all Tables and Appendices, Except as specifically Amended by this Ordinance; Repealing 7.6, "Property Maintenance Code," Section 7.6.1 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

Xavier Rodriguez, Building Inspector / Code Enforcement

MOTION: Councilmember Damon moved to approve Ordinance O-26-15; Amending the City Code by Adopting the Following Publications in Place of the Current Publications: 2024 International Property Maintenance Code, Including all Tables and Appendices, Except as specifically Amended by this Ordinance; Repealing 7.6, "Property Maintenance Code," Section 7.6.1 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

SECOND: Councilmember Cline

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-7 NAYS-0

10. Discussion and Possible Approval of Ordinance O-26-16; Amending the City Code by Adopting the following Publications in place of the Current Publications: The 2024 International Fuel Gas Code, the 2024 International Energy Conservation Code and by Adding and Adopting the 2024 International Swimming Pool and Spa Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing Chapter 7 "Building," Article 7.7, "Additional Code," Section 7.7.1 through 7.7.4 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

Xavier Rodriguez, Building Inspector / Code Enforcement

MOTION: Councilmember Garcia moved to approve Ordinance O-26-16; Amending the City Code by Adopting the following Publications in place of the Current Publications: The 2024 International Fuel Gas Code, the 2024 International Energy Conservation Code and by Adding and Adopting the 2024 International Swimming Pool and Spa Code, Including all Tables and Appendices, Except as Specifically Amended by this Ordinance; Repealing and Replacing Chapter 7 "Building," Article 7.7, "Additional Code," Section 7.7.1 through 7.7.4 of the City Code; Providing for the Repeal of Conflicting Ordinances; Providing for Severability; Providing for Penalties; and Providing for an Effective Date.

SECOND: Councilmember Sowid

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-7 NAYS-0

11. Discussion and Possible Approval of Ordinance O-26-17; Amending the City Code by Repealing Chapter 4 "Police and Fire Departments," Article 4.4, "International Fire Code"; Providing for Severability.

Jim Richardson, Fire Chief

MOTION: Mayor Budge moved to approve Ordinance O-26-17; Amending the City Code by Repealing Chapter 4 "Police and Fire Departments," Article 4.4, "International Fire Code"; Providing for Severability.

SECOND: Councilmember Cline

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-7 NAYS-0

NEW BUSINESS

12. Public Hearing and Discussion and Possible Approval of a Special Use Permit 26-01, Submitted by Chris Brinkmeyer for the Purpose of Establishing a Remote Tasting Room at 14 Main Street, Bisbee, AZ.

J. Emanuel Stuart, City Planner

Mr. Stuart presented Special Use Permit 26-01, submitted by Chris Brinkmeier to establish a wine tasting room at 14 Main Street (the former Cornucopia location). He noted the Planning and Zoning Commission recommended approval at its June 18 meeting and referenced the Council's recent approval of a similar permit at 202 Tombstone Canyon. He explained the property was zoned Commercial Mixed 2 within the entertainment district. Because the zoning code neither specifically permits nor prohibits wine tasting rooms, the request required a special use permit. He stated the proposed use was compatible with surrounding commercial development, requires no new infrastructure, was consistent with permitted uses in the area and the City's General Plan, and generated no public opposition.

Mayor Budge opened the public hearing. With no public comments or written correspondence received, the hearing was closed.

During Council discussion, Councilmember Sowid asked about a handwritten correction to the application fee.

Ms. Williams explained the correct fee was \$350 and that the applicant had used an outdated form listing \$300.

MOTION: Councilmember Skinner moved to approve Special Use Permit 26-01, submitted by Chris Brinkmeier for the purpose of establishing a remote tasting room at 14 Main Street, Bisbee, Arizona.

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

13. Discussion and Possible Approval of a Remote Tasting Room Liquor License Application submitted by Chris Brinkmeyer, owner of Skyhaven Reach Bisbee Tasting Room LLC, dba Skyhaven Wines, for a Tasting Room to be located offsite from the winery at 14 Main Street, Bisbee, AZ.

Ashlee Coroando, City Manager

Mayor Budge introduced the liquor license application for the tasting room at 14 Main Street.

Councilmember Garcia asked about the application language stating no manager would be on site for daily operations.

Applicant Chris Brinkmeier clarified that either he or his co-owner, Bridgette, would be present whenever the tasting room was open. He stated Bridgette was completing the required state training and would manage daily operations, and that he would also hold the required license and could serve in a management role.

MOTION: Councilmember Skinner moved to approve the Remote Tasting Room Liquor License Application submitted by Chris Brinkmeier, owner of Skyhaven Reach Bisbee Tasting Room LLC, dba Skyhaven Wines, for a tasting room to be located at 14 Main Street, Bisbee, Arizona.

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

14. Discussion and Possible Approval to Award the Bid for the Retaining Wall Reconstruction at 61 Brewery Avenue to Sellers and Sons, Inc.

Matthew Gurney, Public Works Director

Mr. Gurney presented the bid award for reconstruction of the failed retaining wall at 61 Brewery Avenue. The project will stabilize the site, improve safety, and prevent further deterioration through installation of a shotcrete and soil nail retaining wall system. The city received seven bids, which Mr. Gurney said was an unusually strong response, and recommended awarding the contract to Sellers and Sons of Tucson for \$274,770, including a one-year warranty.

Councilmember Schumacher asked why it had taken about a year to move forward with repairs. Mr. Gurney explained that the project was redesigned after the initial bid process, a subsequent solicitation received only one high bid, and additional design, bidding, and administrative work extended the timeline. He noted the area had been repeatedly barricaded, though barricades were often moved by the public. The contractor expects completion by approximately September 15, weather permitting.

Councilmember Sowid asked whether pedestrian access would remain open during construction. Mr. Gurney said the walkway would be closed during active construction, though access to the adjacent residence would be maintained.

Councilmember Skinner questioned the large gap between the lowest and highest bids. Mr. Gurney explained that all bidders received the same information and attended the same site walkthrough, and the project engineer confirmed the bids were evaluated consistently.

Councilmember Sowid also asked what protections were in place against excessive change orders from the low bidder. Mr. Gurney and the project engineer stated that all bidders bid on the same scope of work and noted Sellers and Sons has a strong history of completing projects at the bid price.

Mayor Budge remarked that this was the first of several retaining walls the city will need to address and noted that the one-percent infrastructure tax has been dedicated to funding such projects.

MOTION: Councilmember Skinner moved to award the bid for the retaining wall reconstruction at 61 Brewery Avenue to Sellers and Sons, Incorporated.

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

15. Discussion and Possible Approval of the Notice of Intent to Adopt Ordinance O-26-18, Accepting the Transfer of Real Property from TIMO Holdings LLC, Located at 107 N. Taylor Avenue, Bisbee, AZ.
Ashlee Coroando, City Manager

Ms. Coronado stated that the property at 107 North Taylor Avenue was a unit within the city's workforce housing program, and that TIMO Holdings LLC wished to deed the property to the city in anticipation of an eventual sale. Ms. Coronado explained that the transfer was intended to streamline the escrow process when a qualified buyer was identified. She noted that no buyer had yet been secured and that the transfer was not being undertaken on an emergency timeline, unlike some prior workforce housing transactions.

MOTION: Councilmember Sowid moved to approve the Notice of Intent to Adopt Ordinance O-26-18, Accepting the Transfer of Real Property from TIMO Holdings LLC, Located at 107 North Taylor Avenue, Bisbee, Arizona.

SECOND: Councilmember Damon

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-7 NAYS-0

16. Discussion and Possible Approval of the appointment of Nina Williams as Interim City Clerk for the City of Bisbee.

Ken Budge, Mayor

Mayor Budge explained the procedural basis for the appointment, noting that under the City Charter, the City Clerk was selected by the City Manager and confirmed by the Council, with the Clerk then reporting to the Council. City Manager Ashlee Coronado had recommended the appointment of Nina Williams, who had been serving as Deputy City Clerk.

Councilmember Schumacher, who had worked closely with Ms. Williams for several years, said she could not imagine a better choice for the position, describing her as both "a very nice person and a very competent person." She also noted that the added responsibilities should be accompanied by an appropriate salary increase, which the City Manager confirmed would be handled administratively.

Councilmembers expressed their support.

MOTION: Mayor Budge moved to approve the appointment of Nina Williams as Acting City Clerk for the City of Bisbee.

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

18. City Manager's Report:

17. Discussion and Possible Approval of a Motion to Go into Executive Session Pursuant to A.R.S. § 38-431.03(A)(3) for discussion and consultation with the City's Attorney regarding matters related to the performance, duties, responsibilities, and conduct of a member of the City Council and to receive legal advice regarding legal and procedural issues.

Ken Budge, Mayor

Mayor Budge noted that a member of the public had signed up to speak on this item but advised that there was nothing to discuss at the Call to the Public stage for an executive session item and indicated he would not be calling the individual forward.

MOTION: Mayor Budge moved to enter into executive session pursuant to A.R.S. § 38-431.03(A)(3).

SECOND: Councilmember Sowid

MOTION PASSED: UNANIMOUSLY

MOTION: Mayor Budge moved to come out of executive session.

SECOND: Councilmember Sowid

MOTION PASSED: UNANIMOUSLY

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: 9:15PM

Ken Budge, Mayor