

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, AUGUST 11, 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/83228852962>.

THE MEETING WAS CALLED TO ORDER BY MAYOR BUDGE AT 5:01PM.

ROLL CALL

COUNCIL

Councilmember Karen Schumacher, Ward I

Councilmember Terry Priestley, 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

Matthew Gurney, Public Works Director

Mike Normand, Construction Project Manager Camp Naco

CITY ATTORNEY

Joseph Estes

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

1. Discussion and Possible Approval of a Park, Facility, and Right-of-Way Use Permit for the Boys and Girls Club of Bisbee for the use of Arizona Street (between Briggs Avenue and Ruppe Street) for the Annual Cars & Bikes on Arizona Street Show to be held on Saturday, September 5, 2026, from 6:00am to 4:00pm with possible waiver of fees.

Nina Williams, Acting City Clerk

Mayor Budge opened discussion on the agenda item regarding a permit request from the Boys and Girls Club of Bisbee to use Arizona Street between Briggs Avenue and Ruppe Street for its Annual Cars & Bikes on Arizona Street Show, scheduled for Saturday, September 5, 2026, from 6:00 AM to 4:00 PM. The request also included a waiver of the associated permit fees.

Mayor Budge expressed his support for the fee waiver, noting that while the City was unable to provide a direct financial contribution to the organization, waiving the permit fees would provide a meaningful form of support. He stated that the event was strictly a fundraiser for the children and characterized the waiver as an appropriate gesture of goodwill toward the community youth organization.

MOTION: Councilmember Damon to approve the Park, Facility, and Right-of-Way Use Permit for the Boys and Girls Club of Bisbee for the use of Arizona Street between Briggs Avenue and Ruppe Street for the Annual Cars & Bikes on Arizona Street Show to be held on Saturday, September 5, 2026, from 6:00 AM to 4:00 PM, with a waiver of all fees.

SECOND: Councilmember Cline

MOTION PASSED: UNANIMOUSLY

2. Discussion and Possible Approval of Ordinance O-26-20; an ordinance of the Mayor and Council of the City of Bisbee, County of Cochise, State of Arizona, Authorizing the Sale and Transfer of certain property located at 107 N. Taylor Ave, City of Bisbee, County of Cochise, State of Arizona Under the city's workforce housing initiative; Authorizing the taking of all other actions necessary for the consummation of the transaction contemplated by this Ordinance and Declaring and Emergency.

Ashlee Coronado, City Manager

Mayor Budge explained that the ordinance was being declared an emergency because a prospective resident was prepared to move into the property immediately, eliminating the need for a second reading and the standard 30-day waiting period.

Mayor Budge opened the floor for discussion and reflected on the progress of the city's workforce housing initiative. He estimated that the city had completed well into the teens in workforce housing units. Council and staff briefly discussed the total number of properties completed, tentatively identifying this property as the fourteenth unit. Mayor Budge also clarified that the property at 107 N. Taylor Avenue was a single-story home.

Mayor Budge expressed appreciation for Step-Up Bisbee and recognized the organization's role in making workforce housing a sustained priority for the community. He stated that the city continues to move forward with the initiative and thanked Step-Up Bisbee for its efforts in advancing the program.

MOTION: Councilmember Garcia moved to approve Ordinance O-26-20, an ordinance of the Mayor and Council of the City of Bisbee, County of Cochise, State of Arizona, authorizing the sale and transfer of certain property located at 107 N. Taylor Avenue, City of Bisbee, County of Cochise, State of Arizona, under the City's workforce housing initiative; authorizing the taking of all other actions necessary for the consummation of the transaction contemplated by this Ordinance; and declaring an emergency.

SECOND: Councilmember Damon

ROLL CALL VOTE:

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

NAYS: 0

MOTION PASSED: AYES-6 NAYS-0

3. Discussion and Possible Approval of Change Orders 19, 28, and 29 with Durazo Construction.
Mike Normand, Construction Project Manager Camp Naco

Mr. Normand presented these change orders related to the Camp Naco project and the existing contract with Durazo Construction. He explained that the additional scope was made possible through two

recently awarded grants: a \$100,000 grant from the National Trust for Historic Preservation and a \$60,000 grant from Arizona State Parks. The grant funding will fully cover the cost of the change orders.

The additional work involves stabilization of Building A-4, the westernmost barracks in the West Quad and the final building in the West Quad to be addressed under the current contract. Mr. Normand emphasized the urgency of the work, noting that a severe storm earlier in the week had damaged and removed a significant portion of the rolled roofing protecting the building. He stated that the timing of the change orders was beneficial because the contractor could address the Building A-4 roofing concurrently with roofing work already underway on the other buildings.

Mr. Normand also advised the Council that, after the agenda packet was distributed, Durazo Construction submitted a revised change order, reducing the roofing cost by \$1,828. He stated that the final approved amount would therefore be lower than the amount reflected in the packet and that he would coordinate with the Clerk office to ensure the corrected figure was accurately reflected in the record.

MOTION: Councilmember Cline moved to approve Change Orders 19, 28, and 29 with Durazo Construction at the revised amount per Mr. Normand

SECOND: Councilmember Damon

MOTION PASSED: UNANIMOUSLY

4. Discussion and Possible Approval of a Professional Services Agreement with Sellers & Sons, Inc. for the Retaining Wall Reconstruction at 61 Brewery Avenue, Bisbee, AZ.
Matthew Gurney, Public Works Director

Mr. Gurney presented the Professional Services Agreement with Sellers & Sons, Inc. for reconstruction of the retaining wall at 61 Brewery Avenue. Gurney reminded the Council that the bid award for the project had previously been presented and explained that the agreement represents the next step in the process, allowing staff to issue a Notice to Proceed to the contractor. He noted that Sellers & Sons was prepared to begin work upon authorization from the Council.

Councilmember Damon asked about the one-year warranty period, noting that it appeared brief for a project valued at approximately \$275,000. Mr. Gurney explained that a one-year warranty was standard for this type of retaining wall construction and differs from the warranty that may apply to a solid poured-concrete wall.

Councilmember Cline commented that the one-year period would at least cover the next monsoon season. Mr. Gurney expressed confidence in the durability of the completed wall.

Councilmember Schumacher asked about the anticipated construction schedule and the effect on the adjacent pedestrian walkway. Mr. Gurney stated that the anticipated start date was September 15, with completion expected by early to mid-October. He confirmed that portions of the walkway would be temporarily blocked during construction, but that access would remain available for nearby residents to reach their homes. Mr. Gurney encouraged Council members to contact him during construction for status updates.

MOTION: Councilmember Garcia moved to approve the Professional Services Agreement with Sellers & Sons, Inc. for the Retaining Wall Reconstruction at 61 Brewery Avenue, Bisbee, Arizona.

SECOND: Councilmember Cline

MOTION PASSED: UNANIMOUSLY

Mayor Budge declared the agenda for the Special Session concluded, thanked all attendees—both those present in Chambers and those participating via Zoom—and briefly noted the upcoming League of Cities convention the following week, as well as an anticipated substantial agenda for the regular session on September 1st. He confirmed that he would be signing all approved documents immediately following adjournment.

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

ADJOURNMENT: 5:15PM

Ken Budge, Mayor