

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 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 7:08PM.

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 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
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:

- The Arbor Day Proclamation will be at the next meeting
- Mayor Budge announced that City Council meetings will no longer be streamed on Facebook and will be transitioned to YouTube beginning in May.
- Mayor Budge spoke regarding funding that has just become available.

CALL TO THE PUBLIC

- Kevin Cole Van Norman spoke regarding the Fair Building and the parking spaces he rents monthly.
- Brian McClain spoke regarding the Fair Building and asked Council to table the item.
- Mike Schmitzer spoke regarding 30 Main Street and its asbestos issue.
- Mike Ablin spoke regarding the Fair Building and reminding Council of their fiduciary responsibility to the community.
- Lisa Head spoke regarding the Fair Building and stated the city should not be in the property management business.
- Eliza Adams spoke regarding the Fair Building and asked council to pause on this.
- Amy Naico spoke regarding the Fair Building and also asked for a pause and questioned the urgency.

- Kelly Galligan spoke regarding inadequate tourism marketing efforts, and for Council to consider the input of the downtown business community regarding the best place for a visitor center.
- Mark Gray spoke regarding the Fair Building acquisition.
- Doug Stanhope gave a bit of levity in his allotted time.

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 \$827,573.91.

SECOND: Councilmember Skinner

Councilmembers Cline, Reynolds, and Schumacher inquired about items 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, March 17, 2026.

Ashlee Coronado, City Clerk

- B. Approval of the Park, Facility and Right of Way Use Permit for the use of Tombstone Canyon, Subway Street for El Tour de Zona on Saturday, April 11, 2026, from 8:00am to 2:00pm.

Ashlee Coronado, City Clerk

- C. Approval of the Park, Facility and Right of Way Use Permit for the Copper Queen Hotel for the use of Howell Avenue for the Annual Street Party with Music and Bar to be held on Saturday, June 20, 2026, from 5:00pm to 1:00am.

Ashlee Coronado, City Clerk

- D. Approval of a Special Event Liquor License Application submitted by the Friends of Warren Ballpark for an event to be held at the Warren Ballpark located at 300 Ruppe Avenue, Bisbee, AZ on Saturday, April 11, 2026, from 10:00am to 7:00pm and Sunday, April 12, 2026, from 10:00am to 5:00pm, Patrick Murphy, Applicant.

Ashlee Coronado, City Clerk

- E. Approval of an Application for an Extension of Premises/Patio Permit submitted by the Copper Queen Hotel for an Event to be held on Howell Avenue, Bisbee, Arizona on Saturday, June 20, 2026, from 5:00pm to 12:00am (Midnight) to Sunday, June 21, 2026, from 12:01am to 1:00am, Helen Joyce Lampinen, Applicant.

Ashlee Coronado, City Clerk

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

SECOND: Councilmember Sowid

MOTION PASSED: UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

3. Discussion and Possible Approval of Change Orders 1, 3, 5, 6, and 7 with Durazo Construction.
Mike Normand, Construction Project Manager

Mr. Normand, Construction Project Manager Camp Naco presented several change orders for Camp Naco construction project. He explained that the change orders involved repairs to Adobe buildings where walls had eroded due to roof leaks, as well as concrete replacement that was in poor condition.

The largest change order was for electrical switchgear for the service entrance, which distributes electricity to all buildings on the site. Normand explained that this equipment was originally included in phase 1 but was removed to allow local contractors to bid on phase 2. This decision resulted in savings of approximately \$150,000 overall on electrical work and \$16,000 specifically on the switchgear. The equipment has a six-month lead time and would be operational by mid-to-late November.

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

SECOND: Councilmember Sowid

MOTION PASSED: UNANIMOUSLY

4. Discussion and Possible Approval to purchase one Hydraulic PTO Pump from Wastequip for \$7,550.00.
Matthew Gurney, Public Works Director

Mr. Gurney explained that one of the large garbage trucks needed a replacement hydraulic PTO pump that operates the hydraulic system for the compacting mechanism and lifting arm. The current pump had exceeded its useful life and was actively leaking, requiring mechanics to constantly maintain fluid levels. The truck had been evaluated by mechanics in Sierra Vista who determined replacement was necessary.

Councilmember Sowid questioned the lifespan of the pump, noting the trucks were only four to five years old and used five to six days per week.

Mr. Gurney confirmed that the original warranties had expired and that they had budgeted for this replacement. He also mentioned that the other garbage truck would need its PTO pump replaced in the new fiscal year.

MOTION: Councilmember Damon moved to approve the purchase of one hydraulic PTO pump from Wastequip for \$7,550.00.

SECOND: Councilmember Reynolds

MOTION PASSED: UNANIMOUSLY

5. Discussion and Possible Approval of the Notice of Intent to adopt Ordinance O-26-07; Authorizing the Acquisition of Certain Real Property Located at 37 Main Street, Bisbee, Arizona, commonly known and referred to as the Fair Building; Authorizing the taking of all other actions necessary for the consummation of the transactions contemplated by this ordinance.
Ken Budge, Mayor

This agenda item generated extensive public comment and Council discussion. Multiple speakers addressed the council during the public comment portion specifically for this item to raise their concerns.

Fred Miller argued that the discussion about the fair building had been conducted in closed sessions, depriving the public of opportunity to provide input. He raised concerns about the transfer of the building and misuse of transient room tax funds, citing the Bisbee Restoration Association bylaws that specify funds should be used for acquisition, restoration, and maintenance of museum property, with no mention of rent. He also noted that in case of dissolution, assets must pass to the Cochise County Historical Society and cannot be sold.

Nicole France, representing Bisbee Forward, expressed concern about the community's business prospects and argued that the focus should be on drawing overnight visitors to replenish bed tax funds. She questioned why

this acquisition was being prioritized over establishing a destination marketing organization and suggested the community should work collaboratively on tourism priorities.

Amy Burkert emphasized that smart, dedicated people opposed the action and called for real discourse beyond three-minute public comments. She suggested waiting for input from the new designated marketing organization and city manager before making a 13-year commitment.

Charles Flanagan spoke in support of the proposal, drawing on his experience living in the Netherlands where historical preservation was valued. He emphasized the importance of having a permanent, highly visible visitor center and noted the synergy of having the museum and visitor center together in a beautiful location on Main Street.

Sarah Prochnau questioned why two outgoing council members were making a decision affecting the city for 156 months when they had less than three months remaining in their terms. She contrasted the quick progression of this deal (five months from initial approach) with the over 12-month process for the DMO selection involving 60 business owners.

Lisa Kobach, a CPA with 20 years of experience, criticized the financial analysis as inadequate, calling it "back of the napkin math" that would be rejected in any corporate setting. She questioned revenue projections and noted missing budget items for maintenance and repairs over the 13-year lease term.

During council discussion, Councilmember Reynolds expressed support for the concept but wanted detailed financial projections before voting. She was concerned about economic conditions and their impact on businesses. Mayor Budge responded that exact repair costs couldn't be determined without bidding all projects, and that major repairs would be pursued through grants.

Councilmember Sowid strongly supported the proposal, emphasizing that it would not affect bed tax money and that the building had historical significance for many residents. He argued that having a visitor center with the museum would provide visitors with personal connections to Bisbee's history and that the location would bring more people to Main Street.

Councilmember Cline agreed with Sowid's assessment and emphasized the importance of historical preservation for longtime residents who had contacted her expressing support.

Councilmember Damon supported the proposal, noting feedback from constituents in her ward who wanted to preserve the building's history.

Councilmember Skinner referenced his previous op-ed supporting the acquisition and maintained his position, stating he was not in favor of the convention center alternative.

Councilmember Schumacher acknowledged hearing from qualified people expressing trepidation about the proposal and believed the council should pause the decision.

Mayor Budge defended the process, stating it was not a "backroom deal" and that he had been working on details for months. He emphasized that whether or not they acquired the building, visitor center costs would remain the same, and that the decision needed to be made to include funding in the upcoming budget.

City Attorney Joe Estes explained the ordinance process, clarifying that this was the first reading and would require a second reading at the next council meeting for final adoption.

MOTION: Mayor Budge moved to approve the notice of intent to adopt ordinance O-26-07 authorizing the acquisition of the Fair Building.

SECOND: Councilmember Damon

ROLL CALL VOTE:

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

NAYS: Councilmember Schumacher, and Reynolds

MOTION PASSED: AYES-5 NAYS-2

7. Discussion and Possible Action to establish a policy, or directive, for the City of Bisbee that all real property belonging to, or subject to the control of, the City of Bisbee shall only be used for authorized City purposes and shall not be used as or in connection with a staging area, processing location, or operations base for unauthorized civil law enforcement actions, including civil immigration enforcement.

Lori Reynolds, Councilmember Ward I

Karen Schumacher, Councilmember Ward I

Jenny Druckman spoke during public comment, expressing her desire for the city council to approve an administrative directive requiring the city's permission before ICE uses city property for staging immigration raids. She acknowledged that if the state determines such restrictions are illegal, the community would need to find other ways to protect itself but hoped the council would revisit the item if the attorney general rules such directives are legal.

Councilmember Schumacher explained that the agenda language was similar to what Tucson had passed as a directive but noted that a 1487 complaint had been filed against Tucson on Monday. She agreed with tabling the item pending the attorney general's decision.

Councilmember Reynolds agreed that the item should be tabled until Attorney General Kris Mayes makes a ruling, noting this would provide clearer legal direction for any future action.

Councilmember Skinner suggested that waiting for a legal ruling might allow them to craft a more substantive document with actual enforcement mechanisms.

MOTION: Councilmember Reynolds moved to table the item until Attorney General Kris Mayes has issued a ruling on the matter.

SECOND: Councilmember Schumacher

MOTION PASSED: UNANIMOUSLY

6. Discussion and Possible Direction Regarding Recruitment Timing for City Manager.

Ken Budge, Mayor

Mayor Budge brought this item forward to inform the public that the council was not neglecting the city manager search. He explained that the coming weeks would be extremely busy with charter review, budget hearings running three to four days, and his planned absence from May 6-16 to attend his granddaughter's graduation.

He suggested postponing serious consideration of the city manager recruitment until after mid-May, approximately five weeks away, to avoid adding more meetings and responsibilities during the busy budget period.

Councilmember Schumacher asked about the budgeted salary range for the city manager position, noting it was set at \$125,000 but remembering there had been a range adjustment. The discussion revealed the range had been increased from \$55,000-\$135,000 to \$150,000, and there was concern about whether the budgeted amount would impact their ability to hire qualified candidates. Council agreed to address this during budget discussions.

9. City Manager's Report:

8. Discussion and Possible Approval of a Motion to Go into Executive Session Pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with the City Attorney related to 28 Main Street.

Joe Estes, City Attorney

MOTION: Mayor Budge moved to go into executive session.

SECOND: Councilmember Skinner

MOTION PASSED: UNANIMOUSLY

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

SECOND: Councilmember Damon

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, as there was nothing else before this Council this meeting was adjourned.

ADJOURNMENT: 9:11PM

Ken Budge, Mayor