

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS
REGULAR MEETING HELD ON
TUESDAY, JANUARY 6, 2026**

A regular board meeting of the Cochise County Board of Supervisors was held on Tuesday, January 6, 2026, at 10:00 a.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Frank Antenori, Chairman; Tom Crosby, Vice-Chairman; Kathleen L. Gomez, Supervisor

Staff Present: Sharon Gilman, County Administrator; Joe Casey, Deputy County Administrator; Dylan Hendel, Civil Deputy County Attorney; Bert Whitehead, Civil Deputy County Attorney, Telephonic; Lara Loewenheim, Clerk of the Board

Chairman Antenori called the meeting to order at 10:08 a.m.

CALL TO THE PUBLIC

Alfred Kern discussed concerns over decades of unresolved road maintenance issues, emphasized that residents pay taxes without seeing county work performed, and urged action before the next meeting.

Brian Keith Bowers stated concern about a neighboring property near Leslie Canyon where unpermitted living, construction, sewage dumping, and roaming livestock have prevented use of his land, and requested assistance.

Allison Morse spoke in remembrance of the January 6 anniversary. (Ms. Morse was hard to hear so she was allowed to repeat at the end of the Call to the Public.)

Diana LaMar spoke in remembrance of the January 6 anniversary.

Phillip Klump raised concern that a family member is violating County Resolution 92-11 by blocking and damaging access roads, including emergency access, and requested guidance on enforcing the resolution to restore lawful ingress and egress to affected ranch properties.

Tricia Gerrodette stated confidence in the fairness and transparency of local elections, affirmed the security of mail-in voting, and offered congratulations and well wishes to Jackie Watkins.

George Adams raised concerns about delayed road discussions, strict permitting enforcement amid serious health issues, disputed RV storage fees and inspections on private property.

Allison Morse spoke in remembrance of the January 6 anniversary.

CONSENT

Board of Supervisors

1. Approve the Minutes of the regular meeting of the Board of Supervisors of December 16, 2025, and Special Meeting on December 30, 2025.

Development Services

2. Approve the appointment of Neil Tucker to the Planning & Zoning Commission representing District 2, effective January 1, 2026, through December 31, 2029.

Engineering & Natural Resources

3. Approve transfer of tax deeded property, as described in Exhibit A, to the Cochise County Engineering & Natural Resources Department, for potential transportation or flood control purposes.

Finance

4. Approve demands and budget amendments for operating transfers.

Public Works

5. Approve transfer of tax deeded property, as described in Exhibit A, to the Cochise County Public Works Department, for potential transportation or flood control purposes.

Vice-Chairman Crosby made a motion to approve Consent items 1 through 5.
Supervisor Gomez seconded the motion.

Chairman Antenori called for the vote and it was approved 3-0.

PUBLIC HEARINGS

Development Services

6. Adopt Zoning Ordinance 26-01 to rezone tax parcels 203-16-007, 203-19-018A, 203-19-036C, 202-44-017, 202-86-002, the west half of 202-44-012, and the west half of the east half of 202-67-002 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres) pursuant to the application of Adapture Renewables Inc (Supervisor District 3).

Supervisor Gomez made a motion to adopt Zoning Ordinance 26-01 to rezone tax parcels 203-16-007, 203-19-018A, 203-19-036C, 202-44-017, 202-86-002, the west half of 202-44-012, and the west half of the east half of 202-67-002 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres) pursuant to the application of Adapture Renewables Inc (Supervisor District 3).
Vice-Chairman Crosby seconded the motion.

Chairman Antenori opened the Public Hearing.

Matthew Taylor, Planning Division Manager, presented this item using a PowerPoint presentation. Mr. Taylor presented docket RZ25-15, a request to downzone about 900 acres near Willcox from R36 to RU4, consistent with the comprehensive plan, with a future solar project requiring a separate special use permit. He stated no opposition was identified, required notices were completed, and both the Planning and Zoning Commission and staff recommended approval without special conditions.

Supervisor Gomez expressed support for reducing residential density but voiced concern about large-scale solar farms, citing environmental impacts, fire response limits, decommissioning issues, and limited local benefit, and requested a future work session before considering any special use permit.

In response to the Board, Mr. Taylor clarified that any special use permit for a solar project would be decided by the Planning and Zoning Commission and only come before the Board on appeal.

Kesean Coleman, representing Adapture Renewables and partnering with the Klump family, thanked the board, planning commission, and staff for guidance and support regarding the downzoning application. He emphasized a commitment to community partnership, including economic impact analysis, visual simulations, environmental studies, and coordination with the fire department. Mr. Coleman noted plans to pursue the local interconnection process with ACCO Engineered Systems and expressed willingness to address stakeholder concerns thoroughly during any future special use application.

The Board discussed that Adapture Renewables will oversee construction, operation, and maintenance of the solar project using an in-house team and third-party contractors, selling power locally to ACCO. Mr. Coleman confirmed soil and environmental testing will be conducted before construction, with avoidance measures for sensitive areas, and that the project would cover less than 2,000 acres with ground-mounted panels.

Kathryn Klump, co-owner of the parcels with her family, stated the land has been in the family for 70 years, is unsuitable for farming or ranching, and would be best used for a solar project. She emphasized that the project would benefit the county through taxes, address current and future electricity needs, and supports the downzoning request to proceed.

Supervisor Gomez expressed concern about emergency management, noting the county lacks resources to respond to potential incidents at a large solar farm and suggested tabling the decision until work sessions provide a better understanding of impacts. Ms. Klump responded that the project would be long-term, the land would revert to the family if discontinued, and she had not heard specific concerns from the city of Wilcox despite prior mention.

Phillip Klump was called upon but did not speak.

Connor Klump was called upon but did not speak.

The Board and staff discussed concerns about potential impacts of large solar farms, including water contamination, battery fires, heat, and emergency management, emphasizing that approving the rezoning alone should not imply approval of future special use permits. The Board highlighted the need for work sessions to establish policies, mitigation measures, and decommissioning requirements, so the county can

ensure proper oversight and protection. The Board clarified for the record that rezoning does not guarantee approval of future permits, while still allowing the project to move forward with those safeguards in mind.

Chairman Antenori closed the Public Hearing.

Chairman Antenori called for the vote and it was approved 2-1 (Gomez opposed).

7. Adopt Zoning Ordinance 26-02 to rezone tax parcel 404-02-303 from RU-2 (Rural District, one dwelling per 2 acres) to RU-4 (Rural District, one dwelling per 4 acres) pursuant to the application of Brittney Meyst (Supervisor District 2).

Vice-Chairman Crosby made a motion to adopt Zoning Ordinance 26-02 to rezone tax parcel 404-02-303 from RU-2 (Rural District, one dwelling per 2 acres) to RU-4 (Rural District, one dwelling per 4 acres) pursuant to the application of Brittney Meyst (Supervisor District 2). Chairman Antenori seconded the motion.

Chairman Antenori opened the Public Hearing and no one chose to speak.

Matthew Taylor, Planning Division Manager, presented this item using a PowerPoint presentation. Mr. Taylor presented a request to downzone property in the Desert Sky subdivision from RU2 to RU4 for future residential development under the county's owner-builder program, noting that the area is largely undeveloped and the request aligns with rural growth patterns. He stated the Planning and Zoning Commission recommended approval without special conditions, though staff noted an active code compliance issue with a recreational vehicle on the property.

The Board clarified that the property owner must resolve the existing code violation by removing the recreational vehicle before the rezoning from RU2 to RU4 can take effect. Staff confirmed the applicant is aware of this requirement, and no permits for construction will be issued until the code compliance issue is resolved.

Chairman Antenori closed the Public Hearing.

Chairman Antenori called for the vote and it was approved 3-0.

8. Adopt Zoning Ordinance 26-03 to rezone tax parcel 408-16-009E from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District) pursuant to the application of Snell & Wilmer LLP, on behalf of property owner Freeport Minerals Corporation (Supervisor District 2).

Supervisor Gomez made a motion to adopt Zoning Ordinance 26-03 to rezone tax parcel 408-16-009E from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District) pursuant to the application of Snell & Wilmer LLP, on behalf of property owner Freeport Minerals Corporation (Supervisor District 2). Vice-Chairman Crosby seconded the motion.

Chairman Antenori opened the Public Hearing.

Matthew Taylor, Planning Division Manager, presented this item using a PowerPoint presentation. Mr. Taylor presented docket RZ25-17, proposing to rezone 102 acres of Freeport Minerals property at the northwest corner of State Route 80 and US 191 from R36 to General Business, consistent with the county's comprehensive plan. He stated staff and the Planning and Zoning Commission recommended approval with a 20-foot

landscape buffer along property lines adjacent to Calumet addition residences, noting no opposition from nearby property owners and support from the city of Douglas.

Michael Maerowitz, representing Freeport Minerals Corporation, emphasized that the requested General Business zoning aligns with Freeport's existing property to the east and south, and is consistent with the county's comprehensive plan for developing land. He noted the city of Douglas supports the request as responsible and compatible land use, and respectfully asked the Board to approve the docket following the planning commission and staff recommendation, including the staff's landscape buffer condition.

Diana LaMar supported the rezoning but urged careful planning for Highway 80 to balance future development with environmental and community concerns.

Supervisor Gomez stated the Board is planning a strategic economic development roadmap for the port of entry and surrounding areas to ensure balanced growth that benefits the community environmentally, economically, and socially.

Tricia Gerrodette suggested the county consider revising rezoning notifications so that nearby property owners being notified aren't the applicant themselves, but rather unrelated neighbors.

Chairman Antenori closed the Public Hearing.

Chairman Antenori called for the vote and it was approved 3-0.

9. Adopt Zoning Ordinance 26-04 to repeal Zoning Ordinance 25-14 and revert the zoning of tax parcels 407-68-007A, 407-68-008B, 407-68-010, and 407-68-013E from LI (Light Industry District) to RU-4 (Rural District, one dwelling per 4 acres) pursuant to the application of Tactical Holdings LLC (Supervisor District 2).

Vice-Chairman Crosby made a motion to adopt Zoning Ordinance 26-04 to repeal Zoning Ordinance 25-14 and revert the zoning of tax parcels 407-68-007A, 407-68-008B, 407-68-010, and 407-68-013E from LI (Light Industry District) to RU-4 (Rural District, one dwelling per 4 acres) pursuant to the application of Tactical Holdings LLC (Supervisor District 2). Supervisor Gomez seconded the motion.

Chairman Antenori opened the Public Hearing.

Matthew Taylor, Planning Division Manager, presented this item using a PowerPoint presentation. Mr. Taylor presented a staff report on Tactical Holdings LLC's request to revert approximately 116 acres at Highway 80 and James Ranch Road from light industrial back to RU-4. He noted the reversion conflicts with the county's comprehensive plan and would repeal ordinance 25-14, but no nearby property owners submitted comments for or against the request.

Gary F. Urman, applicant, explained that Tactical Holdings only learned the full scope of the required easements after the board previously approved the rezoning, which rendered 27 acres unusable. He requested the zoning revert to its original designation so the property can be reconsidered and planned in a way that meets both the owner's and county's needs.

Chairman Antenori expressed concern that reverting the property back to RU-4 would remove the required road and drainage easements, which are essential for handling traffic and runoff if the area near the port of entry develops into a business or industrial

hub. He questioned the benefit of undoing the zoning when future development would still require these infrastructure considerations.

In response to the Board, Mr. Urman explained that the large drainage easement required under the current ordinance makes the property infeasible to develop as originally intended, and the dedication's size depends on the contemplated use. He emphasized the need to step back, redesign the property's use, and potentially reduce the easement to allow a plan that works for both the property owner and the county.

The Board and staff discussed that the original light industrial zoning required road and drainage easements to handle traffic and water runoff from potential development like warehouses or truck stops.

Mr. Whitehead, advised the Board that since the landowner may not comply with the original conditions, the zoning is effectively not in effect, and denying the reversion could lead to long-term litigation.

Chairman Antenori closed the Public Hearing.

Chairman Antenori called for the vote and it was approved 3-0.

ACTION

Board of Supervisors

10. Approve the use of \$21,350 of General Fund Contingency for Medical Director Oversight and Support Contract with PetraMED, LLC for Cochise County Health & Social Services.

Supervisor Gomez made a motion to approve the use of \$21,350 of General Fund Contingency for Medical Director Oversight and Support Contract with PetraMED, LLC for Cochise County Health & Social Services. Vice-Chairman Crosby seconded the motion.

Ms. Gilman presented this item. She stated the Health Department will use internal funds for most of the PetraMED medical oversight contract but needs an additional \$21,500 to cover the rest of the fiscal year.

Chairman Antenori explained the contract is split into two parts, with the first covering jail medical oversight and this portion funding the Health Department for immunizations, vaccinations, and outbreak management.

Chairman Antenori called for the vote and it was approved 3-0.

11. Approve the sales of the November 3, 2025 through November 14, 2025, Tax Deed Land Auction held online through Public Surplus of parcels listed on Exhibits A and B and authorize the Clerk of the Board to post the remaining unsold properties for sale on an over-the-counter basis (see Exhibit C).

Vice-Chairman Crosby made a motion to approve the sales of the November 3, 2025 through November 14, 2025, Tax Deed Land Auction held online through Public Surplus of parcels listed on Exhibits A and B and authorize the Clerk of the Board to post the remaining unsold properties for sale on an over-the-counter basis (see Exhibit C).

Supervisor Gomez seconded the motion.

Ms. Loewenheim, presented this item. Ms. Loewenheim reported that 54 of 59 properties offered in the November 2025 tax deed land auction sold, generating \$209,923, nearly doubling prior years' parcels sold. She stated staff plans to continue bundling contiguous parcels and may hold multiple sales in 2026 to return more properties to the tax roll.

Chairman Antenori called for the vote and it was approved 3-0.

Health & Social Services

12. Approve the Executed Request for Grant Application (RFGA) 2025-013 for the Health Start Home Visiting Program, between the Arizona Department of Health Services (ADHS) and Cochise County Health & Social Services, in the amount of \$353,000, effective October 1, 2025, through September 30, 2026.

Supervisor Gomez made a motion to approve the Executed Request for Grant Application (RFGA) 2025-013 for the Health Start Home Visiting Program, between the Arizona Department of Health Services (ADHS) and Cochise County Health & Social Services, in the amount of \$353,000, effective October 1, 2025, through September 30, 2026. Vice-Chairman Crosby seconded the motion.

Suzanne Hagle, Division Director Prevention Services, presented this item. Ms. Hagle requested approval of the five-year renewal of the Health Start contract, which has been in place for over 35 years, to continue providing home visiting services for pregnant and postpartum women and families with children up to age two in Cochise County.

Chairman Antenori called for the vote and it was approved 3-0.

STATE & FEDERAL LEGISLATION

13. Discussion and possible action regarding state and federal legislative matters listed or described in the attached County Supervisors Association Legislative Policy Committee Agenda, the Arizona Association of Counties (AACo) Legislative Policy Committee Agenda, and the proposed State budget, and other matters related thereto.

Chairman Antenori stated that Supervisor Gomez and himself would be attending the opening day of the Legislature next week.

REPORT BY SHARON GILMAN, COUNTY ADMINISTRATOR -- RECENT AND PENDING COUNTY MATTERS

Ms. Gilman announced that Jackie Watkins will be leaving the county on January 9th, 2026, for a new opportunity with another municipality and acknowledged her contributions. She also highlighted the county's year-in-review newsletter, showcasing the significant work completed across departments in 2025.

SUMMARY OF CURRENT EVENTS

Report by District 1 Supervisor, Tom Crosby

Vice-Chairman Crosby reminded the Board that election issues remain ongoing and emphasized the importance of staying engaged. He urged coordination with similar counties to ensure the voices of smaller counties are represented.

Report by District 2 Supervisor, Kathleen L. Gomez

Supervisor Gomez emphasized that the chamber is frequently empty and suggested delivering district and external reports earlier in meetings. She stated the approach would help the public stay informed about ongoing projects and county work.

Report by District 3 Supervisor, Frank Antenori

Chairman Antenori noted that a candidate forum for the special election in District Three will be held in Benson at six o'clock. He also mentioned that the Attorney General will be visiting on Thursday, January 8, 2026, in Sunsites.

Chairman Antenori adjourned the meeting at 12:16 p.m.

APPROVED:

Frank Antenori, Chairman

ATTEST:

Lara Loewenheim, Clerk of the Board