

MINUTES

TOWN OF MIAMI SPECIAL MEETING OF THE MAYOR AND COUNCIL MONDAY, MARCH 23, 2015 AT 6:30 P.M.

1. CALL TO ORDER:

Mayor Dalley called the meeting to order at 6:39 p.m.

2. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Dalley led the pledge and Vice Mayor Reiman led the invocation.

3. ROLL CALL OF COUNCILMEMBERS:

Present: Mayor Dalley, Vice Mayor Reiman, Councilmember Castaneda and Councilmember Gonzales.

Absent: Councilmember Black, Councilmember Hanson and Councilmember Medina.

Staff Present: Town Manager Heatherly, Town Attorney Smiley, Police Chief Gillen, Finance Director Rachele Sanchez, Engineering Department Paul Curzon and Dale Metz, and Town Clerk Norris.

Mayor Dalley motioned to allow Vice Mayor Reiman to chair tonight's meeting. Motion seconded by Councilmember Castaneda. Mayor Dalley calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED. Vice Mayor Reiman takes the meeting.

4. **CONSENT AGENDA:** *All items listed below are considered consent calendar items and may be approved by a single motion unless removed at the request of a Councilmember for further discussion/action. Other items on the agenda may be added to the consent calendar and approved under a single motion.*

- A. Consideration and possible action to approve Minutes of the March 9, 2015 Joint MPC/Council Meeting and Regular Council Meeting.
- B. Consideration and possible action to approve Resolution No. 1158 – declaring the Town's commitment to Fair Housing.
- C. Consideration and possible action to approve the Town Payroll for February 16, 2015 to March 1, 2015.

Councilmember Castaneda motioned to approve the Consent Agenda. Motion seconded by Councilmember Gonzales. Vice Mayor Reiman calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED.

5. APPROVAL OF DEMANDS:

- A.** Consideration and possible action to approve the General Demands for March 5, 2015 to March 18, 2015.

Councilmember Gonzales questioned the two voided checks. Finance Director Sanchez explains that the checks were cut to the vendor and he refused to accept the checks because they were not the full amount due. She explains that it was from an invoice from 2012 or 2013 that never got paid. Discussion regarding the full amount due which is approximately \$3,000.00 and the vendor wanted the full amount, not a partial payment, so he refused and sent the demand to collections. Discussion regarding that there has not been a payment to this vendor since approximately July 2014. Councilmember Castaneda motioned to approve the General Demands for March 5, 2015 to March 18, 2015. Motion seconded by Mayor Dalley. Vice Mayor Reiman calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED.

- B.** Consideration and possible action to review and discuss the Revenues/Expenditures and Deposits report for activities through February, 2015.

Brief discussion regarding the complete period of time this report covers; July 1, 2014 through February 28, 2015. Councilmember Castaneda motioned to approve the Revenues/Expenditures and Deposits report for activities through February 2015. Motion seconded by Mayor Dalley. Vice Mayor Reiman calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED.

6. REPORTS / RECOGNITIONS:

- A.** Department Reports:

Police Department, Chief Gillen gives the Police Department statistics and activity report.

Engineering Department, Paul Curzon reports on the Merritt Ramp Project, comments on the National Fire Protection Agency (NFPA) Report, continuing to work on security issues for Town of Miami owned buildings/property and gives a brief update on the Street Sign Replacement Project. Mr. Dale Metz give an easement update report.

- B.** Town Manager Reports:

Town Manager Heatherly gives an update on the issues surrounding the lift station pumps 2 and 3. Reports that letters have been sent to 370 residents with outstanding utility balances; been having meetings with residents to get their accounts up to date. Reports they completed the ADOT Transit Audit and a report will be provided shortly. Reports briefly regarding the swimming pool project. Reports on the Art Walk and states that Mr. Michael Twenty-three of the Miami Art Walk Commission, will give a report to Council at the next Council meeting.

C. Mayor/Council Reports:

Councilmember Castaneda comments briefly on the Art Walk Event; seems like there was a lot more people in attendance this year. Looked like everyone was having a good time and that it was a good outcome.

Vice Mayor Reiman agreed with Councilmember Castaneda stating that he felt it was a milder group this year, better behaved. It looked like a very good event.

7. CALL TO THE PUBLIC:

Ms. Barbara Navakaski, Miami resident, comments regarding a sewer issue she is having and would like for it to go before Council for discussion. Her sewer is hooked into her neighbor's line and when she moved into the house it started backing up the neighbor's sewer line. She wants to hook up directly to the Town's line but has been told several different fees for the connection. Would like to have this issue resolved.

Mr. Bronson with Boy Scout Group 101, his group is working on their citizenship and one of the requirements is to come watch their local government in action. Comments also that Dallas Springer, a Scout that did a project at Bullion Plaza Museum to earn his Eagle Rank is present to present Council with an invitation to an event.

Mr. Dallas Springer presents the Mayor and Town Council with an invitation to his Eagle Rank Ceremony on March 25th at 7:00 p.m.

8. UNFINISHED BUSINESS:

9. NEW BUSINESS:

- A. Information, discussion and possible action:** To approve Special Event Liquor License application from Bullion Plaza Cultural Center and Museum for the Slavic Project on Saturday, April 25, 2015; 4:00 p.m. to 12:00 a.m. located at 150 N. Plaza Circle., Miami, AZ.

Ms. Toni Wantland presents this request to Council. Councilmember Castaneda motioned to approve Special Event Liquor License application from Bullion Plaza Cultural Center and Museum for the Slavic Project on Saturday, April 25, 2015; 4:00 p.m. to 12:00 a.m. located at 150 N. Plaza Circle., Miami, AZ. Motion seconded by Councilmember Gonzales. Vice Mayor Reiman calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED.

- B. Information and discussion only:** Resolution Copper presentation and update regarding plans for 2015.

Mr. Andrew Taplin, Resolution Copper Project Director gives a presentation and project update to the Mayor, Town Council and the public. Mr. Taplin shows a brief video regarding the preservation of the Lower San Pedro Conservation Land. No action taken on this item.

- C. Information and discussion only:** Review Wayfinding Project as it pertains to Miami; sign placement and the Town's role in supporting this project.

Ms. Karalea Cox of the Southern Gila County Economic Development Commission comments briefly on the Wayfinding Signage Grant they were awarded. Ms. Cox comments regarding identification of the placards directional signage. Ms. Cox explains how the corridor has been divided into zones and how each zone has identified points of interests. Ms. Cox comments regarding the breakaway decorative sign posts. Ms. Cox states that they will be placing 2 directional kiosks in the Town of Miami. Ms. Cox explains that as part of the grant they have money to design and create large "trade show" type banners to put in empty store front windows. It is also mentioned that geocaching will be included in the posters. Brief discussion regarding geocaching. The Copper Circle Website will contain more information regarding this project. Ms. Cox states that Ms. Linda Carnahand and Mr. Jon Cornell created the preliminary posters. Mayor Dalley states that he would like to see the Veterans Memorial identified on the posters. Brief discussion regarding allowing local businesses to advertise on the posters. No action taken on this item.

**Vice Mayor Reiman calls for a 5 minute break. 7:50 p.m.
Call back to order 7:55 p.m.**

- D. Information, discussion and possible action:** To approve payment application for AMEC, subject to funding agency concurrence, in the amount of \$18,231.68 for one month of Design, Program Management and Construction Management Services (\$10,931.08 due from WIFA; \$7,300.60 due from USDA), as recommended by the Wastewater Advisory Board.

Town Manager Heatherly presents this item to Council; it is recommended for approval by the Wastewater Advisory Board. Brief discussion regarding the breakdown of the payments to AMEC and Curtis Goodwin. Councilmember Gonzales questions the number of easements left to be acquired. The Town still needs to obtain 30 easements; all the easements for phase 2 have been acquired. Brief discussion regarding the balloon payment coming up on the WIFA loan. Town Manager Heatherly explains that with the Phase 2 funding, they are going to be paid \$670,000; that was part of the renegotiation agreement. Councilmember Castaneda motioned to approve payment application for AMEC, subject to funding agency concurrence, in the amount of \$18,231.68 for one month of Design, Program Management and Construction Management Services (\$10,931.08 due from WIFA; \$7,300.60 due from USDA), as recommended by the Wastewater Advisory Board. Motion seconded by Mayor Dalley. Vice Mayor Reiman calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED.

- E. Information, discussion and possible action:** To approve payment application for Curtis, Goodwin, Sullivan, Udall and Schwab, subject to funding agency concurrence, in the

amount of \$1,032.22 for Legal Services (\$792.92 due from WIFA; \$239.30 due from USDA),as recommended by the Wastewater Advisory Board.

Town Manager Heatherly presents this item to Council; it is recommended for approval by the Wastewater Advisory Board. Brief discussion regarding some confusion about the invoices presented with this item. After further discussion and review the invoicing is correct, just out of order with the payment applications. Councilmember Castaneda motioned to approve payment application for Curtis, Goodwin, Sullivan, Udall and Schwab, subject to funding agency concurrence, in the amount of \$1,032.22 for Legal Services (\$792.92 due from WIFA; \$239.30 due from USDA),as recommended by the Wastewater Advisory Board. Motion seconded by Vice Mayor Reiman. Vice Mayor Reiman calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED.

F. Information, discussion and possible action: To direct staff to proceed with the process to seek individual bids for the potential sale of three Town of Miami owned buildings/property; including acquiring title reports, preparing bid packages, posting the Town's intent to sell the buildings/property and to solicit bids.

Town Manager Heatherly presents this item to Council. Town Manager Heatherly comments that he has obtained the appraisals for the three properties. Town Manager Heatherly explains that he does not wish to make the appraisal amounts public because these properties will be put out for competitive public bid. Town Manager Heatherly comments that the appraisals came in at a higher price than he anticipated. Town Manager Heatherly explains that right now with the financial situation of the town, it would be more beneficial to sell the property than to rent it. Town Manager Heatherly comments that if the Council approves the sale of the properties and they do sell he would propose to use 66% of the funds to pay down the accounts payable and take the remaining portion and put \$50,000 into an emergency reserve fund, \$40,000 into a repair fund and \$10,000 into a fire fund. Brief discussion regarding the need to research if the Town can sell the Fitzpatrick building because of the Federal funds used on it. Brief discussion regarding checking into the Fitzpatrick building being on the historical register. Open discussion and comments regarding putting parameters on the sale of buildings, such as what the buyer can do with it. Council wants to avoid selling the properties and then they go unmaintained and become dilapidated. Discussion regarding setting the criteria in the bid package or structure the bids so that preference is given to proposals which also include development/business plans. Council agrees that they would like to see something good done with the properties. Town Attorney Smiley comments that appraisals are one person's professional opinion as to the value of that property, it could be wrong, value is what someone is willing to pay. Brief discussion regarding this being an opportunity for the town to pay down its debt. Councilmember Castaneda motioned to direct staff to proceed with the process to seek individual bids for the potential sale of three Town of Miami owned buildings/property; including acquiring title reports, preparing bid packages, posting the Town's intent to sell the buildings/property and to solicit bids. Motion seconded by Mayor Dalley. Vice Mayor Reiman calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED.

- G. **Information, discussion and possible action:** To direct staff to publish a Notice of Intention that the Town of Miami intends to establish new fees for connecting to the Town of Miami sewer system and require a deposit for a new utility services accounts and existing accounts with payments due and establish a late fee for outstanding utility balances.

Town Manager Heatherly presents this item to Council and explains that the Town of Miami does not have and has never had a sewer connection fee. As in, connecting a new line to our sewer system. Town Manager Heatherly explains the difference between a connection fee and an account establishment fee. Town Manager Heatherly explains researching what other Towns charge for a connection fee and how he came up with the proposed amount for the Town's connection fee. Discussion regarding charging an account deposit and how the deposit amount is established. Open discussion and comments again regarding the connection fees. Vice Mayor Reiman questions if the Town can charge for service calls. Mr. Freddy Rios of Arizona Water Company explains how they handle and charge for service calls. Town Manager Heatherly comments that the Town is a municipality and call outs should be a tax payer service. Brief discussion regarding sewer line extensions and that would be something the Town would have to look at if they are expecting possible development. Councilmember Gonzales comments regarding looking to the future and being prepared and it should be added to the ordinance now and specifically stating that it will be the obligation of the developer to pay for the line extension. Vice Mayor Reiman motioned to direct staff to publish a Notice of Intention that the Town of Miami intends to establish new fees for connecting to the Town of Miami sewer system and require a deposit for a new utility services accounts and existing accounts with payments due and establish a late fee for outstanding utility balances. Motion seconded by Councilmember Castaneda. Vice Mayor Reiman calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED.

10. **CALL TO THE COUNCIL:** No response.

11. **ADJOURNMENT:** Councilmember Castaneda motioned to adjourn the meeting. Motion seconded by Vice Mayor Reiman. Vice Mayor Reiman calls for the vote. Vote – 4 in favor and 3 members absent (Councilmember Black, Councilmember Hanson and Councilmember Medina). MOTION PASSED.

Adjourned 8:59 p.m.

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special meeting of the Town Council of the Town of Miami, AZ held on the **23rd** day of **March** 2015.

I further certify that the meeting was duly called and that a quorum was present.

DATED this **13th** day of **April** 2015.


Karen Norris, Town Clerk

APPROVED:


Darryl Dalley, Mayor