



MINUTES
TOWN OF MIAMI
WORK SESSION
OF THE MAYOR AND COUNCIL
MONDAY, AUGUST 2, 2021 AT 4:30 PM

1. CALL TO ORDER:

Mayor Gonzales calls the meeting to order at 4:33 p.m.

2. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Gonzales led the pledge of allegiance and Councilmember Medina gave the invocation.

3. ROLL CALL OF COUNCIL MEMBERS:

PRESENT: Mayor Gonzales, Vice Mayor Moat, Councilmember Black, Councilmember Licano, Councilmember Medina, Councilmember Reiman and Councilmember Sosh.

STAFF PRESENT: Town Manager Gaudet, Town Attorney Estes, Finance Director Maria Lopez, and Town Clerk Norris.

4. BUSINESS:

A. Information and discussion only: Open discussion between staff and Council regarding Bullion Plaza Gym Management Agreement and Rental Rates.

Town Manager Gaudet presents this item to Council, reviewing the spreadsheet showing the utility billing breakdown for the Bullion Plaza Gym. Town Manager Gaudet reviews the Southwest Gas billing and points out the high gas usage months but explains that there was a billing error and Southwest Gas is giving the Town a credit for the overcharge. Town Manager Gaudet states he would like Councils input on increasing the rental fees; recommending raising the rental fees to an amount that would at least cover the utility billing for the gym. Open discussion and comments regarding if the Town did not rent the gym to anyone, what the utility bills would be on a monthly basis. Open discussion and comments regarding continuing to rent the gym at a loss. Open discussion and comments regarding the APS (electric) bill. Discussion regarding the months that the electric bill is \$700 to \$800. Discussion regarding use of the gym by youth groups/programs. Mayor Gonzales questions the base rate for the electric. Town Manager Gaudet states it is roughly \$110 per month. Discussion and comments regarding the fixed/base rates of the utility costs.

Ms. Susan Hanson of Miami Genesis gives some suggestions regarding rental rate increases. Ms. Hanson comments that we need to respect our building enough to know its worth. Comments regarding marketing the building.

Mayor Gonzales asks how Council feels about raising the rental rates. It is the consensus of the Council that the rates need to be increased. Ms. Hanson suggests increasing the rental rates but providing a discount for non-profit groups.

Discussion regarding raising the rental rates for the large group category. Discussion regarding the occupancy capacity of the gym. Ms. Hanson states she believes it is just under 600 people. Discussion regarding charging a surcharge for use of the kitchen. Discussion regarding the average size of a typical "small group"; 40 – 50 people. Council discusses what they think the rental fee should be, per size of group.

Discussion and comments regarding the cleaning deposit and how that process currently works. Council discusses raising the rates, but offering a lower rate for weekdays such as Monday through Thursday. Discussion regarding implementing a higher cleaning deposit for use of the kitchen.

Discussion regarding rental rates for smaller groups/events. Discussion regarding the need to define the group/size. Councilmember Reiman suggests setting a rate on a "per one hundred" people scale. Council agrees that the rental fee scale should be on a "per one hundred" persons scale.

Open discussion and comments regarding discounted rates for non-profit groups and corporations and the need to define qualifying perimeter for that.

Open discussion and comments regarding the cleaning deposit. Ms. Susan Hanson suggests Council implement a "cleaning/security deposit" for cleaning and to cover any damage if there happens to be any damage.

Council directs staff to look into and report back on:

Per hundred person cost for the gym rental / per day/hour for bigger events;

Increasing the cleaning/security deposit;

Look into adding surcharge for utility usage per season on a quarterly basis; and

Look into a Monday – Thursday rate and Friday – Sunday rate. (Primetime surcharge)

Council agrees that the gym is not to make money but they need to try and break even on the costs.

Discussion regarding use of the building by youth groups/programs and requiring them to clean up after they are done since there is no charge to them for use of the building. Ms. Hanson provides Council with a cleanup, check off form that can be used by renters/users so they can have a step by step of the cleaning process.

Ms. Hanson comments that they set an end time for events for midnight. This gives Miami Genesis time come in and make sure the building is cleaned and that there is no damage.

Brief discussion and comments regarding the Management Agreement with Miami Genesis. Miami Genesis is requesting a small increase for cleaning and maintaining the building. Councilmember Reiman comments regarding some of the restrictive language in the proposed contract. Town Attorney Estes comments that some of the language is due to State statute and to protect the Town. Discussion regarding a possible waiver of liability. Councilmember Medina points out that the language for a hold harmless/waiver is on the rental agreement that the rental party signs. Susan Hanson of Miami Genesis suggests that Council draft a contract with changes noted (in color) and give her a copy for Miami Genesis to review. This will allow for the Town and Miami Genesis to negotiate the contract from there.

Town Attorney Estes comments that the Town will want to keep it simple but wants to protect the concerns of the Town.

5. ADJOURNMENT:

Councilmember Black moved to adjourn the work session. Seconded by Councilmember Sosh. Mayor Gonzales calls for the vote. Vote – Mayor Gonzales – yea, Vice Mayor Moat - yea, Councilmember Black – yea, Councilmember Licano – yea, Councilmember Medina – yea, Councilmember Reiman – yea and Councilmember Sosh - yea. MOTION PASSED.

Meeting adjourned at 6:17 p.m.

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the Town Council of the Town of Miami, AZ held on the **2nd** day of **August**, 2021. I further certify that the meeting was duly called and that a quorum was present. DATED this **23rd** day of **August** 2021.



Karen Norris, Town Clerk

APPROVED:



Sammy Gonzales, Mayor