



**MINUTES**  
**TOWN OF MIAMI**  
**WORK SESSION**  
**OF THE MAYOR AND COUNCIL**  
**MONDAY, SEPTEMBER 27, 2021 AT 5:00 PM**

**1. CALL TO ORDER:**

Mayor Gonzales calls the meeting to order at 5:01 p.m.

**2. PLEDGE OF ALLEGIANCE/INVOCATION:**

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

**3. ROLL CALL OF COUNCIL MEMBERS:**

**PRESENT:** Mayor Gonzales, Vice Mayor Moat (arriving at 5:19 p.m.), Councilmember Black, Councilmember Licano, Councilmember Medina (arriving at 5:12 p.m.), 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 Proposed Rental Contract.

Town Manager Gaudet presents this item to Council explaining the Council packet contains information showing the current rental rates and the proposed new rates. The proposed rates are set by occupancy and hours of use. Town Manager Gaudet also explains that he added rates for use of the kitchen and rates for additional hours. Discussion regarding the proposed rate for additional hours of use. Discussion regarding the rental deposit and the refundable deposit. Discussion regarding the portion of the deposit that will go to Miami Genesis. Open discussion and comments regarding the need to raise the 3 hour use rate a little bit. Discussion regarding the dance floor and that currently Town staff puts down the dance floor and takes it up after any event in which it is used. This is a cost of time and money to the Town. Discussion regarding the proposed fee for use of the dance floor. Open discussion and comments regarding the dance floor and cost for "man hours" and time for the Town to assemble and take it down. Discussion regarding having Miami Genesis put the dance floor down and picking it up. Discussion regarding making a Plan A and Plan B just in case Miami Genesis does not want to take on the task of the dance floor. Discussion regarding changing the time increments from 3 hour periods to 4 hour periods. Council briefly discusses that the Town is not doing this to make money, but to just cover costs incurred by the Town. Discussion again

regarding the dance floor fee. Discussion regarding raising the proposed rental fees across the board by \$100. Council states that if there become issues with the rates they can revisit this item at any time. Town Manager Guadet reviews the requested changes to the proposed rates as he understands: raising the rental fee, across the board, by \$100, adding an additional rate column for the install/removal of the dance floor, if Town staff does it, and changing the time increments from 3 hours to 4 hours and eliminating the occupancy requirement.

**B. Information and discussion only:** Open discussion between staff and Council regarding Bullion Plaza Gym Management Agreement between Town of Miami and Miami Genesis.

Town Manager Guadet presents the proposed Bullion Plaza Gym Management Agreement to Council. Town Manager Guadet states he changed the word "concessionaire" to "Miami Genesis". Discussion regarding the Town paying for cleaning supplies and toilet paper verses Miami Genesis paying for those supplies. The 20% increase that Miami Genesis asked for was to cover the cost of those supplies. Discussion regarding the length of time for the agreement, it is for 1 year, can it be changed to 2 years. Town Attorney Estes states several ways Council can set the contract terms. Councilmember Black suggests a 2 year contract with 2 additional 2 year renewals. Brief discussion of giving Miami Genesis a 20% increase and they supply the supplies or no increase and the Town provides the supplies. Brief discussion regarding Item 13 in the agreement, utility upgrade service language. Brief discussion regarding Special Event Liquor Licenses. Discussion regarding conducting an annual inventory of the Bullion Plaza Gym and have Miami Genesis sign that they acknowledge the inventory.

**5. ADJOURNMENT:**

Councilmember Black moved to adjourn the work session. Seconded by Councilmember Medina. 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 6:07 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 27<sup>th</sup> day of September, 2021.

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

DATED this 11<sup>th</sup> day of October 2021.

  
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Karen Norris, Town Clerk

**APPROVED:**

  
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Sammy Gonzales, Mayor