

City of Gilbert
Minutes of Special Council Meeting
Thursday, March 07, 2024
Council Chambers

Mayor Smith called the meeting to order at 5:00 P.M.

Quorum established.

Present: Mayor Smith, Councilors Skenzich, Pontinen, City Attorney Lindsey, Clerk Treasurer Jill Zallar.

Absent with notice: Councilors Heitzman, Pulles

1. Approve Plumbing - direction to clerk to set up a meeting with Luke of Approve Plumbing. Mayor Smith and Councilor Skenzich agree the city needs to stand by its initial statement of working with Luke of Approve Plumbing for the \$46,000 request with relation to the four options the city was given by Luke of Approve Plumbing. The clerk reminded the council that the city is using the costs of Luke's investment as leverage to receive IRRR dollars. Currently the city has paid \$191,078.07. The city needs receipts from Luke showing his investment/costs to build his facility for leverage to receive 100% reimbursement from IRRR. Without them the city will only receive half back – as the grant is 50%-50%. The city investment without those receipts is going to be at least \$95,539.04 and will be well over his request of \$46,000. Currently, the only city investment is the gift of approximately 1.73 acres of land. In addition, there is still about a week to week and a half of work: approach, clean up and seeding (landscaping), curb, and drainage work to be done that retainage money has been retained to complete. City attorney did mention value of project vs benefit to owner language.

2. Splash Town discussion of the parking, garbage, and tent rental issues from last season. The city is not going to provide electricity for this at the city's cost. Garbage has increased and the city crew had to bring down a 2nd dumpster to handle volume and an additional porta potty. These should not be taxpayer debt. Agreed to increase the cost for seasonal lease, which was \$100 for full season last year.

Motion by Councilor Pontinen, 2nd Council Skenzich to set the fee at \$100 1st month and \$50 each month after to cover garbage, and have attorney set new contract language to include water levels/safety contingency and to include an allowed parking area map to contract. MCU 3/0

3. Ridge Inn Parcel Sale documents are ready and able to be moved forward. Once signatures are obtained \$10,000 check will be forwarded to RC. This is an item previously approved by the council and documents are now ready to move to the next step. Attorney Lindsay stated he has reviewed State Document Requests for when papers are signed and recorded from RC – all is in order.

4. Assn Property/Fee owner discussion. Direction to city hall staff to contact county and see what direction or help they can provide on the current septic systems for remaining homes not on city services. City Attorney Lindsey stated we may not be able to “force” any resident to hook up to the city facilities and he will look into statutes. Mentioned that the Fayal contract needs to be validated; believe previous maybe expired.

Motion to move to closed session by Councilor Skenzich, 2nd Councilor Pontinen for labor talks pertaining to clerk, deputy clerk, and chief contracts and alleged imminent domain claim at 6:39 P.M. MCU 3/0

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Closed Session paused to discuss with attorney to discuss potential property claim at 7:05 P.M. and restarted at 7:20 P.M

Motion by Councilor Skenzich, 2nd by Councilor Pontinen to close, closed session and reconvene from closed session at 7:42 PM MCU 3/0

Motion by Councilor Skenzich, 2nd by Councilor Pontinen to approve Chief Techar contract. Direct Attorney Lindsey to prove and distribute to Chief Techar for review/signature. MCU 3/0

Brief discussion in relation to office staffing with direction to Clerk to add closed session to March 12 ,2024, regular meeting for further contract negotiations.

Motion by Councilor Skenzich, 2nd by Councilor Pontinen to adjourn at 8:09 P.M.
MCU 3/0

Tom Smith, Mayor

ATTEST:

Jill Zallar, City Clerk Treasurer