

CITY OF GILBERT
MINUTES OF CITY COUNCIL WORK SESSION MEETING
WEDNESDAY, NOVEMBER 1, 2017
COUNCIL CHAMBERS

Mayor Milos called the Ore-Be-Gone Development Work Session Meeting to order at 6:30 p.m.

Present: Mayor Milos and Councilors Robich, Pontinen and Bol. Councilor Bol arrived at 6:40 p.m.

Absent: Councilor Vertachnik with notice.

Staff Present: Administrative Assistant Bennett.

John Shega from Range Partnership LLC was present for questions regarding the Ore-Be-Gone development. Mayor Milos has met with lobbyists and was informed that lake Ore-Be-Gone could be a good potential candidate for the Bonding Bill. Mayor Milos has reservations about privatizing the Ore-Be-Gone development project. Mayor Milos has met with Councilor Pontinen and City Engineer John Jamnick and they have discussed a development plan for the area.

Shega indicated that he's not saying the Ore-Be-Gone development would be closed to the public. He questioned if the city of Gilbert is looking to develop the property? Mayor Milos stated yes, they are already working on projects to tie into the development. Mayor Milos is looking into state funding and having the area open to the public.

Shega would like to work with a professional developer, an individual that develops property for a living and has the knowledge to do so. Shega stated that there are pieces of property on Ore-Be-Gone that are already privately owned. Shega asked the Council what is the vision? He questioned the best way to develop the area. He wants to know how best to go about this development project.

Mayor Milos stated that she'd like to see this open to local developers first to ensure that the money spent stays on the Iron Range. Shega responded that he'd like to work with the best possible developers regardless of where they come from and that the developers chosen can work alongside local developers. Mayor Milos stated that they are open to everyone. They just need to be able to quantify the project and see actual numbers.

Mayor Milos said that the lots are for sale, anyone can buy and build on them. Shega responded that he'd like to put something together that would work for everyone. It needs to be clarified what the city of Gilbert would like to develop and what the city is open to. Mayor Milos stated that there are no restrictions, come up with a plan and present the plan to the City Council. Shega responded that it would be nice to know what areas are open for development and if the city is open to any developer. For example what dates will bids be accepted on. Mayor Milos stated that it's open to the public. Any development would need to be in the best interest of Gilbert.

Shega stated again that he would like to develop the area and would like to see a plan that laid out as to what property is available to be developed and what dates it will be open to bids. Mayor Milos stated that they are not against bidding on lots but there is concern about lumping the project into one large project. Robich stated that the Council doesn't need to vote. She stated that Shega's statements were declarative and presumptuous. The City Council isn't in a rush. Shega responded that he isn't

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giving timelines. Mayor Milos stated that it sounds like there is some movement, she's been attending RAMS meetings and she's been meeting with City Engineer Jannick and Councilor Pontinen.

Councilor Bol stated the city and the developer would both benefit from this type of project. He directed a question at Mayor Milos asking who she'd like to see develop the area. Mayor Milos stated she's trying to get on the Bonding Bill. Councilor Pontinen stated a plan needs to be developed so they have something to work off of. Shega responded by asking, what is the city's interest in developing property? He asked the Council to clarify what they are open to, what property they are open to and asked for a timeline. Mayor Milos stated that there will be a plan in place by the end of November. It will be open to the public. They will be asking for input from the residents.

Councilor Pontinen stated that they need a plan. Mayor Milos stated they will put together a development plan for Gilbert. Shega stated that he'd like to be involved in the development planning and he has been previously. Mayor Milos stated that she'd like to get the residents involved in the planning.

Councilor Bol stated if this happens, we get a plan in place we do have the option to say no to developers or best case scenario find a developer to come into the area with a plan. Mayor Milos stated they will hold a public meeting to see what the expectations are of the residents. Shega asked what the next steps will be in this process. Mayor Milos stated that she hopes to have a plan in place by February. Shega asked what the plan is following February. Mayor Milos stated that she is unsure of the next steps.

Councilor Bol stated that Shega is invested in Gilbert. Lengthy discussion regarding where Shega resides, clarification was made as to whether Shega lives in Gilbert or not. Shega is from Gilbert, he was born and raised in Gilbert and runs a business in Gilbert. He brings professional development to Gilbert through his business. Shega does not currently reside in Gilbert. Mayor Milos stated that Shega doesn't live in the area and that he's not as in touch with the community.

Councilor Bol and Mayor Milos had a heated discussion.

Shega stated that he wants to come in with a developer, make an offer and have the council make a decision. Mayor Milos stated that she doesn't discriminate because Shega doesn't live in Gilbert.

Shega wanted to confirm if the Council is open to working with any developer after the February timeline? Mayor Milos understands the importance of dates, understands that people can lose interest. Shega wanted the notes to reflect that the city is open to accepting bids from anyone, anywhere. Shega asked for a deadline to be set so the public is aware. Mayor Milos stated that nothing will be done without opening this up to everyone.

Shega inquired about Hopkins Park. Mayor Milos stated that it isn't for sale. Councilor Pontinen stated that it was voted on about five years ago and was voted down. An individual wanted to build a house there. Shega stated this would be a different situation as this project would be open to the public.

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Councilor Pontinen stated that we don't have a plan or know what we will develop at this time. Pontinen will contact the IRRRB and see if the IRRRB will help develop a plan for the city to base development on. Pontinen will also inquire about potential funding from the IRRRB. Councilor Bol asked Councilor Pontinen to let him know when he plans to meet with the IRRRB.

Shega asked if this could be put on the agenda for the next City Council meeting in old business as to what was decided.

Councilor Pontinen will plan to meet with the IRRRB. Mayor Milos will have a plan that will be open to the public by the end of November. Councilor Pontinen stated that it's unlikely that it will be that fast. Mayor Milos said they will have an outline of a plan ready. It will be posted in the office, with a comments section. They will have two public meetings for public input. Councilor Bol questioned if the something could be printed on the utility bill.

The meeting was adjourned at 7:12 p.m.


Katelyn Bennett, Administrative Assistant

ATTEST:



D. Elizabeth Milos, Mayor