

**MINUTES**  
**Work Session**  
**San Luis City Council**  
**San Luis Council Chamber**  
**1090 E. Union Street**  
**May 6, 2015**  
**6:30 p.m.**

**CALL TO ORDER/ROLL CALL**

Mayor Gerardo Sanchez called the Work Session to order at approximately 6:34 p.m.

**ROLL CALL**

**PRESENT:** Mayor Gerardo Sanchez  
Vice-Mayor Matias Rosales  
Council Member Gloria Torres  
Council Member Maria C. Ramos  
Council Member Africa Luna-Carrasco  
Council Member Mario Buchanan Jr.

**ABSENT:** Council Member Ruben Walshe

**OTHERS PRESENT:** Robert Eads, City Manager  
Melissa Lopez, Deputy City Clerk  
Tadeo A. De La Hoya, Assistant to the City Manager  
Glenn Gimbut, City Attorney  
Aracely De La Hoya, Senior Services Director  
Chris Kasid, Parks and Recreation Director  
Daniel Paz, IT Director  
Eulogio Vera, Public Works Director  
Geraldine Gutierrez, Asst. to Mayor and Council/PIO  
Jenny Torres, Community Development Director  
John Starkey, Building Safety Director  
Jose Guzman, Asst. Planner  
Kay Macuil, Assistant to City Attorney  
Katie St. Louis, Finance Director  
Manuel Rojas, Asst. Public Works Director  
Olivia Jenkins, Utilities Director  
Victor Figueroa, Acting Chief of Police  
Jonathan Dumadag, IT Department  
Jose Leonardo Suarez, Resident  
Cesar Neyoy, Bajo el Sol

**AGENDA ITEMS:**

**1. Discussion on any and all matters regarding “hot water” complaints throughout the City’s distribution system. Staff will be presenting a proposed study to help alleviate subject issue.**

Mr. Eulogio Vera, Public Works Director, presented a pilot study to mitigate the “hot water” issue. This pilot study will be to install an automatic flushing system. This system has been used in other cities to mitigate with the rescission chlorine in the system and also help to have water movement in the system. He added that this system will be used in the dead end, which is the area that has more “hot water” and chlorine residue issues. This system will be flushing often based on a timer, by staff adjusting it. He mentioned that one thing that staff will not be able to know right at the moment is how much the water temperature will go down, since this will be a pilot study.

Mayor G. Sanchez asked for how long this problem has been in the city.

Mr. Vera replied that this problem has been there for quite some time, they come with the community climate. He mentioned that it all depends on the consumption of water and how the water flows, this is a great factor for the temperature.

Mayor G. Sanchez mentioned that he would like to see an outside entity to look at the problem. This will give a lot more answers to the problem. He stated that the City will do the best to find a solution for this problem. He suggested involving one of the universities in the area to help with the study.

Vice-Mayor M. Rosales asked how the pilot study works.

Mr. Vera replied that the flushing system will be placed at the main line, this will help move the water around. He informed that if Council approves the automatic flushing system it will cost approximately \$7,000.00.

Vice-Mayor M. Rosales asked what is going to happen to the flush water.

Mr. Vera replied that the drained water will go into the sewer system, and as far as how much water is flushed, it depends on the benefits that will be obtained from the system. He added that for the pilot program, staff will have to be doing often flushing.

Council Member M. Buchanan commented that Council should give the opportunity to those residents present, to express their concerns. He mentioned that this problem has been there since 2006; that area was developed approximately 20 years ago.

Mayor G. Sanchez stated that he will give the opportunity to those residents’ presents to express their concerns during this meeting. He commented that staff is working very hard to find a solution to their problems.

Mr. Martin Andres Martin, 1132 San Luis Ln., San Luis, Arizona, stated that the problem in his area is that the water gets very hot especially during the summer month. He mentioned that this is now affecting their health and is causing hair loss due to the problem. He stated that it is very unpleasant to get home from work and instead of having a fresh water bath, all you get is hot water. He stated that he has been a San Luis resident for approximately 12 years and has always had the same problem.

Mr. Francisco Salcido, 1129 San Luis Lane, San Luis, Arizona, stated that he has been a resident for approximately 5 years, and the problem has been there since then. He mentioned that he does not agree that the solution for the "hot water" issue will be to place a flushing system. He added that his main concern about the flushing system is that the water that will be pumped out will not be recycled. Furthermore, he stated that it is not fair that they pay their utilities just like any other resident, because the quality is not the same as other areas. He mentioned that the water temperature that they are getting at their houses is the same as if one was to leave a gallon of water outside in the summer, it will get as hot as the one they use to take showers. He thanked Mayor and Council for paying close attention to their concerns.

Ms. Griselda Pelayo, 1121 San Luis Lane, San Luis, Arizona, stated that she has been living there since 2000 and the problem has been there since then. She mentioned that it is not the only problem in that area, and nothing has been done. She asked Mayor and Council to please find a solution to this problem.

Mr. Juan Lara, 1118 San Luis Lane, San Luis, Arizona, stated that this problem is not because one leaves in the desert. He mentioned that he has gone to his mom's house, who lives close from his house, to take showers. He mentioned that in order to take baths one has to let the water run for about an hour and still the water is hot. He informed that he has been a resident in that area for approximately 16 years.

Mayor G. Sanchez asked if they had the opportunity to bring this issue to the City before.

Mr. Lara replied that they never did anything until now.

Ms. Maria Camarena, 1134 San Luis Lane, San Luis, Arizona, stated that she has been a resident from that area for approximately 11 years. She asked Mayor and Council to please help them with their concerns.

Mr. Raul Lomeli, 1133 San Luis Lane, San Luis, Arizona, stated that he has been a resident from that area for approximately 10 years. This problem have caused a lot of stress to all residents and would not like to leave San Luis because of the problem. He added that he would like to recommend his fellow workers to come and live in San Luis and let them know that Mayor and Council support their residents. Mr. Lomeli mentioned that residents wrote a letter to Mayor and Council to inform them about the problem. He added that he has heard Mr. Vera's idea about the flushing system, but

added that this might not be a good idea, just because the State of California has a water shortage problem and it cannot be

fair that San Luis is putting gallons of water into the sewer. He thanked Mayor and Council for paying close attention to their concerns.

Mayor G. Sanchez informed that the idea of the flushing system is a recommendation from other cities. He added that he understands that water is vital for everybody and we have to take care of. He stated that he understands their concerns by reading their letter. He added that this problem has been there for many years and cannot understand why nothing was done before. Furthermore, he mentioned that this is something that maybe in the future developments will be required to place water lines deeper than they are. He stated that he would like to hear from other people and other recommendations. Mayor Sanchez stated that if residents do not express their concerns then nothing will be done to resolve the problems. This solution will not be done within six (6) months, there has been project that have taken approximately three (3) years to find a solution to. He added that this is the first time that he heard about the problem.

Mr. Lomeli replied that they have make phone calls to express their concerns, and stated that the answer was that it might be the water pipe lines installed at the houses.

Ms. Ana Luisa Godoy de Lomeli, 1133 San Luis Lane, San Luis, Arizona, stated that since she moved to her residence, every summer she will call the City to report the problem. She mentioned that when she made the last call this year a City representative's answer was that it was the resident's problem not the city's. She added that she does not agree with Mr. Vera regarding the letter that was sent to them regarding a water cooler for the residence, she stated that that is not the problem. She asked Mayor and Council to please take into consideration their concerns and added that residents in that area are paying for the water services they are not receiving anything for free.

Ms. Maria Lopez, 1123 San Luis Lane, San Luis, Arizona, stated that she has been a resident of that area for 11 years. She mentioned that the problem they all have are that the water is not clean, it stains their clothes, it comes out hot, and it also stinks.

Vice-Mayor M. Rosales asked if staff has checked the water lines to see how deep they are. He mentioned that he has relatives living in that area as well and never complaint because they do not have that problem.

Mr. Vera replied that they have been checked and they are not out of standard practice, they are normally installed between 3 and 4 foot. The lines located in the affected area are approximately 3 foot deep. Mr. Vera stated that staff did took temperature last year and they were high. He mentioned that he would like to hire a third party to find a solution to the problem.

Mayor G. Sanchez stated that he would like the third party consultant to also make a study of the streets not having that problem, to see if there is a difference of depthness. He mentioned that the City has to look for solutions.

Council Member M. Buchanan stated that the City should be a priority for the City and spend the time and money to find a solution to the problem, it is the City's responsibility to find solutions.

## **2. Discussion to review Officers on the City's Municipal Corporations.**

Ms. Kay Macuil, Assistant City Attorney, informed that there a three (3) corporation that need new directors to be appointed. These corporations are Industrial Development Authority of the City of San Luis, San Luis Facility Development Corporation, San Luis Municipal Property Corporation. She mentioned that the Industrial Development Authority has been inactive because no industrial development bond issues have come up. All terms have expired for all members. Requirements to be an officer of this corporation are a person cannot be an officer or employee of the City of San Luis and have a minimum of 3 and maximum of 9 directors.

Mayor G. Sanchez stated that Council is not fully aware as to what this municipal corporations does. He mentioned that he would like to have a brief summary as to what they do, how many members are needed.

Mr. Glenn Gimbut, City Attorney, replied that his office will work in putting together a summary for the corporations and the Industrial Development Authority Corporation is an independent political subdivision of the state and because of this it has restrictions as who can be a member of the corporation. The other two are municipal property corporations and none of the restrictions apply.

## **3. Discussion on any and all matters to award a contract to James Davey and Associates, Inc. in the amount of \$22,264.00 to provide construction management associated with the improvements on Beach Street (CDBG-SSP Project #132-15).**

Ms. Jenny Torres, Community Development Director, informed that her department submitted an application to the Arizona Department of Housing State Special Project (SSP) account. The City of San Luis received a grant for \$299,928.00. The project is intended for street and sewer improvements along Beach Street between Hwy. 95 and Escondido Street. As part of the contract the City hired James Davey and Associates to do the design. She mentioned that James Davey and Associates will received the construction/administration funding, since they did the design and the cost estimate. The total amount of the contract is \$22,264.00.

## **4. Discussion on any and all matters regarding Resolution No. 1096. A Resolution of the Mayor and City Council of the City of San Luis, Arizona, County of Yuma, committing local funds as leverage for a FY 2015 Community Development Block Grant Application.**

Ms. Jenny Torres, Community Development Director, informed that the cost to complete the improvements on Lakin Dr. is \$455,204.00 per engineers construction cost estimate.

Community Development Block Grant will be providing \$393,948.00. She mentioned that staff is requesting the gap to cover for the cost. She added that once the grant is awarded she will be able to request CDBG to move the administration cost into the construction cost, but this will be done only if they allow the transfer of funds from one account to the other. She requested Mayor and Council to commit the local funds as leverage for fiscal year 2015, and if they allow the transfer of funds the allocation will be less to cover for the gap, which is in the amount of \$61,256.00.

### **DISCUSSION ITEM:**

#### **5. Discussion on any and all matters regarding delivery semi-trucks on Archibald Street.**

Council Member G. Torres commented that she has seen semi-trucks loading/unloading. She asked if the City is doing anything on this matter.

Mr. Eulogio Vera, Public Works Director, commented that the City will have to enforce delivery time along Urtuzuastegui and 1<sup>st</sup> Avenue. He added that so far nothing has been established with business owners. He mentioned that he has spoken with Arizona Department of Transportation regarding this matter and their response is that they already have done their due diligence in communicating with the business owner in both streets. He stated that since those business owners have been aware, it is now the City's responsibility to enforce the delivery schedule.

Mayor G. Sanchez asked what Food City's delivery schedule is; he stated that the reason he is asking that is because he has never seen a semi-truck delivering during the day at Food City but has seen trucks delivering at Factor Sales during the day.

Mr. Vera replied that Food City receives their delivery truck at B Street, but during the night.

Mayor G. Sanchez stated that business owners along Urtuzuastegui and Main Street have been aware of the project. There is a reason why a three lane was done going into Mexico. He added that semi-truck delivery during the day should not be accepted. He mentioned that this should be changed and there is no excuse for people to wait in line until the truck finishes delivering.

Mr. Victor Figueroa, Acting Chief of Police, informed that Food City has deliveries at night and if they are doing a delivery during the day, they call the Police Department for help with traffic. The problem with Del Sol is that they have different distributors at different hours and they have deliveries during the day. He stated that staff already

spoke to Mr. Victor Salcido and there is not much that can be enforced, until the ordinance is adopted to enforce delivery times.

Mr. Glenn Gimbut, City Attorney, informed that in 2007 Mr. Lee Maness, met with Victor Salcido regarding Del Sol Market on Archibald, during one of these meetings this item was brought and Mr. Salcido understood the right-of-way will go almost to the front of the warehouse door and there was no longer room for a truck to do the deliveries. He understood that he will have to discontinue delivery in that warehouse. Mr. Gimbut stated that the City has the power to enforce no stopping, no standing or parking except during certain hours.

Council Member G. Torres asked if Del Sol Market has been used as a warehouse.

Mr. John Starkey, Building Safety Director, replied that, that area is zoned as community commercial and warehouses are not permitted in that area, even the existing warehouse behind Del Sol is not permitted. He mentioned that Del Sol Market closed and Mr. Salcido is using the warehouse portion of the market as a warehouse, but is no longer a market. He stated that if it is Council's desire to stop that, it absolutely can be done. Mr. Starkey commented that the reason for Mr. Salcido demanded 11 acres in the new industrial park was because he was going to relocate the warehouse to that area, but 10 years later he has 11 acres but the warehouse is still in the same place. He added that Mr. Salcido has no legal right to use Del Sol Market solely as a warehouse, because it is not in a warehouse district, as a grocery store is a certain amount of area that can be used as a warehouse, but since Del Sol Market is closed there is no right for him to have a warehouse.

Mayor G. Sanchez stated that the City should limit the delivery hours, it will be wise to target deliveries and enforce them.

Mr. Starkey stated that it is common that deliveries are limited to certain hours.

Council Member M.C. Ramos mentioned that the City should work on an Ordinance to enforce delivery hours, but also at the same time refresh Mr. Salcidos's mind as to the deal he made with the City.

Mayor G. Sanchez asked Mr. Gimbut to write a letter to Mr. Salcido reminding him of the deal he made with Mr. Maness.

Mr. Gimbut replied that he will write the letter to Mr. Salcido, but unfortunately this will not be an enforceable binding contract. He mentioned that the reason this subject was brought up is that Mayor and Council is aware that there has been notice for years and there is no reasonable expectation to block a road.

## **6. Adjournment**

**MOTION:** Vice-Mayor M. Rosales/Council Member M. Buchanan Jr. to adjourn the meeting at approximately 7:40 p.m. Motion passed unanimously.