

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
April 20, 2016
6:30 p.m.

1. CALL TO ORDER/ROLL CALL

Mayor Gerardo Sanchez called the Work Session to order at approximately 6:36 p.m.

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

OTHERS PRESENT: Tadeo A. De La Hoya, Interim City Manager
Sonia Cornelio, City Clerk
Kay Macuil, City Attorney
Aracely De La Hoya, Senior Services Director
Christine Hagen, Management Analyst
Craig Higgins, Chief of Police
Derek Dueñas, Acting IT Manager
Eulogio Vera, Public Works Director
Jennifer Cisneros, Acting Parks and Recreation Director
Jenny Torres, Community Development Director
John Starkey, Building Safety Director
Johnathan Dumadag, IT Technician
Joselyn Medina, Assistant to Mayor and Council/PIO
Katie St. Louis, Finance Director
Manuel Rojas, Assistant Public Works Director
Maria Sabori, HR Senior Analyst
Olivia Jenkins, Utilities Director
Ralph Velez, City Consultant
Richard Bauermann, Fire Department
Yolanda Dueñas, Fleet Services/Facilities Manager

Nieves Riedel, Riedel Construction
Marc Holyfield, Assistant Fire Chief
Guillermina Fuentes, Resident
Eduardo Garcia, Factor Sales, Inc.
Marco A. "Tony" Reyes, Comite de Bienestar
Gary Black, Comite de Bienestar

2. AGENDA ITEMS:

2.A. Discussion on any and all matters regarding the proposed Development Agreement with Riedel Construction, Inc. and Rezoning Case No. 2016-065 as both pertain to proposed subdivision known as Las Quintas De San Luis II. (John Starkey, Zoning Administrator)

Mr. John Starkey, Zoning Administrator, informed that this is the rezoning of a property currently zoned at Rural Area Residential (RA-10) to Medium Density Residential (R1-6) for the purpose of building a single home subdivision. The property is located south of County 22nd Street between the East Main Canal and Las Quinta de San Luis Subdivision. The lots will be greater than 6,000 feet. He stated that this went to the Planning and Zoning Commission in 2014, then it was withdrawn before the City Council could take action. It has been brought again to the Planning and Zoning Commission on April 12, 2016 and they have recommended approval of the request with the condition that the developer must negotiate a Development Agreement with the City of San Luis. Mr. Starkey informed that the Development Agreement presented in the Council's Agenda packet was the one prepared a year ago and staff is still in the negotiation stage. He informed that one of the changes that the developer would like to make is that two story homes be allowed, as the developer has received requests for that type of homes. Mr. Starkey presented Mayor and Council with the maps pointing out the location of one story and two story homes. He indicated that there will be no two-story homes from lots 1-37, which are the lots that would back on the existing subdivision.

Mayor Gerardo Sanchez commented that his concern was the two-story homes as he received calls regarding this. He stated that now that is clarified that single story homes will be restricted in some of the lots will relief any future conflicts.

Council Member Ruben Walshe stated that this new development is much needed in San Luis as there are no available lots in the other subdivisions. He mentioned that Council should support any projects that comes before the City Council.

Vice Mayor Matias Rosales asked what are the other items being discussed in the Development Agreement.

Mr. John Starkey replied that one of the items discussed is the improvements of County 22nd Street, which will include street lights along County 22nd Street and Sidewinder Road. He added that the developer and the City will share the cost of the lights on Sidewinder Road and the developer will pay in full for the ones on County 22nd Street. He stated that the improvement district will also be required.

Mayor Gerardo Sanchez asked if staff has identified any possible risks when looking at the plat.

Mr. Starkey replied that the only risk was County 22nd Street visibility.

Mr. Eulogio Vera, Public Works Director, mentioned that plans have been reviewed for the layout, and they will be reviewed in detail once the design is complete. He added that the other thing to be reviewed will be the sloping between parcels.

Vice-Mayor Matias Rosales asked if the developer will be responsible for developing the retention basin.

Mr. Starkey replied that improvements in the retention basin will be done by the City from impact fees collected from each house.

Council Member Mario Buchanan asked Mr. Starkey to make sure that the developer complies with the Development Agreement and that a traffic study is done.

Mr. Starkey replied that the Development Agreement will be brought before Council for approval.

Mr. Vera mentioned that the traffic analysis of the area was done and the traffic study was not needed. He added that there is an option of a traffic study for the final design, and this study is needed for turning lanes as well as to access the development. He mentioned that if this is required, then it will be done at intersection of County 22nd

Street and the main road into the subdivision. Furthermore, he added that the study should not take long if staff is to pursue this option.

A representative from Edais Engineering informed that the development will consist of 112 residential lots located along the east main canal, the main access will be on County 22nd Street and the secondary access to the subdivision will be on Torres Street. She added that the intention is to comply with all City regulations.

Mayor Gerardo Sanchez asked if there will be a problem if the City requests not to build two-story homes next to the current subdivision.

Mrs. Nieves Riedel, Riedel Construction, replied that the reason the original Development Agreement was changed is that contractors have asked not to be restricted. She mentioned that with this request she is trying to accommodate contractors that bring economic development to the City. She stated that her concern is that if a traffic study is performed that will take several months and she would like to start with the project as soon as possible. Mrs. Riedel thanked Mayor and Council for taking this project into consideration. She mentioned that it is her best interest to do things right and added that she and Mr. Najah Edais, Project Engineer, will work in conjunction with the City.

2.B. Discussion on any and all matters regarding Rezoning Case No. 2016-066 for proposed subdivision known as Bienestar 9A Phase 2. (John Starkey, Zoning Administrator)

Mr. John Starkey, Zoning Administrator, informed that this subdivision was approved in 2008, however because of the housing, it was not built and now they are bringing it back to Council. This time they are requesting to rezone approximately 29 acres from Medium-High Density (R-2) to Medium Density Residential (R1-6) so that these lots be at least 6,000 square feet. He informed that this subdivision will consist of approximately 138 new home sites.

Mayor Gerardo Sanchez asked if there is an existing Development Agreement for this subdivision.

Ms. Kay Marion Macuil, City Attorney, replied that staff did not find a Development Agreement, but did find an ordinance that puts conditions to the subdivision.

Mr. John Starkey mentioned that it will be a great idea to require additional access to this subdivision as the only access is through Avenue F

Mayor Gerardo Sanchez asked Mr. Starkey to please look into the idea of the new access road for that subdivision.

Mr. Marco A. Reyes, Comite de Bienestar Executive Director, informed that this is not a new subdivision, this is a subdivision that has already be platted and now it has to be changed because of the changes in the lot size regulations. The land in discussion is included in the Development Agreement for the whole subdivision of approximately 400 acres. He informed that this subdivision is an 80 acre subdivision that was split in two (2) sections, this is the reason that there is no Development Agreement for this particular subdivision. Mr. Reyes thanked Mayor and Council for giving him the opportunity to present his new subdivision.

2.C. Discussion on any and all matters regarding a futsal soccer field at Joe Orduño Park. (Jennifer Cisneros, Acting Parks and Recreation Director)

Ms. Jennifer Cisneros, Acting Parks and Recreation Director, informed that this item was approved by Council, but the Cooperative Agreement was not included with the Agenda the day it was approved for this reason staff cannot move forward with the purchase. She added that staff is still waiting for the Agreement. She mentioned she would like to do some research as to what will be the cost to put up grass instead of artificial turf.

Mayor Gerardo Sanchez commented that staff has always focused on lowest bidders for projects, but there are times that lowest bidders do not provide one with the best quality. He stated that if staff goes with the artificial turf, to make sure that the City is provided with the best quality and product.

Council Member Ruben Walshe stated that he did some research online and found that the company mentioned when item was approved, is the best one to provide this product, as they do NFL football fields, training fields, etc.

Vice-Mayor Matias Rosales mentioned that if the information is available for the next Regular Council meeting to present it there for approval, but does not want this item on another Work Session.

Ms. Cisneros stated that she would like the company to come see the site before they do any work.

2.D. Discussion on any and all matters regarding Resolution No. 1143. A resolution of the Mayor and City Council of the City of San Luis, Arizona, County of Yuma, validating the results of a competitive bid for an on-call provider of the City Civil Engineering Services and authorizing the appointment of six civil engineering firms to a list from which Civil Engineering firms will be drawn on as needed basis to provide needed professional services. (Jenny Torres, Community Development Director)

Ms. Jenny Torres, Community Development Director, informed that approximately six (6) years ago, the City Council passed Resolution No. 927 appointing six (6) civic engineering firms to provide their services to the City. She mentioned that this resolution expired on March 2016. She added that staff developed and properly notice in the newspaper a Request for Qualifications (RFQ). She informed that a committee was formed to evaluate the proposals. There were eight (8) RFQ's submitted, the evaluation committee is recommending six (6) firms to be placed on the list of on-call engineering services for the City to draw for the next five (5) years. Furthermore, she added that she received a call from one of the engineering firms that was not selected and they are requesting that the City allows the eight (8) firms be included in the resolution. They believe that they have the capability to provide services to the City. Ms. Torres informed that staff is recommending the following firms: Dahl, Robins and Associates, James Davey and Associates, CORE Engineering Group, PACE Advance Water Engineering, Nicklaus Engineering and Vega and Vega Engineering. The two that were not selected are Jacobson Engineering and Development and, Design and Engineering. She added that it is up to Council to choose as many as deemed necessary. She mentioned that staff would like to have a list of engineering firms from where the City can choose from based on the project.

Mayor Gerardo Sanchez asked what the reason was for selecting six (6) engineering firms.

Mr. John Starkey, Zoning Administrator, replied that the reason was that previous Councils decided to go with all the six (6) engineers that submitted their RFQ at that time; they wanted to have other options to choose from.

Council Member Ruben Walshe suggested hiring all eight (8) engineers and not limit staff. He mentioned that each engineer has their own expertise.

2.E. Discussion on any and all matters regarding Resolution No. 1144. A resolution of the Mayor and City Council of the City of San Luis, Arizona, providing for a Call of Election for the 2016 Primary and General Elections, designating the election dates and purpose, designating the deadline and location for candidates to file Nomination Petitions and designating the deadline for voter registration. (Sonia Cornelio, City Clerk)

Ms. Sonia Cornelio, City Clerk, informed that this resolution is for the upcoming Primary and General elections for 2016, designating the election dates and purpose, designating deadline and location for candidates to file Nomination Petitions and designating the deadline for voter registration. She added that the publication of Call of Elections is a good way to inform voters about the election and alert candidates for filing dates. She mentioned that it has been customary to publish a Call of Elections for four (4) consecutive days in a daily newspaper at least 100 days prior to the Primary Elections. Ms. Cornelio informed that the City will be doing the Call of Election 125 days prior to the election, the reason is that the publication will be done before the candidate packet are available for distribution on May 2, 2016. If it is done 100 days prior to the election, then Call of Election will be done after the candidate packet are distributed.

3. DISCUSSION ITEM(S):

3.A. Discussion on any and all matters regarding Sonórtica DENT ALL GROUP services. (Dr. Carlos Sanchez)

Ms. Lourdes Salas, Sonortica DENT ALL GROUP Services (Sonortica), introduced Dr. Carlos Sanchez.

Dr. Carlos Sanchez, Sonortica DENT ALL Group Services, informed that during a previous presentation he was able to introduce the services provided at Sonortica DENT ALL Group. He stated that the reason to have Sonortica's services in the City's dental insurance is that Sonortica provides all services and dental specialties. He informed that Sonortica is located in Mexico and for this reason the prices are very reasonable and provide good quality service. Furthermore, he added that Sonortica is the only dental clinic certified/accredited by the American Dental Association. Dr. Sanchez stated that Sonortica is a corporation that pays state and federal taxes and contribute to the development of San Luis, Arizona. He informed that Sonortica manages a database that provides dental history when required. This is also one of the reasons Sonortica is offering their services to the City of San Luis.

Mayor Gerardo Sanchez stated that he asked that this item be brought before Council for further discussion on Sonortica's services. He mentioned that Sonortica's image is very positive and the majority of employees have been a Sonortica patient and there are some employees that are still receiving treatment there. He added that staff will have to review the contract that was signed and approved, to see if there is legal requirement clauses.

Council Member Gloria Torres commented that there are employees that are still under treatment at Sonortica and that will have to go to a different dentist in order to finish their treatment.

Council Member Mario Buchanan Jr. stated that the most important thing is that the employees are happy with Sonortica's service. He mentioned that it will be a good idea to hear from employees to obtain their feedback.

Council Member Ruben Walshe stated that he agrees with Council Member Mario Buchanan Jr. and added that he has heard good feedback from employees. He mentioned that the City is thriving to provide the best services to its employees. Mr. Tadeo A. De La Hoya, Interim City Manager, asked Dr. Sanchez if he has a contract or if he is in contact with Mayo Clinic.

Dr. Sanchez replied that Sonortica has been in contact with Mayo Clinic in previous processes, as they are the ones that review and evaluate the procedures, but there is no contract with Mayo Clinic. He mentioned that Sonortica will be able to work with Mayo Clinic if they are contracted with a company that is already contracted with Mayo Clinic.

Mr. De la Hoya asked if the certification mentioned is the same as the Asociacion Mexicana de Orthodoncia.

Dr. Sanchez replied that the Asociacion Mexicana de Orthodoncia is different to the American Dental Association which is in charge of evaluating that the premises meet their quality standards and that the services meet a high quality service; this certification is done every year. He informed that Sonortica also has the certification of the Asociacion Mexicana de Orthodoncia.

Mr. De La Hoya asked if Sonortica is currently contracted with Southwest Services Administrators. He also asked if in the United States, Sonortica is registered as a corporation.

Dr. Sanchez replied that Sonortica is currently contracted with Southwest Services Administrators and they have their own pricing list. He added that Sonortica is registered as a corporation.

Mr. De La Hoya recommended Dr. Sanchez to get in contact with SIARMED to see if they are willing to work with Sonortica, as they are part of the City of San Luis Medical Panel and they are the third party administrator.

Mayor Gerardo Sanchez stated that Council will be the one making the decision and no decision will be made during the Work Session. He added that Council will evaluate and discuss this item. He mentioned that this item needs further discussion and would like to hear from City employees and would like to see what the legal requirements are.

4. Adjournment

MOTION: Council Member Mario Buchanan Jr./Council Member Gloria Torres to adjourn the meeting at approximately 7:50 p.m. Motion passed unanimously.