

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
August 17, 2016
6:30 p.m.

APPROVED by Council Date: October 26, 2016 Clerk's Office: /s/ S. Cornelio

1. CALL TO ORDER/ROLL CALL

Mayor Gerardo Sanchez called the Work Session to order at approximately 6:32 p.m.

PRESENT: Mayor Gerardo Sanchez
Vice-Mayor Matias Rosales-arrived at 6:35 p.m.
Council Member Ruben Walshe-arrived at 6:40 p.m.
Council Member Maria Cecilia Ramos
Council Member Africa Luna-Carrasco
Council Member Mario Buchanan Jr.

ABSENT: Council Member Gloria Torres

OTHERS PRESENT: Tadeo A. De La Hoya, Interim City Manager
Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Aracely De La Hoya, Senior Services Director
Chris Hagen, Management Analyst
Craig Higgins, Chief of Police
Gilberto Torres, Waste Water Supervisor
Jenny Torres, Community Development Director
John Starkey, Planning & Zoning Director
Johnathan Dumadag, IT Technician
Jorge Perez, Utilities Department
Jose Guzman, Assistant Planner
Joselyn Medina, PIO/Assistant to Mayor and Council
Juan Castillo, Utilities Department
Katie St. Louis, Finance Director
Lizandro Galaviz, Parks and Recreation Director
Manuel Rojas, Assistant Public Works Director
Olivia Jenkins, Utilities Director
Ralph Velez, City Consultant
Eduardo Garcia, Factor Sales, Inc.
Lucy Lopez, San Luis AZ News
Cesar Neyoy, Bajo El Sol

2. AGENDA ITEMS:

2.A. Discussion on any and all matters regarding the purchase of a new Peterbuilt 348 dump truck for the Wastewater Sludge Management Program for the Public Works Department, Wastewater Division. (Manuel Rojas, Assistant Public Works Director)

Mr. Manuel Rojas, Assistant Public Works Director, informed that the purchase of the new dump truck is to replace a damaged 1985 retrofitted Solid Waste unit from the Waste Water Division. He mentioned that the new equipment will enable to fulfill requirements from the Arizona Department of Environmental Quality and Yuma County health regulations. He added that the primary use for this unit is waste water sludge management. Furthermore he added that in 2015 the City produced 972 tons of sludge in the West and East Waste Water Treatment Plants. Mr. Rojas informed that currently staff has been using a vehicle from the Highway Users Division, causing conflict with their daily operations. He stated that this unit is a budgeted and approved item for the current fiscal year, the purchase is in the amount of \$154,956.25 and will be obtained from a cooperative purchase under HGACBUY, contract #HT06-16.

3. DISCUSSION ITEM(S):

3.A. Presentation followed by discussion on any and all matters regarding advanced water metering infrastructure. (Olivia Jenkins, Utilities Director and Dana Kepner Company)

Ms. Olivia Jenkins, Utilities Director, introduced Mr. Matt Roeder and Mr. Frank Howe from Dana Kepner Company that made a presentation on the new metering system upgrade.

Mr. Matt Roeder, Dana Kepner Company, made a power point presentation, which a copy is on file with the complete agenda packet in the City Clerk's Office.

3.B. Discussion on any and all matters regarding street lighting along County 22nd Street and 8th Avenue (Commonly known as "Sidewinder Road"). (Vice Mayor Matias Rosales and Eulogio Vera, Public Works Director)

Vice-Mayor Matias Rosales stated that he would like to know what the plans are for the future. He added that he understands that Riedel Construction is currently working on a housing development in that area and that some improvements will be done including

lighting. He asked what will be done with the remaining of the area in case the development is not successful.

Mr. John Starkey, Planning and Zoning Director, replied that in fact there is a development agreement in which the City of San Luis and Riedel Construction agreed to pay each 50% of the improvements in that area. He informed that when that area gets developed the street lighting will be on the east side of 8th Avenue, furthermore he added that part of the design is to place a light on the intersection of Juan Sanchez Boulevard, 8th and 10th Avenues.

Vice-Mayor Matias Rosales asked what will be the cost to place lighting on that area in case the development does not go through.

Mr. Starkey replied that the cost will range from \$50,000.00 to \$80,000.00.

Mayor Gerardo Sanchez stated that lighting on this zone is a big issue and is good to have a plan in case something happens and the Development Agreement does not go through. He mentioned that it will be a great idea to place this project in the budget for next fiscal year.

Mr. Matt Roeder from Dana Kepner informed that his company provides gas, water and electric services, a flex net program. One of the preferable devices and features is lighting control by retrofitting the existing lights and installing a flex net module. This module is able to provide outage notification and lighting can be controlled at the different areas with percentage of lighting.

Mr. Manuel Rojas, Assistant Public Works Director, informed that staff is working on a design for said intersection, the design is 90% complete, and staff is targeting the end of the year to start construction. He added that County 22nd Street will be a five (5) lane, with a middle section and the turning radius will be adjusted for buses. The improvement will improve traffic in that area. Furthermore, he added that for lighting, he will be contacting Ana Ochoa from APS to work on a conceptual plan for that area.

3.C. Discussion on any and all matters regarding an economic development incentive policy for the recruitment of businesses. (Vice Mayor Matias Rosales and Jenny Torres, Community Development Director)

Vice Mayor Matias Rosales stated that he would like the City of San Luis to work on an incentive plan for the recruitment of businesses. He mentioned that he would like this policy to be consistent with the rest of the County.

Ms. Jenny Torres, Community Development Director, stated that in previous meetings, she has addressed the need of an incentive policy. She mentioned that there are some policies that include funding, for this reason the policy will not be implemented until the following fiscal year when funding is available, unless the City Council believes that this is an urge to the City, then staff will have to request council contingency funds. Ms. Torres stated that the incentive policy will have to be a standard policy so that it can be applied for the different types of businesses. She informed that the City of Yuma has adopted a policy with a funding of \$400,000.00, that amount is not used with only one business, unless it is a huge project. She mentioned that Greater Yuma Economic Development Corporation has a program and will be able to help staff in developing the policy, however it has been discussed with the legal department the possibility of hiring a consultant to draft this policy. She stated that she will start working on drafting the policy and have it ready for implementation for next fiscal year, if that is the City Council's desire.

Mayor Gerardo Sanchez mentioned that staff will have to be very careful as to who will be receiving those incentives. He added that he would like to see businesses that will be creating jobs for San Luis residents.

Ms. Torres stated that she will make sure that the policy contains standards for that, which will be applied to all businesses and a requirement during the hiring process will be that San Luis residents be given a priority.

Mayor Gerardo Sanchez asked Ms. Torres to look at other Cities that have an incentive that can help in the development of this policy.

3.D. Discussion on any and all matters regarding a walking path along the East Main Canal from San Luis High School to Highway 95. (Vice Mayor Matias Rosales and John Starkey, Planning & Zoning Director)

Vice Mayor Matias Rosales stated that this project was previously discussed and would like to know the status.

Mr. John Starkey, Planning and Zoning Director, informed that he had a conversation with Mr. Lizandro Galaviz, Parks & Recreation Director, and he mentioned that there are some State Parks grants available for this type of project. He mentioned that staff applied for a grant a few years ago, but right after the City applied, that program was cancelled. He informed that in order to obtain permission from the Yuma County Water Association, staff will have to work in developing a plan that will include paving, storm drain water and lights.

Vice-Mayor Matias Rosales stated that it will be a good idea to look for grants for this project and also to budget for this project during the preparation of next fiscal year's budget to get this project going.

Mayor Gerardo Sanchez asked if there is staff capable of drafting the design for this project.

Mr. Starkey replied that staff has the plan that was presented a few years ago, which covers a walking path from the San Luis Library to the San Luis High School.

Ms. Jenny Torres, Community Development Director, mentioned that staff needs to start planning as to what will be needed for this project. She stated that this needs to be planned accordingly, as there are grants at the federal level that can be used for walking and bicycle paths in the City.

Council Member Maria Cecilia Ramos stated that the City Council needs to push this project, as it has been discussed twice and nothing has been done.

Mayor Gerardo Sanchez mentioned that the condition of this project needs to be safe for everybody and does not have to be fancy.

Council Member Africa Luna-Carrasco suggested that staff talk to the different contractors to see if they are willing to volunteer their work to get this project going and compensate them by installing a plaque with their name on the project.

Mr. Lizandro Galaviz, Parks & Recreation Director, stated that he agrees with Ms. Torres, that a master pathway and trail is required. He informed that Mr. Eulogio Vera, Public Works Director, and himself will be meeting and will be inviting Mr. Starkey, to start planning for this project and start having communication with State Parks and Trails. He stated that San Luis is good to do these type of projects, but first a layout of the project needs to be completed. He informed that State Parks and Trails has grant funding that can be used for this project. Furthermore, he mentioned that staff should look in the future and work on a plan where the pathways can connect to each other.

4. ADJOURNMENT

MOTION: Council Member Mario Buchanan Jr. /Council Member Africa Luna-Carrasco to adjourn the meeting at approximately 8:02 p.m.



Certification of Council Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session meeting of the San Luis City Council held on August 17, 2016. I further certify the meeting was duly called and held and that the quorum was present and that the City Council approved these minutes at their Regular Council meeting held on October 26, 2016.

Dated this 27th day of October 2016.

/s/ Sonia Cornelio, City Clerk