

**MINUTES**  
**Regular Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**January 25, 2017**  
**7:00 p.m.**

<p><b>APPROVED</b> by Council <b>Date:</b> March 8, 2017 <b>Clerk's Office:</b> /s/ S. Cornelio</p>
---

**1. CALL TO ORDER/ROLL CALL:** Mayor Gerardo Sanchez called the Regular City Council Meeting to order at approximately 6:34 p.m.

**PRESENT:** Mayor Gerardo Sanchez  
Vice-Mayor Matias Rosales  
Council Member Mario Buchanan Jr.  
Council Member Africa Luna-Carrasco  
Council Member Maria Cecilia Ramos  
Council Member Gloria Torres  
Council Member Ruben Walshe (arrived at approx. 7:04 p.m.)

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Manager  
Sonia Cornelio, City Clerk  
Axel Chayra, IT Technician  
Craig Higgins, Chief of Police  
Francia Alonso, Administrative Assistant  
Eulogio Vera, Public Works Director  
Hank Green, Fire Chief  
Jenny Torres, Community Development Director  
Jonathan Dumadag, IT Technician  
Jose Guzman, Assistant Planner  
Kay Macuil, City Attorney  
Ketie St. Louis, Finance Director  
Lizandro Galaviz, Parks & Recreation Director  
Manuel Rojas, Assistant Public Works Director  
Olivia Jenkins, Human Resources Director  
Ric Bauermann, Fire Department  
Yolanda Dueñas, Fleet/Facilities Manager  
Cesar Neyoy, Reporter  
Francisca Guzman, Translator  
Guillermina Fuentes, Resident  
Lucy Lopez, Reporter  
Marco Pinzon, Resident  
Najeh Edais, Edais Engineering

#### **4. PRESENTATION**

##### **4. A. Introduction to the Mayor and City Council of recently hired City of San Luis employees from October through December 2016. (Olivia Jenkins, Human Resources Director)**

Ms. Olivia Jenkins, Human Resources Director, presented the recently hired employees to the Mayor and City Council.

Mayor Gerardo Sanchez welcomed the new employees to the City of San Luis adding that everything they do is appreciated.

Ms. Jenkins added that at the next Regular City Council meeting, Human Resources will be presenting the employees that were hired during the third quarter.

#### **5. CONSENT AGENDA**

##### **5. A. MINUTES OF**

-Regular Council meeting held October 12, 2016

##### **5. B. DISBURSEMENTS FROM JANUARY 1, 2017 TO JANUARY 13, 2017**

Total Disbursements \$861,285.62

(Eight Hundred Sixty-One Thousand, Two-Hundred Eighty-Five Dollars and Sixty-Two Cents)

##### **5. C. Discussion and possible action on any and all matters regarding the Price Center parking lot projects and request to ratify and to waive formal purchase procedures as authorized by San Luis City Code-Purchasing, Section 36.01 (H). (Jenny Torres, Community Development Director)**

##### **5. D. Discussion and possible action on any and all matters regarding approval of Shuck Drilling Company, Invoice #8017 for Well #9 at Well Site #6 rehabilitation and ratification of the same. (Manuel Rojas, Assistant Public Works Director)**

##### **5. E. Discussion and possible action on any and all matters regarding approval of final proposal from Synovia Solutions for the purchase of a Global Positioning System (GPS) software and hardware for Public Works Fleet. (Manuel Rojas, Assistant Public Works Director)**

**5. F. Discussion and possible action on any and all matters regarding funds for potential invoicing from the United States Department of Interior, Bureau of Land Management for the use of land for the solar panels at the City Hall Complex and funds for legal costs regarding related contract negotiations. (Kay Marion Macuil, City Attorney)**

**MOTION:** Council Member Africa Luna-Carrasco/Council Member Gloria Torres to approve the Consent Agenda as presented. Motion passed unanimously.

**6. DISCUSSION AND POSSIBLE ACTION ITEMS:**

**6. A. Discussion and possible action on any and all matters regarding the appointment of two City of San Luis citizens to serve on the City of San Luis Planning and Zoning Commission. (John Starkey, Planning and Zoning Director)**

Mr. Jose Guzman, Assistant Planner, stated that there are two (2) terms of commissioners expiring on January 31, 2017. Mr. Guzman added that Mr. Hugo Garcia was interested in continuing to serve as a Commission Member and added that an application from Mr. Marco A. Pinzon was received.

**MOTION:** Mayor Gerardo Sanchez/ Council Member Africa Luna-Carrasco to appoint Marco A. Pinzon as Planning and Zoning Commissioner, to fill the vacancy created by Maria G. Guzman, which term expires January 31, 2017 and to appoint him to a 4 year term after the expiration of Ms. Guzman's term. Motion passed unanimously.

**MOTION:** Mayor Gerardo Sanchez/ Vice-Mayor Matias Rosales to appoint Hugo Garcia as Planning and Zoning Commissioner to a term of 4 years at the expiration of his current term on January 31, 2017. Motion passed unanimously.

**6. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2016-0423 Modification of Conditions of Final Plat and wastewater line update. Applicant is Edais Engineering, Inc., on behalf of Riedel Holdings, LLC, property owner, for Las Quintas de San Luis II Subdivision located south of County 22nd Street between the East Main Canal and Las Quintas Subdivision. (John Starkey, Planning and Zoning Director and Eulogio Vera, Public Works Director)**

Mr. Eulogio Vera, Public Works Director, provided an update on the discussion with the contractor. Mr. Vera explained that Mr. Edais is working on acquiring an easement with San Luis High School to build the waste water line. He added that the conditions approved and presented are being worked on. Mr. Vera also stated that on January 23,

2017 it was brought to staff's attention that the grading work had begun without staff knowing and required the developer to meet the new criteria.

Mayor Gerardo Sanchez asked if staff felt comfortable with the situation.

Mr. Vera, stated that he felt comfortable with finishing the grading work and retaining walls as is. He added that all other work must be compliant with the conditions.

Council Member Maria Cecilia Ramos asked if the engineers were aware they had to obtain a grading permit.

Mr. Najeh Edais, Edais Engineering, stated that they had assumed it was okay to start work as when doing work with different cities in the county, they would start ahead of time preparing the land.

Mayor Gerardo Sanchez commented that there are certain guidelines that need to be followed. Adding that it is important for all parties to be on the same page as it will only delay the project. Mayor Gerardo Sanchez is asking all parties to work together and communicate with the City.

Ms. Kay Macuil, City Attorney, added that the grading permit has not yet adopted by the City, but was in the conditions to follow the building code in regards to grading. Ms. Macuil added that she was comfortable with the quality of work.

Mr. Vera commented that they have the permission from the State for the type of work and a plan has been implemented.

**MOTION:** Vice Mayor Matias Rosales/ Council Member Mario Buchanan Jr. to approve modification of the conditions for final plat approval to allow for grading and for construction of retaining walls to proceed as directed by appropriate City staff after the developer has submitted:

- (1) the engineer's opinion as outlined in the conditions and
- (2) follow all local, state and federal law; and

that once the grading and retaining wall are completed, no construction shall start until all conditions of the final plat approval are complete and all required permissions are in place; and

that staff may take all appropriate actions for any future non-compliance related to the subdivision. Motion passed unanimously.

**6. C. Discussion and possible action on any all matters regarding Resolution No. 1176. A resolution of the Mayor and City Council of the City of San Luis, Arizona, approving the Fourth Amended and Restated Bylaws of the Greater Yuma Port Authority, Incorporated, an Arizona Nonprofit Corporation. (Kay Marion Macuil, City Attorney)**

Ms. Kay Macuil, City Attorney, stated that the Greater Yuma Port Authority Bylaws will allow the City of Yuma to join and contribute to the cost. She added that the City Council will now have to remove their representative with a cause as opposed to no cause.

Mayor Gerardo Sanchez asked who determines the cause of leave.

Ms. Macuil replied that the City Council will be the one determining the cause of leave.

Council Member Africa Luna-Carrasco asked if the annual fees and dues will remain the same or if they would change.

Vice-Mayor Matias Rosales, replied that a small fee was generated to allow smaller communities to join. He added that the fee was determined by population of the city.

**MOTION:** Council Member Mario Buchanan Jr. / Council Member Maria Cecilia Ramos to approve Resolution No. 1176. Motion passed unanimously.

**7. SUMMARY OF CURRENT EVENTS**

Council Member Maria Cecilia Ramos reported that South Yuma County Domestic Violence Coalition had their grand opening for the first house to be constructed. She added that she attended the Rural Transportation Summit and added that the City needs to find ways to fund road issues.

**8. CALL TO THE PUBLIC**

Mr. Najeh Edais, Edais Engineering, thanked the Mayor, City Council, staff, and everyone involved in the Las Quintas project for their hard work. He added there are no hard feelings and that Ms. Riedel and himself are excited for the project to start.

Ms. Guillermina Fuentes, 1630 N. 9th Avenue San Luis AZ, commented that while the City Council is trying hard to make the situation correct, construction began for a week without a permit. She added that the heavy construction movements are affecting the

property. Ms. Fuentes, added that the City Council needs to read the developer's agreement carefully and enforce them for the good of the public.

Ms. Carla Felix, 1470 N. 9<sup>th</sup> Avenue San Luis AZ, commented that every time she comes home from work the stuff that she has hanged on her walls are on the floor due to the heavy construction machinery. She added that the vibrations from the machinery can be felt inside her house and added that she has taken pictures off as it is affecting her house. She asked if something was to happen to her house who would be responsible.

Mayor Gerardo Sanchez replied that while he cannot respond to her question, he will direct Ms. Kay Macuil, City Attorney, to Ms. Felix to ask her some questions.

Ms. Felix added that what Mr. Edais was commenting are childish excuses, as they should know when the appropriate time to start is.

## **9. ADJOURNMENT**

**MOTION:** Council Member Mario Buchanan Jr. / Council Ruben Walshe to adjourn the Regular City Council Meeting at approximately 7:45 p.m. Motion passed unanimously.



### **Certification of Council Minutes**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council meeting of the San Luis City Council held on January 25, 2017. I further certify the meeting was dully called and held and that the quorum was present and that the City Council approved these minutes at their Regular Council meeting held on March 22, 2017.

Dated this 28<sup>th</sup> day of March 2017.

/s/ Sonia Cornelio, City Clerk