

MINUTES
Special Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
December 7, 2016
8:00 P.M.

1. CALL TO ORDER/ROLL CALL

Mayor Gerardo Sanchez called the Special City Council meeting to order at approximately 8:26 p.m.

ROLL CALL

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 Ruben Walshe

PRESENT: Council Member Gloria Torres

OTHERS PRESENT: Tadeo De La Hoya, Interim City Manager
Ralph Velez, City Consultant
Sonia Cornelio, City Clerk
Aracely De La Hoya, Senior Services Director
Axel Chaira, I.T. Technician
Christine Hagen, Management Analyst
Derek Dueñas, I.T. Manager
Eulogio Vera, Public Works Director
Jenny Torres, Community Development Director
John Starkey, Planning and Zoning Director
Jose Guzman, Assistant Planner
Kay Macuil, City Attorney
Olivia Jenkins, Utilities Director
Yolanda Dueñas, Fleet/Facilities Director
Cesar Neyoy, Reporter
Gary Black, Comite de Bienestar
Lucy Lopez, Reporter
Nieves Riedel, Resident
Tony Reyes Sr., Comite de Bienestar
Vianey Vega, Vega & Vega Construction

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Mario Buchanan Jr.

3. DISCUSSION AND POSSIBLE ACTION ITEMS:

3.A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2016-0517F. A request by Vega & Vega Engineering, PLC, on behalf of Comite De Bienestar Inc., for the Final Plat approval for Bienestar Estates 9A Phase 2. The property is located on the southwest corner of Avenue E 1/2 and County 23 1/2 Street. (John Starkey, Planning and Zoning Director)

Mr. John Starkey, Planning & Zoning Director, explained that the preliminary plat approval was done in 2007 along with Phase 1 of this subdivision, Bienestar 9. Phase 1 was developed but not Phase 2. Per Section 5.1-2 of the City of San Luis Subdivision Regulations, the Phase 2 preliminary plat approval expired in 2010; if the sub-divider fails to record a final plat for any phase of the preliminary plat within three (3) years, or any succeeding phase within three (3) years of the previous phase, the preliminary plat approval will expire unless the sub-divider applies for and receives an extension from either the commission or the City Council. The property was previously zoned as Medium-High Density (R-2) which did not allowed construction of single detached homes, based on the new ordinance. In order to do this subdivision, the owner rezoned the property to Medium Density Residential (R1-6) back in May of this year (Rezoning Case No. 2016-066). This item was presented to the Planning and Zoning Commission on a special meeting held on November 29, 2016. The Commission recommended approval of the request with the condition that the developer addresses minor engineering comments pending.

Mayor Gerardo Sanchez asked what is meant by minor engineering comments.

Mr. Starkey replied that the minor engineering comments are discussions about the new Public Works Standards recently adopted; the sidewalks and some details on hydrants.

Council Member Mario Buchanan Jr. asked if they were in compliance.

Mr. Eulogio Vera, Public Works Director, responded that they have done everything to be in compliance as far as the engineering, drainage, design and layout. The details they are referring to, for example on their plans they have been using Yuma County Standards that have been outdated for a while on water and wastewater. Staff does not want to have new valves on the new infrastructure that the City does not have any back-up for. Mr. Vera added that the standards had to be reviews by the City of San Luis.

Vice Mayor Matias Rosales asked how long ago did the City of San Luis began working with the new standards.

Mr. Vera replied that the City has been working with them for approximately two (2) months. Mr. Vera added that the City of San Luis had been using the City of Yuma water and wastewater standards as they are the ones that are most current.

Mr. Tony Reyes, Comite De Bienestar, assured Mayor and City Council that the subdivision will be built under the new city standards.

MOTION: Council Member Africa Luna-Carrasco/Council Member Mario Buchanan Jr. to approve final plat conditioned on compliance with the current San Luis Public Works Standards. Motion passed unanimously.

4. EXECUTIVE SESSION

MOTION: Mayor Gerardo Sanchez/Council Member Maria Cecilia Ramos to go to Executive Session at approximately 8:49 p.m. Motion passed unanimously.

4.A. Discussion and possible action to hold an Executive Session pursuant to A.R.S. §38-431.03(A)(1), (3) and (4) for discussion or consideration and for legal advice with the City Attorney on any and all matters regarding the options available to City Council in the process of appointing and contracting for the position of City Manager including but not limited to the position of Interim City Manager Tadeo A. De La Hoya and to instruct the City Attorney as to City Council's position. (Mayor Gerardo Sanchez and Kay Marion Macuil, City Attorney)

MOTION: Council Member Mario Buchanan Jr./Council Member Ruben Walshe to go into Executive Session at approximately 7:06 p.m. Motion passed unanimously.

5. MOTION TO GO BACK INTO REGULAR SESSION

MOTION: Council Member Mario Buchanan Jr./Council Member Gloria Torres to go back to Regular Session at approximately 8:03 p.m. Motion passed unanimously.

6. DISCUSSION AND POSSIBLE ACTION ITEM:

6. A. Discussion and possible action on any and all matters related to the options available to City Council in the process of appointing and/or contracting for the position of City Manager including but not limited to the position of Interim City Manager Tadeo A. De La Hoya. (Gerardo Sanchez and Kay Marion Macuil, City Attorney)

MOTION: Council Member Ruben Walshe/ Council Member Africa Luna-Carrasco to appoint Tadeo A. De La Hoya as City Manager on conditionally and mutually agreeable contract. Motion passed unanimously.

7. ADJOURNMENT

MOTION: Vice-Mayor Matias Rosales/Council Member Mario Buchanan Jr. to adjourn the Special Council Meeting at approximately 8:03 p.m. Motion passed unanimously.