

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
January 4, 2017
6:30 p.m.

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
Council Member Ruben Walshe
Council Member Gloria Torres
Council Member Maria Cecilia Ramos
Council Member Africa Luna-Carrasco

ABSENT: Council Member Mario Buchanan Jr.

OTHERS PRESENT: Tadeo A. De La Hoya, City Manager
Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Axel Chayra, IT Technician
Christine Hagen, Management Analyst
Craig Higgins, Chief of Police
Eulogio Vera, Public Works Director
Hank Green, Fire Chief
Isaac Gutierrez, GIS Technician
Jenny Torres, Community Development Director
John Starkey, Planning & Zoning Director
Jonathan Dumadag, IT Technician
Jose Guzman, Assistant Planner
Manuel Rojas, Assistant Public Works Director
Olivia Jenkins, Human Resources Director
Ralph Velez, City Consultant
Ric Bauermann, Fire Department
Victor Figueroa, Police Lieutenant
Guillermina Fuentes, Resident
Nieves Riedel, Resident
Maria Gonzalez, Resident

2. AGENDA ITEMS:

2. A. Discussion on any and all matters regarding Resolution No. 1175. A resolution of the Mayor and City Council of the City of San Luis, Arizona, adopting an Intergovernmental Agreement between the City of San Luis and the Yuma County for the Yuma Region-Imagery Acquisitions Consortium project. (Isaac Gutierrez, GIS Technician)

Mr. Isaac Gutierrez, GIS Technician, informed that this Intergovernmental Agreement (IGA) is between Yuma County, the City of San Luis and other participating entities to acquire Digital Aerial Orthogonal Imagery and Digital Imagery both in 3 and 9 inch resolution imagery. He informed the cost is \$11,000.00, the city will have its own hard drive and log in information to the software to check out the data.

Mayor Gerardo Sanchez asked how often will the City be able to get pictures.

Mr. Gutierrez explained that the plan is to get them bi-yearly. He mentioned that there are lot of changes going on in the City. He added that currently the City is using a 2008 imagery and is very outdated. He stated that with the new imagery, staff will be able to use them on GIS platforms and other applications.

Mayor Gerardo Sanchez stated that with this new software, staff will be able to use it for presentations at different agencies and meetings.

Mr. Gutierrez stated that this imagery will provide an oblique imagery that will allow staff to view buildings on a 45 degree angle, this will help the Police, Fire and Building Safety Departments.

2. B. Discussion on any and all matters regarding Subdivision Case No. 2016-0423 P&F. A request by Edais Engineering, Inc., on behalf of Riedel Holdings, LLC, property owner, for the final approval of 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 & Zoning Director)

Mr. John Starkey, Planning & Zoning Director, informed that this proposed subdivision is located south of County 22nd Street between the East Main Canal and Las Quintas Subdivision. He mentioned that this item is to discuss concerns that staff has been working with the developer and the developer engineer, one of the issues was to whether or not hook up with a gravity sewer line to the lift station at the San Luis High School property or if they will be required to build their own lift station and pump sewage back to Las Quintas I. He informed that staff has worked diligently with the property

owner, the San Luis High School and Mr. Robby Barkley regarding this issue. He stated that Mr. Barkley has agreed to allow the gravity sewer line to cross his property to connect to the San Luis High School lift station, which was designed to take that entire area into that lift station and pump it to another gravity sewer line that pumps the sewage to the west plant. Furthermore, Mr. Starkey informed that the other issue is how to control the erosion of the slopes that are in the rear property of these lots. Both the City and the Developer want to make sure that property owners and future owners are aware that it is their responsibility to maintain those slopes.

Ms. Kay Marion Macuil, City Attorney, explained that in order to implement these requirements, it will be through deed restrictions.

Mr. Starkey stated that this project has been a long process that started on August 2016 through December 2016, as explained on the agenda item review form summary. He mentioned that staff has been working diligently and to resolve these issues so that this subdivision can be built.

Mayor Gerardo Sanchez stated that both parties have worked very hard in resolving issues during the process. He thanked staff for the work they have done. He added that this has been a project that the City has demonstrated its willingness to work with all developers.

Mr. Starkey informed that Mr. Eulogio Vera, Public Works Director, has worked in putting three (3) alternatives for this sewer line and as staff has worked with the developer, it has been decided that alternative #1 is the best choice, which puts the sewer line in public right-of-way.

Mayor Gerardo Sanchez asked if Mr. Barkley has agreed with this decision.

Ms. Macuil replied that staff received an email from Mr. Barkley, where he agrees with the location of the sewer line and addressed he was concerned that it would not be deep enough, but this is something that he will have to work with the developer's engineer.

Mayor Gerardo Sanchez asked if there are any issues with the Yuma County Water Users Association (YCWUA).

Ms. Macuil replied that the YCWUA did not agree to the location of the lift station, the developer informed that an agreement is ready to be approved for an easement with the YCWUA.

Mr. Starkey replied that the developer will be building a retaining wall at the edge of the YCWUA property. He informed that there is already an existing sewer line installed on the East Main Canal, it was installed when the crossing was built, this crossing was paid by Walmart and the City paid Mr. Barkley for the land.

Mrs. Nieves Riedel, Riedel Holdings, LLC, thanked all staff that was involved in the process for Las Quintas de San Luis II Subdivision. She stated that she has always been in agreement with the City's requirements. She mentioned that she has added several requirements to homeowners, for example within 60 days a homeowner will be required to have landscape and also parking will be restricted by not letting cars park in front of the yard. She mentioned that her company will be working for what is best for the company and the City.

Mayor Gerardo Sanchez stated that the reason for bringing this item to a Work Session to discuss it in depth. He mentioned that this is the time the City Council, staff and members of the public to ask any questions about this subdivision. He mentioned that one of the issues was traffic from which a study was done; another issue was lighting in that area, but the development agreement requires to place three (3) lights in that area.

Mr. Starkey stated that he just wanted the Mayor and City Council to understand about the slope maintenance. He mentioned that if any improvements are to be made to the property such as expansions, the property owner will have to hire an engineer and provide the plans to the Planning & Zoning Department.

Mrs. Guillermina Fuentes, resident, stated that right now her concern is safety, as she resides in Las Quintas de San Luis. She mentioned that she would like to know what and how is the new subdivision going to be built. She thanked City staff for presenting all issues to the City Council before the final plat is approved. She asked the Mayor and City Council to please make sure all questions are answered before any action is taken.

Mayor Gerardo Sanchez recommended the City Council to review all documents and have all questions answered before it is time for the approval of the final plat.

Ms. Macuil informed that the packet includes minor changes to the conditions for plat, the gravity line for the sewer line was added and the Errors & Omissions from the Engineer has been decreased from \$3 million to \$1 million.

Ms. Riedel mentioned that trees planted by residents on her property will have to be removed. She informed that there have been two (2) property owners who have approached her regarding this issue. She stated that some owners might come to the

City and complaint about this, but at the end it is not the City's property, if those trees are required to be removed they will be removed. She informed that her company will try not to touch any single tree, but if the future homeowner wants that tree removed it will be removed.

3. ADJOURMENT

MOTION: Vice Mayor Matias Rosales/Council Member Ruben Walshe to adjourn the Work Session at approximately 7:10 p.m. Motion passed unanimously.