

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
July 5, 2017
6:30 p.m.

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the Work Session to order at approximately 6:35 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, City Manager
Sonia Cornelio, City Clerk
Angel Ramirez, Fire Department
Axel Chayra, Information Technology Department
Eulogio Vera, Director of Public Works
Glenn Gimbut, Assistant City Attorney
Hank Green, Fire Chief
Jenny Torres, Economic Development Manager
Jesus Meza, Assistant Director of Parks & Recreation
Jorge Perez, Utilities Manager
Laura Herrera, Assistant to Council / PIO
Manuel Rojas, Assistant Director of Public Works
Olivia Jenkins, Director of Human Resources
Richard Jessup, Acting Chief of Police
Ric Bauermann, Fire Department

2. AGENDA ITEMS:

2. A. Discussion and possible directions to staff on any and all matters regarding the purchase of a new Caterpillar 918M Wheel Loader for Public Works Department, Water Division. (Manuel Rojas, Assistant Director of Public Works)

Mr. Manuel Rojas, Assistant Director of Public Works, stated that the purchase of this Caterpillar 918M Wheel Loader would increase efficiency in the Water Division

operations. He mentioned that staff would be utilizing a National IPA contract from the City of Tucson in the amount of \$132,186.83 for a new unit, this is a budgeted item for Fiscal Year 2017-2018.

2. B. Discussion and possible directions to staff on any and all matters regarding the purchase of a new 70 horsepower FLYGT sewer pump for Lift Station 300 for Public Works Department, Wastewater Division. (Manuel Rojas, Assistant Director of Public Works)

Mr. Manuel Rojas, Assistant Director of Public Works, informed that staff is seeking authorization to purchase a new 70 horsepower FLYGT pump for Lift Station 300. He stated that over the years staff has been repairing pumps every 2-3 years. He added the installation of this pump will provide energy savings and minimize maintenance costs. He informed that this will be a sole source provider, James Cooke and Hobson, Inc. The purchase is in the amount of \$45,273.17.

2. C. Discussion and possible directions to staff on any and all matters regarding authorization to purchase a new Chevy Colorado, 4x2 truck for the Department of Public Works, Water Division. (Manuel Rojas, Assistant Director of Public Works)

Mr. Manuel Rojas, Assistant Director of Public Works, informed that this truck purchase will be for the Water Division and will be replacing a current vehicle that has been experiencing an increase in maintenance cost. He mentioned that staff contacted Midway Chevrolet from Phoenix, Arizona and they are under state contract. He added that staff also contacted Fisher Chevrolet from Yuma, Arizona and the local vendor provided a quote in the amount of \$25,043.17. Furthermore, he stated that staff is requesting waiving of purchasing procedure as the bidding process is not likely to result in a lower price.

2. D. Discussion and possible directions to staff on any and all matters regarding the purchase of a new Vehicle Gateway Base Station System (VGB) for Public Works Department, Water Division. (Manuel Rojas, Assistant Director of Public Works)

Mr. Manuel Rojas, Assistant Director of Public Works, informed that the Vehicle Gateway Base Station System is for the Water Division, especially for the Water Meters Readers. He stated that starting December 2017 the antennas currently used will be discontinued and the city will have to transition to the new radio/antennas. He informed that Dana Kepner Company is a sole source provider and is an authorized provider of

Sensus metering systems in Arizona. The total amount of this purchase is \$17,929.82, and it is a budgeted item for Fiscal Year 2017-2018.

2. E. Discussion and possible directions to staff on any and all matters regarding Variance Case No. 2017-0430. A request by Linda Speakman on behalf of Jofco Inc., owner, for a Variance, to install a six (6) foot fence on the property line instead of the 3 feet 6 inches required. The property is located at 517 N. 1st Avenue, San Luis, Arizona. (Jose A. Guzman, Acting Director of Planning & Zoning)

Mr. Jose Guzman, Acting Director of Planning & Zoning, informed that this request allows the installation of a 6-foot tall chain link fence at the C&F Parking Lot located at 517 N. 1st Avenue, San Luis, Arizona. He explained that in the City of San Luis Code of Ordinances Section 152.219 (A) states that in all districts a fence or wall or hedge may be erected or maintained at a height no greater than six (6) inches within the required front and street side setback. In this case, the setbacks required a front 15 feet and street sides 10 feet. Furthermore, he added that this is a self-imposed situation for this reason the request does not meet the criteria for approval and for this reason staff is recommending denial of the variance.

Mayor Gerardo Sanchez asked if there is a public safety issue if a six (6) foot tall chain link fence is placed.

Mr. Guzman replied that if a six (6) foot solid fence is built, then a visibility triangle is required for the corner and also landscape would be required.

Mayor Gerardo Sanchez stated that if the request is approved, in the future they would end up building a solid fence and this will create a problem.

Mr. Glenn Gimbut, Assistant City Attorney, mentioned that on a conversation with the requestor it was mentioned that with the 6-foot fence they want to prevent people leaving the parking lot without paying. He stated that if that is the case for the request, a 3.6 foot fence will also prevent vehicles leaving the property without paying. The problem on this request is the location of where they want to install the fence, as they want it up to the property line and this is not allowed unless it is the 3.6-foot fence.

Vice-Mayor Matias Rosales asked if the requestor understands that they can use any material in a 3.6 foot fence.

Mayor Gerardo Sanchez ask staff to please talk to the requestor to make sure they understand what is permitted and what is not.

3. DISCUSSION ITEMS:

3. A. Discussion and possible directions to staff on any and all matters regarding the position of Vice-Mayor. (Ruben Walshe, Council Member)

Council Member Ruben Walshe explained that the reason he requested this item to be placed this item on the agenda is because for the past four (4) years there has been no rotation of the Vice-Mayor position. He mentioned that he did research in previous years and found that this position was rotated one to two years. He stated that he believes that it is healthy for the city and City Council to adopt regulations for the position of Vice-Mayor. He asked other Council Member how they felt about this item.

Council Members Africa Luna-Carrasco, Gloria Torres, Mario Buchanan Jr., Matias Rosales and Maria Cecilia Ramos agreed with Council Member Ruben Walshe.

Mayor Gerardo Sanchez stated that the Vice-Mayor position brings a lot of responsibilities such as traveling on behalf of the Mayor. He stated that he also believes that this will be healthy for both the city and City Council.

3. B. Discussion and possible directions to staff on any and all matters regarding update on current Capital Improvement Projects. (Ruben Walshe, Council Member and Eulogio Vera, Director of Public Works)

Council Member Ruben Walshe asked Mr. Eulogio Vera, Director of Public Works, to please provide an update on the projects that the city is currently working on and include future projects.

Mr. Eulogio Vera, Director of Public Works, informed that during the last fiscal year (2016-2017) the following projects were completed: including the paving of Juan Sanchez Boulevard to Main Street; 4th Avenue and Juan Sanchez reconstruction project phase 1 and it continued into the current fiscal year (2017-2018); 8th Avenue and County 22nd Street Improvement Project, this project continued into the current fiscal year, and it might continue into the next fiscal year; landscaping on Urtuzuastegui Street as this project was not completed last fiscal year, it is contemplated to start during the current fiscal year; continue with the Pavement Preservation Project; Merrill Avenue Reconstruction; Lakin Drive Project, all these projects were completed during last fiscal year. He informed that this fiscal year staff is working on the following projects: Union

Street from 5th and 6th Avenue, the design is in progress; reconstruction of Juan Sanchez Boulevard between Main Street and Merrill Avenue, this project will replace six (6) manholes; 4th Avenue and Juan Sanchez Boulevard reconstruction project phase 2, this will include the widening of the intersection and a street light signal; design of Union Street widening, sidewalks and street lights; Pavement Preservation Project.

Furthermore, he informed that the Economic Development Department will be applying for grants for Merrill Avenue Phase 2 and International Plaza I, for this reason, the Public Works Department budgeted match funding for these projects. Future projects for the Public Works Department include a signal on Juan Sanchez Boulevard and 10th Avenue, a signal on 4th Avenue and County 22nd Street, widening of 10th Avenue between County 22nd Street and Juan Sanchez Boulevard, these items were included in the Capital Improvement Projects. Another project is evaluating the area near the port of entry, if they expand their facilities, then the city will need funding for the needs in that area.

Mayor Gerardo Sanchez thanked Mr. Eulogio Vera, Director of Public Works for all the great projects that have been done and will be done in the future.

Council Member Gloria Torres suggested placing in the newspaper projects that the city is working on, as she has received comments that the city does not invest in the community.

Mayor Gerardo Sanchez agreed with Council Member Gloria Torres in informing the community what is being done.

3. C. Discussion and possible directions to staff on any and all matters regarding an update on hot water issues. (Ruben Walshe, Council Member and Eulogio Vera, Director of Public Works)

Council Member Ruben Walshe informed that he has been receiving calls for the past three (3) weeks, he asked if the city is doing anything about this issue, has a solution has been found.

Mr. Eulogio Vera, Director of Public Works, replied that since this problem was reported to the city, every time water is needed staff goes obtain the water from the hydrants in that area, but the problem is still there. He informed that quotes were obtained to do a study to connect the water lines to the Bienestar Apartments main lines if the city wants to proceed with this option. He mentioned that he believes that there is not much to do other than the automatic flusher, but this option will create a huge amount of water waste. Furthermore, he added that if the city decides to go with the connection to the

Bienestar Apartments, then the easement will have to be obtained from the property owners that will provide the authorization to cross their lots to connect to the apartments.

Vice-Mayor Matias Rosales stated that he spoke with two property owners regarding the easements and they stated that they are willing to provide the easement if needed.

Mayor Gerardo Sanchez asked if this will guarantee that the hot water issue will be resolved with this option.

Mr. Vera replied that this will not guarantee that the hot water issue will be resolved. He mentioned that on the letter sent out this was addressed. He added that there will be a benefit, but at this time it is impossible to know the outcome will be.

Mayor Gerardo Sanchez stated that his concern is that if the city will spend between \$30,000.00 to \$40,000.00, the residents in that area will end up paying back this amount.

Vice-Mayor Matias Rosales asked if with the work that will be done will there be an increase in water circulation in that area and for the entire city.

Mr. Vera replied that definitely water circulation will be improved in that area.

Mr. Glenn Gimbut, City Attorney, informed that he has been working with Mr. Tadeo A. De La Hoya, City Manager, to recoup the money spent on this project. He mentioned that a special overlay zone of the houses affected in that area should be done; then split the expense within those houses, which will be approximately \$800.00 per home or the other option will be to include this in their water bill and be charged on a monthly basis, this charge would be between \$25.00 to \$30.00 a month. He stated that if Council decides to go this direction, he suggests doing a neighborhood meeting to make sure that the majority of the property owners approve the charge. He mentioned that this would not guarantee them that the water temperature will be lower, this might lower their water temperature by 5 degrees and not more unless they do a water pipe insulation, this might lower the temperature by 15 degrees.

Vice-Mayor Matias Rosales mentioned that if the water temperature is decreased by 5 degrees that will make a big difference.

Mr. Vera informed that he spoke with a developer to work in a pilot program in one house and also do the insulation of the water lines in the attic and see how much

improvement this will make. He mentioned that he does not know the cost for this pilot program and also will need to know who will be paying for this expense. At this point, there is nothing that says that the water will be improved.

Council Member Maria Cecilia Ramos asked if the owners are willing to spend money to insulate their water lines.

Mr. Vera replied nobody had expressed their interest in doing the insulation to see how much the improvement will be.

Council Member Africa Luna-Carrasco stated that in previous meetings Council was trying to define as to whose responsibility was to fix the issue in the house.

Mr. Vera replied that this was defined in the study done in that area, the problem in that area is that the water tested from the tank is reasonable, but once it goes into the house, the temperature went up to 115 degrees. For this reason, the insulation will have to be done.

Council Member Africa Luna-Carrasco stated that she believes that it is the property owner's responsibility to do the insulation.

Mr. Vera replied that he agrees with Council Member Luna-Carrasco; the property owners will have to contract a license contractor to do the job. He informed that hot water issues are throughout the city, the majority of the complaints have been from the San Luis Lane area.

Mayor Gerardo Sanchez stated that all Council Members and staff should share the information so that when residents approach the pertinent person, they are given the same answers.

4. ADJOURNMENT

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