

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
July 19, 2017
6:30 p.m.

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 6:33 p.m.

PRESENT: Mayor Gerardo Sanchez
Council Member Africa Luna Carrasco
Council Member Matias Rosales
Council Member Gloria Torres

ABSENT: Vice Mayor Maria Cecilia Ramos
Council Member Mario Buchanan Jr.
Council Member Ruben Walshe

OTHERS PRESENT: Tadeo De La Hoya, City Manager
Sonia Cornelio, City Clerk
Derek Duenas, I.T. Manager
Enrique Lopez, Fire Department
Eulogio Vera, Public Works Director
Fabian Felix, Fire Department
Hank Green, Fire Chief
Jenny Torres, Economic Development Director
Jesus Meza, Assistant Parks and Recreation Director
Jonathan Dumadag, I.T. Technician
Jorge Perez, Billing and Collections Manager
Jose Guzman, Acting Planning and Zoning Director
Kay Macuil, City Attorney
Katie St. Louis, Finance Director
Laura Herrera, PIO/Assistant to Council
Manuel Rojas, Assistant Public Works Director
Olivia Jenkins, Human Resources Director
Pam Green, Visitor

2. AGENDA ITEM(S):

2. A. Discussion and possible direction to staff on any and all matters regarding the approval of six (6) months renewal agreement between the City of San Luis and Broder Gym Fitness, L.L.C. (Noel Chavez, Fire Fighter and Wellness Committee Member)

Mr. Noel Chavez, Fire Fighter and Wellness Committee Member, is requesting the contract with Border Gym Fitness to be renewed for six (6) months. He added that the renewal includes reduction in membership cost and a reduction in administrative fees.

Mayor Gerardo Sanchez asked why the contract was going to be renewed for six (6) months only.

Mr. Chavez replied that they are only renewing the contract for six (6) months because the Wellness Committee is seeking improvements to the gym.

Ms. Olivia Jenkins, Human Resources Director, stated that the gym fees are now \$22.00 a month. She further added that the contact was only going to be renewed for six (6) months because there is another gym in the City that offers the same services except classes.

Mayor Gerardo Sanchez thanked Border Gym Fitness for providing the services and asked them to consider the Committee's improvements.

2. B. Discussion and possible direction to staff on any and all matters regarding Subdivision case No. 2017-0433F. A request by Nieves Riedel on behalf of R&G Associates, LLC, for the final plat approval for Santa Cecilia Subdivision. The property is located at the east side of Avenue F between Aracely Street and County 24th Street in San Luis, Arizona. (Jose Guzman, Acting Planning and Zoning Director)

Mr. Jose Guzman, Acting Planning and Zoning Director, stated that Planning and Zoning Commission recommended approval on the subdivision with conditions to address minor engineer comments. Mr. Guzman added that it is under review and will be presented to Mayor and Council at the next Regular Council Meeting.

Council Member Matias Rosales suggested staff look into future improvements in the area so that it would accommodate the incoming residents. Council Member Matias Rosales further asked if the subdivision would be following the regulations.

Mr. Guzman stated that the regulations were being followed.

2. C. Discussion and possible action on any and all matters regarding Text Amendment Case No. 2017-0339. A request by the City of San Luis for a text amendment to the San Luis City Code, Chapter 152 Zoning Regulations §152.262, Administration of Sign Regulations, §152.262(F) Variances to allow the use of a Conditional Use Permit in addition to the Variances to allow relief from design standards. (Jose A. Guzman, Acting Planning and Zoning Director)

Mr. Jose Guzman, Acting Planning and Zoning Director, stated that this item was first presented to Mayor and City Council back in April. He added that the Text Amendment was to allow signs to be above the roof line of a building that may be too restrictive and may impede economic development.

Mayor Gerardo Sanchez commented that staff needs to look at the overall ordinance relating to signs. Mayor Gerardo Sanchez further commented that this is a good start.

3. DISCUSSION ITEM(S):

3. A. Discussion and possible direction to staff on any and all matters regarding procedures for Model Homes. (Jose A. Guzman, Acting Planning and Zoning Director)

Mr. Jose Guzman, Acting Planning and Zoning Director, stated that the City of San Luis currently allows model homes with no specific requirements.

Mayor Gerardo Sanchez asked if they are looking into Yuma and Somerton.

Mr. Guzman stated that the City of Yuma requires there to be enough room for emergency vehicles to drive. Mr. Guzman also stated that he talked to the director in Somerton but nothing was established but recommendations were made based off of roads and demolition.

Council Member Matias Rosales stated that the reason the City of Yuma does not run into problems with model home is because they are established before the subdivision is finalized and the roads are placed.

Mr. Tadeo De La Hoya, City Manager, asked how many model homes were going to be allowed by subdivision.

Mr. Guzman replied that if the subdivision is one (1) to ten (10) lots only one (1) would be allowed. If it is between eleven (11) and twenty (20) only two (2) would be allowed. If it is more than twenty (20) lots than the maximum model homes allowed would be four (4). He added that there could also be a limit set by the City on the amount of model homes.

Council Member Matias Rosales stated that his main concern is what would allow them to convert a model home into a certificate of occupancy.

Mayor Gerardo Sanchez commented that there should be restrictions and the model homes should be the last one to be sold.

Mr. Guzman stated that the temporary use permit for the model homes states that a maximum of two (2) years is until the last lot in the subdivision is sold.

Mr. De La Hoya added that the Certificate of Occupancy would not be issued until the final subdivision is accepted and approved by the City.

Mayor Gerardo Sanchez asked for this item to be presented again in a Work Session within two (2) months.

4. ADJOURNMENT

MOTION: Council Member Africa Luna-Carrasco/Council Member Gloria Torres to adjourn the Work Session at approximately 7:04 p.m. Motion passed unanimously.