

**MINUTES**  
**Work Session**  
**San Luis City Council**  
**Hilton Garden Inn/Pivot Point**  
**310 N. Madison Avenue**  
**Yuma, AZ 85364**  
**January 21, 2017**  
**9:00 a.m.**

<p><b>APPROVED</b> by Council <b>Date:</b> April 26, 2017 <b>Clerk's Office:</b> /s/ S. Cornelio</p>
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**1. CALL TO ORDER/ROLL CALL**

Mayor Gerardo Sanchez called the Work Session to order at approximately 9:21 a.m.

**PRESENT:** Mayor Gerardo Sanchez  
Vice-Mayor Matias Rosales  
Council Member Mario Buchanan Jr.  
Council Member Africa Luna-Carrasco  
Council Member Gloria Torres  
Council Member Maria Cecilia Ramos

**ABSENT:** Council Member Ruben Walshe

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Manager  
Sonia Cornelio, City Clerk  
Kay Marion Macuil, City Attorney  
Francia Alonso, Administrative Assistant  
Carlos Cortes, Assistant Finance Director  
Aracely De La Hoya, Senior Services Director  
Yolanda Dueñas, Fleet/Facilities Manager  
Jonathan Dumadag, IT Technician  
Victor Figueroa, Police Lieutenant  
Lizandro Galaviz, Parks & Recreation Director  
Hank Green, Fire Chief  
Olivia Jenkins, Utilities Director  
Kristin McManus, Municipal Judge  
Jorge Perez, Utilities Department  
Salvador Sandoval, Mechanic  
John Starkey, Planning & Zoning Director  
Katie St. Louis, Finance Director  
Jenny Torres, Community Development Director  
Ralph Velez, City Consultant  
Eulogio Vera, Public Works Director

## **2. AGENDA ITEMS:**

### **2. A. Discussion on any and all matters regarding the City of San Luis financial status update. (Ketie St. Louis, Finance Director)**

Ms. Ketie St. Louis, Finance Director, made a presentation on the City of San Luis financial status update. Her presentation included the Excise Tax Revenue Refunding Obligations of the \$40M Bonds; \$6.6M Utility Revenue Bonds; 1<sup>st</sup> Bank Yuma – Sanitation; GADA 1<sup>st</sup> Bank Yuma & Walmart for Governmental Activities and Call Center; Detention Facility; the General Revenue Fund; Highway Users Revenue Fund; Public Safety Special Revenue Fund; Community Development Special Revenue Fund; Judicial Collection Enhancement Revenue Fund; Water Revenue Fund; Waste Water Revenue Fund; Solid Waste Revenue Fund; Business Incubator Revenue Fund; Ambulance Service Revenue Fund; Business Center Revenue Fund; SLDF-Detention Facility Corp Revenue Fund; CIC-Civic Improvement Corp Revenue Fund; Impact Fees Revenue Fund; and Assessment Districts Revenue Fund.

Discussion between Mayor, City Council, staff and Ms. St. Louis occurred.

### **2. B. Discussion and review on any and all matters regarding the proposed City of San Luis Capital Improvement Projects for Fiscal Years 2017-2022. (City Council and City staff)**

Mayor Gerardo Sanchez stated that the reason for the Planning Session is to be ready for the Budget Retreat as the two (2) days are not enough to cover all projects. He informed that the projects presented during this meeting are for the next five (5) years. This is a wish list from departments and projects need to be prioritized.

Mr. Ralph Velez, City Consultant, stated that all projects will be presented to Mayor and City Council for approval in the form of resolution.

The following departments presented their Capital Improvement Projects for Fiscal Years 2017-2022:

<b>1. Community Development</b>	<b>Total Project Cost</b>
- Price Center Building Improvements	\$2,480,935.00
- Economic Development Incentive Policy	\$1,000,000.00
- Branding, Development and Marketing Action Plan	\$470,000.00
- Merrill Avenue Improvements	\$324,363.00
- Business Incubator Improvements	\$100,000.00

Other projects discussed by Ms. Torres are:

1. **Yuma County Water Users/BOR and BLM Land** – City staff is proposing to lease land from BOR approximately 6.3 acres and from BLM 2.1 acres to develop a parking lot between Juan Sanchez Boulevard and D Street, specifically portions of E & F Streets.
2. **Yuma County Water Users/BOR 10<sup>th</sup> Avenue** – City staff is proposing to lease land from Yuma County Water Users to develop a park and walking path.
3. **Downtown BLM Land** – Lease approximately 1.4 acres of BLM land located on Main & D Street next to ARCO that could be developed as Market Plaza; and .7 acres located on Archibald & D Streets next to the Post Office that could be developed as a park to allow residents to enjoy the area.
4. **Arizona State Land** – Lease approximately 18.5 acres located on the northeast corner of 4<sup>th</sup> Avenue and Union Street. This proposal will include a recreational soccer and softball fields.
5. **BLM Land-Yuma County Lease Property** – The land is next to the Yuma County Library and Justice Court on Liberty & 6<sup>th</sup> Street. The County has a lease with BLM on the entire parcel and they would be interested in working with the city to develop a park in that area.

<b>2. Court</b>	<b>Total Project Cost</b>
- Construction of a new Courthouse	\$3,500,000.00
<b>3. Fleet Services/Facilities Departments</b>	<b>Total Project Cost</b>
- New City Shop/Office Building	\$ 858,000.00
<b>4. San Luis Fire Department</b>	<b>Total Project Cost</b>
- Radio Equipment for Fire and Police Departments	\$500,000.00
- OPTICOM Traffic Signal Control Systems	\$65,000.00
- Temporary Fire Station #2	\$200,000.00
- Replacement program for ambulances	\$100,000.00
- Fire Station #2, Classroom and East Side Government Complex	\$4,000,000.00
- New Fire Apparatus	\$1,050,000.00
- San Luis Fire Training Facility	\$3,376,000.00
<b>5. Human Resources Department</b>	<b>Total Project Cost</b>
- Human Resources Building/Office	\$411,000.00

Lunch break taken at approximately 12:05 p.m. and resumed meeting at approximately 12:55 p.m.

<b>6. Information Technology</b>	<b>Total Project Cost</b>
- Phone System Replacement	\$150,000.00
- Hosted Logos Solutions, (SaaS)	\$140,000.00
- Logos Servers Upgrade	\$65,000.00
- Council Chambers Equipment Replacement/Upgrade	\$65,000.00
- Network Equipment Replacement/Upgrade	\$200,000.00
<b>7. Parks &amp; Recreation Department</b>	<b>Total Project Cost</b>
- Joe Cabello Park (Large Ramada)	\$50,000.00
- Master Plan for Parks & Pathway	\$60,000.00
- Master Plan for Friendship Park	\$30,000.00
- Temporary Parking Lot and New West Access (Friendship Park)	\$50,000.00
- Friendship Park (Phase 1)	\$200,000.00
- Friendship Park (Phase 2)	\$200,000.00
- Friendship Park (Phase 3)	\$200,000.00
- Friendship Park (Phase 3) Continued	\$100,000.00
- 9B Bathroom for Park Area	\$40,000.00
- 9B Pathway Lighting	\$80,000.00
- Retention Area (Block Fencing)	\$20,000.00
- Dual Marquee Sign (Market City Info and Events)	\$55,000.00
- Cultural Center Flooring	\$55,000.00
- Cultural Center Storage Area	\$35,000.00
- Cultural Center Expansion Project	\$315,000.00
- Aquatic Center Improvement Project	\$170,000.00
- Joe Orduño Remodel Project	\$60,000.00
- Water Feature & Pond Project (Moctezuma Park)	\$240,000.00
- Park Lights (7 <sup>th</sup> Ave. & San Luis Lane)	\$200,000.00
- Veteran's Memorial Park	\$200,000.00
<b>8. San Luis Police Department</b>	<b>Total Project Cost</b>
- Firearms Training Range Project	\$150,000.00

Mr. Victor Figueroa, Police Lieutenant, presented two (2) additional items; 1) Fortified Building Project-this project will provide security not only to the Police Department but to the entire city complex this project will include the installation of cameras around the city complex; 2) Fleet Upgrade/Replacement-with this request the department is looking into replacing its fleet by 10% on a yearly basis.

<b>9. Public Works</b>	<b>Total Project Cost</b>
<b><u>A. Highway Users Division</u></b>	
- Juan Sanchez Boulevard Reconstruction Project	\$500,000.00
- Union Street Paving Project-between \$250,000.00 5 <sup>th</sup> & 6 <sup>th</sup> Avenue (half with)	
- 10 <sup>th</sup> Avenue Widening Project (between County 22 <sup>nd</sup> Street & Juan Sanchez Boulevard	\$500,000.00
- 10 <sup>th</sup> Avenue & Juan Sanchez Boulevard Intersection Expansion & Traffic Signal	\$450,000.00
- 4 <sup>th</sup> Street & County 22 <sup>nd</sup> Street Intersection Expansion & Traffic Signal	\$400,000.00
- Merrill Avenue Reconstruction Project Between Los Oros Street & County 22 <sup>nd</sup> Street	\$350,000.00
- 4 <sup>th</sup> Street Widening Project between Juan Sanchez Boulevard & County 22 <sup>nd</sup> Street	\$600,000.00
- County 24 <sup>th</sup> Street Pavement Project between 10 <sup>th</sup> Avenue & Avenue F ½	\$700,000.00
- County 22 <sup>nd</sup> Street Widening Project	\$1,000,000.00
- Port of Entry I Exit Reconstruction	\$500,000.00
 <b><u>B. Solid Waste Division</u></b>	
- New Solid Waste Truck	\$300,000.00
 <b><u>C. Water Division</u></b>	
- Manganese Treatment Unit Vessel & Media Replacement Project	\$240,000.00
- Pressure Pneumatic Tank Rehabilitation Project	\$75,000.00
- Water Storage Tank Rehabilitation Project	\$475,000.00
- Well Site #6 – VFD Project	\$400,000.00
- SCADA System Project	\$500,000.00
- East San Luis – New Water Main Loop Project	\$450,000.00
 <b><u>D. Water Division</u></b>	
- Public Works Yard Well & Treatment Project	\$2,000,000.00
 <b><u>E. Waste Water Division</u></b>	
- New Culvert across the West Main Canal at Juan Sanchez Boulevard	\$70,000.00
- Lift Station 300 – Submersible Pump Replacement Project	\$110,000.00

- Wastewater System Master Plan	\$125,000.00
- Odor Control Mitigation Project	\$450,000.00
- Manhole Rehabilitation Project	\$600,000.00
- West Wastewater Treatment Plant Building Expansion	\$160,000.00
- New Sewer Vacuum Truck	\$400,000.00
- SCADA System Project	\$500,000.00
- West Wastewater Treatment Plant Rehabilitation Project	\$1,500,000.00

<b>10. Senior Center Department</b>	<b>Total Project Cost</b>
- Senior Center Activity Center Expansion	\$350,000.00

<b>11. Utilities – Billing &amp; Collections</b>	<b>Total Project Cost</b>
- AMI – Sensus FlexNet Migration	\$2,069,391.00

Mr. Ralph Velez, City Consultant, presented Mayor, City Council and staff with the five (5) Year Program Requests divided by department, by fund and year. He stated that once the Capital Improvement Plan is finalized a resolution will be prepared to present it to Mayor and City Council for adoption.

Mayor Gerardo Sanchez thanked everyone present during this meeting and asked to continue working together amongst departments.

### 3. ADJOURMENT

**MOTION:** Council Member Maria Ramos/Council Member Mario Buchanan Jr. to adjourn the work session at approximately 4:21 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 Work Session meeting of the San Luis City Council held on January 21, 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 April 26, 2017.

Dated this 1<sup>st</sup> day of May 2017.

/s/ Sonia Cornelio, City Clerk