

**MINUTES**  
**Work Session**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**March 7, 2018**  
**6:30 p.m.**

**1. CALL TO ORDER/ROLL CALL:** Mayor Gerardo Sanchez called the Work Session to order at approximately 6:31 p.m.

**PRESENT:** Mayor Gerardo Sanchez  
Vice-Mayor Maria Cecilia Ramos  
Council Member Mario Buchanan Jr.  
Council Member Africa Luna-Carrasco  
Council Member Matias Rosales  
Council Member Ruben Walshe-arrived at 6:37 p.m.

**ABSENT:** Council Member Gloria Torres

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Manager  
Melissa Lopez, Deputy City Clerk  
Kay Marion Macuil, City Attorney  
Angel Ramirez, Assistant Fire Chief  
Aracely De La Hoya, Senior Services Manager  
Derek Dueñas, I.T. Manager  
Eulogio Vera, Director of Public Works  
Jenny Torres, Economic Development Manager  
Jorge Mungaray, I.T. Department  
Jorge Perez, Billing & Collections Manager  
Jose A. Guzman, Planning & Zoning Director  
Jesus Meza, Assistant Director of Parks & Recreation  
Laura Herrera, PIO / Assistant to Mayor and Council  
Manuel Rojas, Assistant Director of Public Works  
Maria Sabori, Human Resources  
Monica Castro, Director of Finance  
Richard Jessup, Acting Chief of Police  
Julie Engel, Greater Yuma Economic Development Corporation  
Guillermina Fuentes, Resident  
Cesar Neyoy, Reporter  
Lucy Lopez, Reporter

## **2. ITEMS FOR DISCUSSION ONLY:**

### **2. A. Presentation of the Mid-Year Report of Greater Yuma Economic Development (GYEDC) by Ms. Julie Engel, President/CEO of GYEDC. (Ms. Julie Engel, President/CEO of GYEDC)**

Ms. Julie Engel, President/CEO of GYEDC, made a power point presentation on their Mid-Year Report. During her presentation she spoke about the following topics: Promote Educational Excellence, Focus on Competitiveness, High Wage High Skills Job Creation, Aerospace/Defense, Food Production, Manufacturing, Bi-National Promotion, Bre Surveys, Increased Focus on Resource Development, Further Enhance Yuma's Sense of Place and Cultivate Collaboration and Stewardship between Public and Private Sector. A copy of this powerpoint presentation is on file at the City Clerk's Department with the agenda packet. At the end of her presentation she gave Mayor and Council some statistics about the community.

Mayor Gerardo Sanchez thanked Ms. Engel for the presentation given.

### **2. B. Discussion and possible directions to staff on any and all matters regarding the 4th Amended and Restated Membership Agreement with the Arizona Municipal Risk Retention Pool. (Kay Marion Macuil, City Attorney)**

Ms. Kay Marion Macuil, City Attorney, informed that Arizona Municipal Risk Retention Pool have updated their membership agreement and one of the things added is that if a member chooses to leave the pool they will have a three-year waiting period if they decide to return.

### **2. C. Discussion and possible directions to staff on any and all matters regarding the purchase of Hach Luminescent Dissolved Oxygen Sensors and lab equipment from Hach Company, for the Wastewater Division. (Manuel Rojas, Assistant Director of Public Works)**

Mr. Manuel Rojas, Assistant Director of Public Works, informed that the purpose of the Luminescent Dissolved Oxygen (LDO) Sensor is to improve and enhance the treatment process for both east and west wastewater treatment plants. This sensor will be replacing some existing damaged sensor on the plant. He added that one of the benefits is that there will be decreased in energy consumption.

Vice-Mayor Maria Cecilia Ramos congratulated Public Works and Wastewater Division staff for both inspections done at the plants.

**2. D. Discussion and possible directions to staff on any and all matters regarding the purchase of a Vapex Environmental Technologies, Odor Control Unit for Merrill Lift Station. (Manuel Rojas, Assistant Director of Public Works)**

Mr. Manuel Rojas, Assistant Director of Public Works, informed that there are some Vapex units already installed and they are working effectively. He mentioned that staff has explore other techniques to minimize the odor issues around the collections system. He stated that this lift station was recently upgraded using a corrosive resistant material as specified by Vapex Environmental Technologies System. He informed that Merrill Lift Station serves the northwest section of San Luis and Gadsden.

**2. E. Discussion and possible directions to staff on any and all matters regarding Ordinance No. 380. An ordinance of the Mayor and City Council of the City of San Luis, Arizona amending the San Luis City Code Title IX, Chapter 95 relating to animals by adding Sections 95.04 through 95.07 regarding dangerous dogs; repealing any conflicting provisions; providing for penalties; and providing for severability. (Richard Jessup, Acting Chief of Police)**

Mr. Richard Jessup, Acting Chief of Police, informed that this item is the re-introduction of the ordinance that was presented before Council in September 2016. This ordinance will provide a procedure through the Municipal Court that the dog may be declared dangerous if reasons exist. He added that this ordinance will protect the dog owner's rights, violations will be penalized as a Class 2 misdemeanor, which is a \$750 fine for 4 months in jail.

Mayor Gerardo Sanchez asked why this ordinance was in hold for so long.

Mr. Jessup replied that he had no history as to what happened then, but if directed by Council this ordinance will be presented before Council for adoption in the next regular Council meeting. He added that this ordinance gives the court to issue orders that deem appropriate and these options range from requiring the dog to be kept in proposed enclosure or enclosed yard to ordering the destruction of the dog.

**2. F. Discussion and possible directions to staff on any and all matters regarding Resolution No. 2036. A resolution of the Mayor and City Council of the City of San Luis, Arizona, approving and adopting the Intergovernmental Agreement between the City of San Luis and Yuma Union High School District (YUHSD) #70 for funds supporting the San Luis Police Department's participation in the School Resource Officer overtime assignment at the San Luis High School. (Richard Jessup, Acting Chief of Police)**

Mr. Richard Jessup, Acting Chief of Police, informed that this Intergovernmental Agreement is for overtime for a School Resources Officer (SRO) assigned to the San Luis High School. He added that the overtime amount had been increased to \$88,528.00 which will allow to have an SRO at the school all the time. This will allow the SRO assigned to attend trainings while other officer will be in charge of the school. He added that the term for the agreement will be set forth by the Yuma Union High School District #70 (YUSHD) upon approval by their governing board up until the end of Fiscal Year 2019-2020 ending June 30, 2020.

Mayor Gerardo Sanchez asked why Gadsden Elementary School District #32 does not have an SRO assigned to their schools.

Mr. Jessup replied that it is the school's responsibility to fund for the SRO, and since school shootings have targeted high schools the funding is mostly available for high school districts. He added that one of the best ways to do this is to find funding mechanisms that would help in this project. He informed that to have eight (8) SROs for all the schools would have a cost of approximately \$285,000.00.

**2. G. Discussion and possible directions to staff on any and all matters regarding the possibility of allowing Building Permits to be issued and paid on or before the Certificate of Occupancy is issued. (Council Member Matias Rosales and Jose A. Guzman, Director of Planning & Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, informed that this process was implemented in 2011, but it did not worked. One issue faced was that a contractor was issued the Certificate of Occupancy and never paid for it. For this reason the city stopped issuing the Certificate of Occupancy before making payment. He informed that the cities of Yuma, Glendale and Scottsdale have a deferred program, which is under state law.

Mayor Gerardo Sanchez mentioned that the City of Somerton also provides a deferred program. He stated that this program should be an option for all developers. He asked Mr. Guzman if he will start a deferred program.

Mr. Guzman replied that currently the department does not have the resources, but if directed staff will have to make this program work.

Mr. Tadeo A. De La Hoya, City Manager, informed that this will also create an accounting issue as impact fees will not be collected upfront.

Ms. Guillermina Fuentes, local builder, commented that a deferred program should not be complicated.

She mentioned that a contract should be written upfront adding that the Cities of Somerton and Yuma have a deferred program; if this program is implemented and put into writing it should be able to work for the City of San Luis.

Mr. De La Hoya informed that there are approximately 600 lots that could benefit from this program. He stated for the record that the offender in 2011 was a previous Planning & Zoning Director.

Mr. Guzman explained that he would not recommend a deferred program, as new subdivisions will bring 600 lots and this will create 600 development agreement that will come before Council for approval.

Council Member Matias Rosales stated that he believes that those 600 lots will come and be built at the same time and added that the development agreement would be between the developer and the property owner. He mentioned that not necessarily all agreements will come before Council for approval. He asked Mr. Guzman to look into the options to get this program going in the future.

Mayor Gerardo Sanchez asked staff to look at the process for the Cities of Somerton and Yuma. He asked Mr. Guzman to look at the option and bring it back for discussion in a work session.

**2. H. Update on any and all matters regarding New World System to allow electronic updating and communications to all parties in regards to permits and inspections. (Council Member Matias Rosales; Jose A. Guzman, Director of Planning & Zoning; Derek Dueñas, IT Manager)**

Mr. Derek Dueñas, IT Manager, informed that staff has been instructed to enter email addresses into the system in order to start using email notification for inspections. He added that the city will have to purchase a module that can be utilized for approving inspections electronically, the cost would be approximately \$35,000.00 for the first year and \$3,000.00 for the following year's maintenance.

Council Member Matias Rosales asked if the system will create automatic email.

Mr. Dueñas replied that staff will have to enter emails, once the email is entered an automatic notification will be generated to the applicant telling them if the inspection was approved, failed, etc. He informed that this notification module is already set up in the system is just that it was not being used.

Council Member Matias Rosales asked what the new module would do.

Mr. Dueñas replied that the new module would allow inspectors to approve applications on the spot, currently the inspectors have to come to the office to start inputting the information to the system.

Council Member Matias Rosales mentioned that if the inspectors were to have this software, it will save time from staff.

**2. I. Update on any and all matters regarding graffiti prevention, control enforcement, and removal process. (Council Member Matias Rosales; Richard Jessup, Acting Chief of Police; Eulogio Vera, Director of Public Works)**

Council Member Matias Rosales stated that in the last month graffiti has increased in the city and it seems to be in the same area. He added that a few years back this was brought before Council, staff took care of it and now is coming back. He asked who residents have to contact to report graffiti.

Mr. Richard Jessup, Acting Chief of Police, stated that graffiti should be reported to the Police Department so that reports can be taken. Once the information is taken then the graffiti can be covered up whether or not it is on city property. He added that patrol in areas that are constantly being tagged will be another way to respond.

Mr. Eulogio Vera, Director of Public Works Department, informed that staff gets a report that there is graffiti in public right-of-way, then contact the Police Department and they make a report and once the report is done then public works staff goes and covers the graffiti. He stated that the city does not cover up private property. He mentioned that the city has an ordinance in place that states that private property owners have 7 days to take care of it once is reported.

Council Member Matias Rosales mentioned that on D Street there are a lot of vacant lots, and the wall at a specific lot is all tagged up. He stated that a report was made 5 months ago and the graffiti is still there.

Mr. Jessup replied that in this case the owner of the private property is a victim of criminal damage, they will have to contact the Police Department to take a report and take photographs.

Council Member Matias Rosales stated that it is hard to find property owners of vacant lots; how can this be addressed when the owner cannot be found. He added that he also has seen phone and cable boxes tagged up.

Mr. Vera commented that the city has in place Resolution No. 220 which allows the city to paint graffiti in private property, but before they need to be notified and then the city will send an invoice to them for the work.

Council Member Matias Rosales suggested setting up a graffiti hotline for the community to report. Also, send out flyers in the water bill and hand out flyers during events for the community to help mitigate this problem.

Council Member Africa Luna Carrasco mentioned that Officer Luis Marquez had a program where he worked with juveniles that were doing community service or on probation. She stated that this was a wonderful program that she would like to see come back.

Chief Jessup replied that he would talk to Officer Marquez to see what happened to this program and to see if he would like to continue with this program. He mentioned Officer Gomez, the current School Resource Officer, could also be involved in this program.

Mayor Gerardo Sanchez suggested bringing this item back for further discussion during a work session once is more defined. He asked staff to never stop being proactive on this issue.

### **3. ADJOURNMENT**

**MOTION:** Council Member Mario Buchanan Jr. / Council Member Ruben Walshe to adjourn the meeting at approximately 8:18 p.m. Motion passed unanimously.