

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
May 2, 2018
6:30 p.m.

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the Work Session to order at approximately 6:39 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 Gloria Torres

ABSENT: Council Member Ruben Walshe

OTHERS PRESENT: Tadeo A. De La Hoya, City Manager
Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Angel Ramirez, Assistant Fire Chief
Eulogio Vera, Director of Public Works
Jenny Torres, Economic Development Manager
Jonathan Dumadag, IT Department
Jorge Mungaray, IT Department
Jose Guzman, Director of Planning & Zoning
Laura Herrera, Assistant to Council / PIO
Monica Castro, Director of Finance
Richard Jessup, Acting Chief of Police
Cesar Neyoy, Bajo El Sol
Lucy Lopez, San Luis AZ News

2. ITEMS FOR DISCUSSION ONLY:

2. A. Discussion and possible directions to staff on any and all matters regarding a change of the polling site in the City of San Luis. (Sonia Cornelio, City Clerk)

Ms. Sonia Cornelio, City Clerk, informed this is a proposal to change the polling site located at San Luis City Hall Multi-Purpose Room to the Yuma County Library – San Luis Branch. She stated that this change will eliminate conflicts with business operations and the difficulty monitoring who is in the building to conduct business or to cast a vote. She informed that the proposed building has already been inspected and it counts with all the required components that a voter to be able to cast their vote.

Council Member Matias Rosales asked if the polling site is moved to the San Luis Library, who will be in charge of the safety in the parking lot area.

Ms. Cornelio replied that the San Luis Police Department will be assisting in this task.

Mayor Gerardo Sanchez stated that moving the polling site to the Yuma County Library – San Luis Branch is a great idea, as it is has more space has more strict guidelines.

Ms. Cornelio stated that the county will follow the same guidelines follow in San Luis City Hall.

Council Member Africa Luna-Carrasco asked if the change is not effective, can Council change the location back to San Luis City Hall.

Ms. Kay Marion Macuil, City Attorney, replied that the Yuma County Supervisors are the ones that approve the change on council's recommendation.

2. B. Discussion and possible directions to staff on any and all matters regarding the proposed Lease Agreement between the City of San Luis and Sun State Towers, Conditional Use Permit Case No. 2018-0155 and Variance Case No. 2018-0154 for installation of a wireless telecommunications tower on property located at 821 N. Garcia Lane. (Jose A. Guzman, Director of Planning and Zoning)

Mr. Jose A. Guzman, Director of Planning and Zoning, informed that this is a proposed conditional use permit and a variance for the installation of a wireless telecommunications tower to be located at the retention basin on 821 N. Garcia Lane. He mentioned that Sun State Towers is looking to lease 675 square feet. He stated that staff is negotiating the lease agreement, which will be presented to council on May 23, 2018. Furthermore, he added that the proposed tower is 80' mono-elm and setback as proposed are 212' to the north, 20' south, 20' east and 260' west; therefore it will require a variance prior to construction for the south and east side. He informed that the applicant has applied for the variance and will be presented to the Board of Adjust at the same time the lease agreement and the Conditional Use Permit are presented before Council.

Mayor Gerardo Sanchez asked if there has been any comment on this project.

Mr. Guzman informed that there was one comment, stating that he would like to see more improvements in that retention basin. He added that there were no other comments.

Mayor Gerardo Sanchez asked what will be the health risks for installing this tower.

Mr. Guzman replied that it was explained by the applicant that the radiation will be the minimum required, and will not affect residents and/or students in that area.

2. C. Discussion and possible directions to staff on any and all matters regarding Minor General Plan Amendment Case No. 2018-0183 and Rezoning Case No. 2018-0127 for Bienestar Estates 10 project to be located on the southeast corner of County 24th Street and Avenue F. (Jose A. Guzman, Director of Planning and Zoning)

Mr. Jose A. Guzman, Director of Planning and Zoning, informed that this is a request by Vega & Vega Engineering, PLC, to change the zoning to 160 acres and the proposed new zoning will be 4.54 acres for commercial and the rest 75.46 acres will be for residential (R-1-6), the purpose of the zone change is to allow a future residential subdivision to be called Bienestar Estates 10. He mentioned that for the proposed commercial area, it does not have the appropriate land use under the general plan, it will require an amendment that is currently being processed.

2. D. Discussion and possible directions to staff on any and all matters regarding Rezoning Case No. 2018-0115. A request by Vega & Vega Engineering PLC on behalf of Comite de Bienestar, owner, to rezone Tract "A" of Bienestar Estates 9B from High-Density Residential (R-3) to Medium Density Residential (R1-6). (Jose A. Guzman, Director of Planning and Zoning)

Mr. Jose A. Guzman, Director of Planning and Zoning, informed that this request is by Vega & Vega Engineering, PLC, to rezone tract "A" of Bienestar 9B. The proposed project is to develop the land as single residences with lots of 6,000 square feet minimum, there are approximately 16 lots.

3. ADJOURNMENT

MOTION: Council Member Gloria Torres/Council Member Mario Buchanan Jr. to adjourn the Work Session at approximately 6:57 p.m. Motion passed unanimously.