

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
October 10, 2018
7:00 p.m.

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 7:01 p.m.

PRESENT: Mayor Gerardo Sanchez
Vice Mayor Maria Cecilia Ramos
Council Member Mario Buchanan Jr.
Council Member Africa Luna-Carrasco-arrived at 7:03 p.m.
Council Member Matias Rosales
Council Member Gloria Torres
Council Member Ruben Walshe-arrived at 7:05 p.m.

OTHERS PRESENT: Tadeo De La Hoya, City Administrator
Melissa Lopez, Deputy City Clerk
Kay Marion Macuil, City Attorney
Angel Ramirez, Acting Fire Chief
Aracely De La Hoya, Senior Services Manager
Carlos Cortes, Assistant Director of Finance
Derek Dueñas, IT Manager
Eulogio Vera, Director of Public Works
Francia Alonso, Acting Assistant to Council/PIO
Jesus Meza, Assistant Director of Parks & Recreation
Jorge Mungaray, IT Department
Jorge Perez, Utilities Manager
Jose Guzman, Director of Planning & Zoning
Marco Santana, Police Lieutenant
Richard Jessup, Acting Chief of Police
Ric Bauerman, Fire Department
Caty Navarro, La Tribuna de San Luis
Jesse Lopez, PPEP Tech Youthbuild
Lizeth Servin, Off-Road Expo Committee Member
Maria Roblez, Resident
Mark Concha, Resident
Najah Edais, Edais Engineering
Xochitl Lopez, Resident

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Mayor Maria Cecilia Ramos.

3. INVOCATION

The Invocation was led by Mr. Richard Jessup, Acting Chief of Police.

4. CONSENT AGENDA

4. A. Minutes of

- Work Session held September 5, 2018

4. B. Disbursements from September 15, 2018 to September 30, 2018

Total Disbursements \$766,527.79

(Seven Hundred Sixty-Six Thousand, Five Hundred Twenty-Seven Dollars and Seventy-Nine Cents)

MOTION: Council Member Matias Rosales/Council Member Mario Buchanan Jr. to approve the Consent Agenda as presented. Motion passed unanimously.

5. DISCUSSION AND POSSIBLE ACTION ITEMS:

5. A. Discussion and possible action on any and all matters regarding the agreement with the Humane Society of Yuma for Fiscal Year 2018-2019. (Tadeo A. De La Hoya, City Manager)

Mr. Tadeo A. De La Hoya, City Manager, informed that the agreement is to continue their services. He mentioned that as discussed during the budget retreat the agreement was drafted to reflect a flat rate fee for \$50,000.00.

MOTION: Council Member Matias Rosales/Vice-Mayor Maria Cecilia Ramos to approve the agreement in the budgeted amount of \$50,000.00 with the Humane Society of Yuma. Motion passed unanimously.

5. B. Discussion and possible action on any and all matters regarding the contract with Ramirez Advisors Inter-National, LLC for Fiscal Year 2018-2019. Motion passed unanimously. (Tadeo A. De La Hoya, City Manager)

Mr. Tadeo A. De La Hoya, City Manager, informed that this agreement is to assist the city in relations with federal, state and bi-national entities to address the needs of the region. He mentioned that the agreement is for \$50,000.00 as discussed during the budget retreat.

MOTION: Council Member Mario Buchanan Jr. /Council Member Ruben Walshe to approve the contract in the budgeted amount of \$50,000.00 with Ramirez Advisors Inter-National, L.L.C., as presented. Motion passed unanimously.

5. C. Discussion and possible action on any and all matters regarding the contract with Amberly's Place, Inc. for Fiscal Year 2018-2019. (Tadeo A. De La Hoya, City Manager)

Mr. Tadeo A. De La Hoya, City Manager, informed that this contract is for a crisis response sexual assault/domestic violence/child abuse advocate to coordinate services to reduce trauma to all primary and secondary victims and their families. He mentioned the contract is for \$41,810.00.

MOTION: Council Member Matias Rosales/Vice-Mayor Maria Cecilia Ramos to approve the contract with Amberly's Place for Fiscal Year 2018-2019 in the amount of \$41,810.00.

Motion passed unanimously.

5. D. Discussion and possible action on any and all matters regarding the contract with Gethsemani Food Ministry for Fiscal Year 2018-2019. (Tadeo A. De La Hoya, City Manager)

Mr. Tadeo A. De La Hoya, City Manager, informed that food ministry provides, free of charge food for low-income persons in the city. He stated that the contract is for \$3,000.00.

MOTION: Council Member Mario Buchanan Jr. /Vice-Mayor Member Maria Cecilia Ramos to approve the contract in the budgeted amount of \$3,000.00 with Gethsemani Food Ministry as presented. Motion passed unanimously.

5. E. Discussion and possible action on any and all matters regarding the proposed agreement with Portable Practical Education Preparation, Inc. (PPEP) for Fiscal Year 2018-2019. (Tadeo A. De La Hoya, City Manager)

Mr. Tadeo A. De La Hoya, City Manager, informed that this contract with Portable Practical Education, Inc. helps youth obtain their GED, learn a job skill and leadership development while serving their community. He added that 80% of their graduates are residents of the City of San Luis. The contract is for \$30,000.00.

MOTION: Vice-Mayor Maria Cecilia Ramos/Council Member Ruben Walshe to approve the contract in the budgeted amount of \$30,000.00 for the Youth Build Program as presented. Motion passed unanimously.

5. F. Discussion and possible action on any and all matters regarding the contract with Yuma Community Food Bank for Fiscal Year 2018-2019. (Tadeo A. De La Hoya, City Manager)

Mr. Tadeo A. De La Hoya, City Manager, informed that this contract is the same as last year's contract; it is to provide food to low-income persons in the city. The contract is for \$25,000.00.

MOTION: Council Member Ruben Walshe/Council Member Mario Buchanan Jr. to approve the contract in the budgeted amount of \$25,000.00 with the Yuma Community Food Bank as presented. Motion passed unanimously.

5. G. Discussion and possible action on any and all matters regarding the agreement with Greater Yuma Economic Development Corporation for Fiscal Year 2018-2019. (Tadeo A. De La Hoya, City Manager and Jenny Torres, Economic Development Manager)

Mr. Tadeo A. De La Hoya, City Manager, informed that this contract provides services focused on attracting commerce and industry to the city. The contract is in the amount of \$45,000.00.

MOTION: Vice-Mayor Maria Cecilia Ramos/Council Member Matias Rosales to approve the contract in the budgeted amount of \$45,000.00 with Greater Yuma Economic Development Corporation as presented. Motion passed unanimously.

5. H. Discussion and possible action on any and all matters regarding Resolution No. 2056. A resolution of the Mayor and Council of the City of San Luis, Arizona approving a contribution to the transit fund for the Yuma County Area Transit (YCAT) public transportation services. (Tadeo A. De La Hoya, City Manager)

Mr. Tadeo A. De La Hoya, City Manager, informed that the contribution needs to be approved with a resolution; the amount is set per capita. The contract is in the amount of \$70.573.00.

MOTION: Council Member Mario Buchanan Jr. /Council Member Maria Cecilia Ramos to approve Resolution No. 2056. Motion passed unanimously.

5. I. Discussion and possible action on any and all matters regarding Resolution No. 2057. A resolution of the Mayor and Council of the City of San Luis, Arizona approving a contribution to Gadsden Elementary School District Marching Band. (Tadeo A. De La Hoya, City Manager)

Mr. Tadeo A. De La Hoya, City Manager, informed that this resolution is in the contribution for \$15,000.00, which will help defray the cost for students participating in Rome's New Year's Day Parade on January 1, 2019 in Rome, Italy.

Mayor Gerardo Sanchez asked representatives of the Marching Band to bring pictures and/or video of their participation during the parade.

MOTION: Council Member Mario Buchanan Jr. /Council Member Ruben Walsh to approve Resolution No. 2057. Motion passed unanimously.

5. J. Discussion and possible action on any and all matters regarding an agreement with Wizard Medical Education and payment for Emergency Medical Services Training. (Angel Ramirez, Acting Fire Chief)

Mr. Angel Ramirez, Acting Fire Chief, informed that the San Luis Fire Department has been looking for providers for a Certified Emergency Paramedic (CEP) training class and to provide a refresher class for the department. He added that in 2013 the department contacted Wizard Education who provided a paramedic class from which ten (10) students took the class and were certified. He informed that in 2017 another class was provided from which six (6) were enrolled and they will be tested in the coming weeks for the national certification. Furthermore, he mentioned that this year there are (4) students that want to take the paramedic program. In addition, the EMT's and paramedics need to be recertified, for this reason Wizard Education will be giving a refresher at the end of the month. Mr. Ramirez informed that Wizard Education is a "sole source provider" which is allowable through City Procurement Code 36.02-Exclusive Services; the total cost for the training is \$38,370.00.

Mayor Gerardo Sanchez commended the San Luis Fire Department for all their achievements.

MOTION: Vice-Mayor Maria Cecilia Ramos/Council Member Mario Buchanan Jr. to approve the contract with Wizard Medical Education for the services presented for \$38,370.00. Motion passed unanimously.

5. K. Discussion and possible action on any and all matters regarding Resolution No. 2058. A resolution of the Mayor and Council of the City of San Luis, Arizona approving Las Quintas de San Luis 3 Development Agreement between the City of San Luis, Arizona and Riedel Holdings, LLC. (Jose A. Guzman, Director of Planning and Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that this request is to rezone 10.52 acres from Medium Density Residential (R1-6) to Medium Density Residential (R1-12), which means that the lot size would be 12,000 square feet. The request for the rezoning is for the proposed subdivision to be called Las Quintas de San Luis 3. He stated that the Planning & Zoning Commission recommended approval with the condition that the developer must negotiate a development agreement. He added that the agreement has been proposed and a draft agreement was presented with this item. He mentioned that the terms and conditions of the agreement include the following commitments:

- A traffic study must be conducted. Owner agrees to pay said traffic study and provide any infrastructure needed according to the findings of the study.
- Owner agrees to provide off-site drainage. Water retention/detention areas may be counted towards the 5% Open Space required by the Zoning Regulations (CC Chapter 152 Table No. 2). The required 5% for Las Quintas 3 Subdivision is 0.526 acres.
- Owner agrees to provide a 10" water line and fire hydrants at least every 240 feet. And provide 54-foot right-of-way for Quintero Avenue.
- Owner agrees to provide curb, gutter and sidewalk on the north side of County 22nd Street between Las Quintas De San Luis 3 subdivision and 10th Avenue.
- Grading and erosion control shall comply with the 2003 International Building Code Appendix J standards for all aspects of the development including development of lots and the building of houses or other buildings.
- Owner agrees to sign necessary improvement districts for the subdivisions of the rezoned parcel. Said districts to include a street lighting improvement district, a community facilities district, and a parkway district pursuant to A.R.S §48-572.
- Owner agrees to assure ownership of necessary right-of-way for improvements.
- Owner agrees to submit a complete full set of plans at the time of the preliminary plat application. Said plans to include plans for landscaping to comply with §152.298 of the Zoning Regulations. In the alternative for the provision of landscaping, Owner agrees to submit an engineer's cost estimate for compliance with landscaping to the satisfaction of the Public Works Director, and to pay to the city an amount equal to said estimate. Said monies to be used by the city will be to provide future landscaping to city rights of way or other public property in or near the property.

Mayor Gerardo Sanchez asked if there are any discrepancies that need to be corrected.

Mr. Guzman replied that this subdivision will be treated as Las Quintas de San Luis 2 for the maintenance of the slope. He added that this is a conceptual plan and no onsite drainage will be allowed in each lot.

MOTION: Council Member Mario Buchanan Jr. /Council Member Ruben Walshe to approve Resolution No. 2058. Motion passed unanimously.

5. L. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0321 and Ordinance No. 385. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the official zoning map of the City of San Luis by changing the zoning classification of 10.52 acres from Medium Density Residential R1-6 to Medium Density Residential R1-12 for property located north of County 22nd Street and east of the East Main Canal; Repealing any conflicting provisions; and providing for severability. (Jose A. Guzman, Director of Planning and Zoning)

A. Open public hearing

MOTION: Council Member Mario Buchanan Jr./Council Member Ruben Walshe to open the public hearing. Motion passed unanimously.

1. Staff presentation

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that that item 5.K. was to approve the Development Agreement; this item is to approve the rezoning of the property.

2. Call to the Public on this item

Mr. Najah Edais, Edais Engineering, informed that he does not agree with all of the conditions presented in the last agenda item. He stated that a development agreement is when the developer or its representative negotiates when the project is under design. He mentioned that this item is for a rezoning case and the project has not been designed. He added that some of the conditions may or may not apply. Furthermore, he mentioned that some of those issues can be addressed with staff once the preliminary plat is presented to council for approval. Mr. Edais mentioned that Las Quintas de San Luis 3 will have bigger lots. He stated he has met with staff and have agreed with some of the issues addressed such as wider streets, large waterline and fire hydrants as required for the subdivision. He asked Mayor and Council to allow staff to be able to modify the agreement once the issues are agreed by both sides.

Council Member Matias Rosales asked Mr. Edais, which conditions are the ones that he does not agree to.

Mr. Edais replied that 3.1, 3.4, 3.7 and 3.8 of the Development Agreement. He stated that he understands that these are some of the requirements required by the city. One of the conditions is a traffic impact study, which was done when Las Quintas de San Luis 2 was done across the street from the proposed subdivision. He suggested that instead of a new traffic study, staff and the developer reviews the current study. He mentioned that the other conditions that he does not agrees with is the curb, sidewalk and gutter from 22nd Street between Las Quintas De San Luis 3 and 10th Avenue; he stated that this is a big impact for the subdivision, this is normally provided by the city. Furthermore, he added that the other issue is the owner agrees to assure ownership of the right-of-ways for improvement. He added that the developer is unaware if there will be any right-of-ways that will be needed. He stated that there are things that the developer would not know until the design is complete.

B. Close public hearing

MOTION: Council Member Mario Buchanan Jr. /Council Member Ruben Walshe to close the public hearing. Motion passed unanimously.

C. Approval of Reading of Ordinance No. 385 by title only

MOTION: Council Member Matias Rosales/Council Member Mario Buchanan Jr. to approve Ordinance No. 385. Motion passed unanimously.

Ms. Melissa Lopez, Deputy City Clerk, read Ordinance No. 385 by title only.

D. Action on Ordinance No. 385

MOTION: Council Member Matias Rosales/Council Member Ruben Walshe to approve the rezoning conditioned upon the terms of the Development Agreement approved by Resolution No. 2058 and to approve Ordinance No. 385. Motion passed unanimously.

6. SUMMARY OF CURRENT EVENTS

Council Member Matias Rosales informed that he in conjunction with Vice-Mayor Maria Ramos and some staff members attended the 2018 International Conference of Shopping Centers in Los Angeles, CA. He added that they were able to meet with commercial vendors that might be looking in San Luis to open a store.

Vice-Mayor Maria Cecilia Ramos stated that it is a great pleasure to meet with companies and find out that they are interested in locating their business in the city.

Mayor Gerardo Sanchez informed that Vice-Mayor Maria Cecilia Ramos, Tadeo A. De La Hoya, City Manager and Francia Alonso, PIO were part of a video to promote the region that will be utilized not only by the state, but also will be used by the region and the city. The city was able to create this video shoot thanks to the Governor's Office marketing team.

Vice-Mayor Maria Cecilia Ramos stated that Governor Doug Ducey has been focusing and supporting the Yuma region.

7. CALL TO THE PUBLIC

Ms. Xochitl Lopez, San Luis resident, invited Mayor, Council and staff to join her family and herself to participate in the 2018 Yuma Walk to End Alzheimer's to be held October 27, 2018 at 9:00 a.m. in Ray Smucker Park in Yuma, Arizona.

Mr. Bob Spaulding, 141 S. Anderson, Yuma, AZ, informed that he has been investing in San Luis, AZ. He mentioned that he owns the Aztec Plaza and the Jackson Square Plaza. He stated that he is currently planning to build a 3,000 square foot retail and office building. He commented that they have a lot of faith in the San Luis community and added that all the

efforts done by Ms. Jenny Torres, Economic Development Manager, speaks very highly of the economic development efforts.

Ms. Lizeth Chavez, member of the Off-Road Expo Committee, reminded everybody that the 7th Annual Off-Road Expo will take place on October 20, 2018 at the Joe Orduño Park. She informed that there are 20 sponsors supporting the event, 15+ exhibitors, 10+ food vendors, 120+ registered vehicles and 20+ volunteers working at the event. She mentioned that there will be several attractions, such as the BMX Motorcycle show, Dino Show from Las Vegas, NV and the new attraction there will be a RC track. The music will be in charge of La Sucursal de la Cumbia. Ms. Chavez informed that this year there will be 10 high school students awarded with scholarships.

Mr. Travis Umphress thanked Mayor and Council for the contribution made to Amberly's Place. He informed that Amberly's Place received a grant to purchase a new vehicles designated for San Luis to transport victims to Yuma. He invited Mayor and Council to the Community Forum in Spanish to be held October 11, 2018 in the Cesar Chavez Cultural Center at 6:00 p.m.

8. ADJOURNMENT

MOTION: Council Member Mario Buchanan Jr. /Council Member Maria Cecilia Ramos to adjourn the meeting at approximately 7:54 p.m. Motion passed unanimously.