

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

1. **CALL TO ORDER/ROLL CALL:** Mayor Gerardo Sanchez called the Work Session to order at approximately 6:32 p.m.

PRESENT: Mayor Gerardo Sanchez
Vice-Mayor Maria Cecilia Ramos
Council Member Mario Buchanan Jr.
Council Member Matias Rosales - arrived at 6:33 p.m.
Council Member Matias Rosales
Council Member Gloria Torres
Council Member Ruben Walshe

ABSENT: Council Member Africa Luna-Carrasco

OTHERS PRESENT: Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Eulogio Vera, Director of Public Works
Francia Alonso, Acting Assistant to Council/PIO
Jenny Torres, Economic Development Manager
Jesus Meza, Assistant Director of Parks & Recreation
Jonathan Dumadag, IT Department
Jose A. Guzman, Director of Planning & Zoning
Monica Castro, Director of Finance
Olivia Jenkins, Human Resources Manager
Richard Jessup, Acting Chief of Police
Cesar Neyoy, Bajo El Sol

2. ITEMS FOR DISCUSSION ONLY:

2. A. Discussion and possible directions to staff on any and all matters regarding Text Amendment Case No. 2018-0299. A request by the City of San Luis for a text amendment to San Luis City Code, Chapter 152 Zoning Regulations by amending and adding regulations to Section 152.121 Light Industrial (L-1) Zoning District. (Jose A. Guzman, Director of Planning and Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that the purpose of this text amendment is to provide for a mix of light manufacturing uses, offices, and limited open land uses in an attractive business park setting with proper screening and landscaping. He mentioned that staff has received several requests for uses that seem more appropriate and meet the purpose for this zoning district but are not listed as permitted uses or are too restrictive. He stated that this text amendment will make it more compatible with the needs in the community based on existing uses and requests received. Mr. Guzman informed that a meeting was held with the stakeholders and they all agreed to the changes.

2. B. Discussion and possible directions to staff on any and all matters regarding the approval of a new filtration system for the San Luis Municipal Pool. (Jesus Meza, Assistant Director of Parks and Recreation)

Mr. Jesus Meza, Assistant Director of Parks and Recreation, informed that the San Luis Municipal Pool has been running with the current filtration system for 15 years. Due to this system being old the department invested more money this year in maintenance, the current condition of the pool creates a safety hazard. He mentioned that during this fiscal year a budgeted amount of \$29,390.00 was approved, but since prices have been increasing the total cost for the new filtration system is \$35,434.34; staff is recommending purchasing the filtration system from Exceptional Water Systems, LLC.

Mayor Gerardo Sanchez asked what would be the warranty for the new filtration system.

Mr. Meza replied that there is a lifetime warranty. He stated that the new filtration is a need for the pool in order to properly function and prevent safety hazards.

2. C. Discussion and possible directions to staff on any and all matters regarding the award of a construction contract to DPE Construction, Inc. for International Plaza I Improvements (CDBG Contract #136-18). (Jenny Torres, Economic Development Manager)

Ms. Jenny Torres, Economic Development Manager, stated that some of the work has already been done by the Public Works Department. She informed that three (3) bids were received, the lowest bid was from DPE Construction in the amount of \$483,315.00. She stated that staff is asking to award the contract to DPE Construction and allow staff to utilize bond funds to complete the project, the amount will be approximately \$50,000.00 to pay for the sewer portion. She stated that if this contract is awarded the project will start in December 2018 and end by March 2019.

2. D. Discussion and possible directions to staff on any and all matters regarding the award of a construction contract to CEMEX Construction Materials South, LLC for Merrill Avenue Improvements Phase II (Rio Sonora and San Felipe) (CDBG Contract #114-18). (Jenny Torres, Economic Development Manager)

Mr. Jenny Torres, Economic Development Manager, informed that staff had previously gone out to bid, but they came out higher than the awarded amount. She mentioned that for this reason this project was split into two (2) projects. She informed that the first phase of the project was awarded to DPE Construction and will be completed within the next two (2) weeks. She added that staff went out and re-bid the underground phase of this project. The lowest bid was submitted by CEMEX Construction Materials South, LLC in the amount of \$286,569.39. Ms. Torres informed that the project funds are insufficient to cover the costs and found that additional funding is required to complete the project. She added that staff is requesting council's authorization to use \$70,000.00 from bond funds to pay for the sewer portion of the project and authorize staff to use \$130,000.00 from HURF funds. She mentioned that these numbers were worked in conjunction with Monica Castro, Director of Finance and Eulogio Vera, Director of Public Works.

3. ADJOURNMENT

MOTION: Council Member Mario Buchanan Jr. /Council Member Ruben Walshe to adjourn the Work Session at approximately 6:58 p.m. Motion passed unanimously.