

**MINUTES**  
**Work Session**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**December 19, 2018**  
**6:30 p.m.**

**1. CALL TO ORDER/ROLL CALL:** Mayor Gerardo Sanchez called the Work Session to order at approximately 6:03 p.m.

**PRESENT:** Mayor Gerardo Sanchez  
Vice-Mayor Maria Cecilia Ramos  
Council Member Mario Buchanan Jr.  
Council Member Africa Luna-Carrasco  
Council Member Jose Ponce  
Council Member Matias Rosales  
Council Member Gloria Torres - arrived approximately at 6:11 p.m.

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Manager  
Sonia Cornelio, City Clerk  
Kay Marion Macuil, City Attorney  
Angel Ramirez, Acting Fire Chief  
Carlos Cortes, Assistant Director of Finance  
Derek Dueñas, IT Manager  
Eulogio Vera, Director of Public Works  
Francia Alonso, Acting PIO/Assistant to Council  
Jenny Torres, Economic Development Manager  
Jeremy Humphrey, Fire Department  
Jesus Meza, Assistant Parks & Recreation Director  
Jonathan Dumadag, IT Technician  
Jorge Perez, Billing & Collections Manager  
Lizandro Galaviz, Director of Parks & Recreation  
Manuel Rojas, Assistant Director of Public Works  
Miguel Ramirez, Accountant  
Ralph Velez, City Consultant  
Richard Jessup, Chief of Police  
Ric Bauermann, Fire Department

## **2. ITEM FOR DISCUSSION ONLY**

### **2. A. Discussion and possible directions to staff regarding Development Fee Study under A.R.S. §9-463.05. (Ben Griffin, Senior Fiscal Economic Analyst, Consultant from TischlerBise)**

Mr. Ben Griffin, Senior Fiscal Economic Analyst, Consultant from TischlerBise, made a power point presentation which contained the following slides, Overview, Arizona Legislation, Overview of Adoption Process, Why Development Fees?, Eligible Costs, Conceptual Impact Fee Calculation, Fee Methodologies, Fee Methodology Considerations, Evaluate Need for Credits, Land Use Assumptions, Fire, Proposed Fire Fees, General Government, Proposed General Government Fees, Parks, Proposed Park Fees, Police, Proposed Police Fees, Street, Proposed Street Fees, Water, Proposed Water Fees, Wastewater, Proposed Wastewater Fees, Fee Summary, and Fee Comparison. A copy of this presentation is filed in the City Clerk's office with the complete agenda packet.

Council Member Matias Rosales asked how long does the city need to wait to start spending those fees.

Mr. Griffin replied that once the fees are collected then the city has 10 year to spend them except on water and sewer the city has 15 years. The fees are to be updated every 5 years.

Mayor Gerardo Sanchez stated that the information provided is in conformance with the current state regulations.

Council Member Matias Rosales mentioned that if it was to be approved the way it is presented, the fees will be lower than Somerton. He stated that Council needs to see which methodology and section the city would like to use.

Mayor Gerardo Sanchez added he would like to see impact fees reflected in parks, police and fire. He stated that staff and Council need to work together to be a better community and be very careful as to how the numbers get modify as it can only be once every 5 years.

Council Member Matias Rosales asked what would be the next step after this meeting.

Mr. Griffin replied that within the next week, he will meet with staff and get comments and start making adjustments as needed.

He mentioned it has been realized that in the Fire Department has is a deficient level of service and that a fire station is needed on the east side of the city. It will be a policy decision to find the capital needed and how to define operation and maintenance.

Mayor Gerardo Sanchez thanked Mr. Griffin for the great presentation.

Council Member Jose Ponce stated that it will be Council and staff's responsibility to educate the community and explain why services will be increased.

Mayor Gerardo Sanchez commented that this was discussed 5 years ago and fees have not been increased but other cities have increased their fees. He mentioned that San Luis is a fast growing community and for this reason more parks, police, fire and other services are needed as the city grows. He stated that currently residents are paying for the growth and added that it is fair for people that want to build, then they also have to pay their fees. Furthermore, he added that it is time for Council and staff to start thinking what needs to be done. He mentioned that the city cannot stop providing services to the community and should emphasize in bringing jobs to the community and generate more sales tax.

Ms. Kay Marion Macuil, City Attorney, informed that staff has been working with the consultant for the last several months. She stated that the direction of the Director of Finance is also being taken into consideration, the rates have been conservative as the funds need to be expended for this reason the rates are lower.

Mayor Gerardo Sanchez directed staff to continue to review the reports and make sure that staff know how this will be done and proposed them to Council.

### **3. ADJOURNMENT**

**MOTION:** Council Member Jose Ponce/Council Member Africa Luna-Carrasco to adjourn the Work Session at approximately 6:45 p.m. Motion passed unanimously.