



NOTICE OF REGULAR COUNCIL MEETING

In accordance with §38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona will hold a Regular City Council meeting at 7:00 p.m., Wednesday, January 23, 2019. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Sonia Cornelio, City Clerk

AVISO DE JUNTA REGULAR

De acuerdo con los Estatutos del Estado de Arizona A.R.S. §38-431.01, se le informa a los miembros del Cabildo y al público en general que el Alcalde y el Cabildo, tendrán una Junta Regular a las 7:00 p.m., el día Miercoles, 23 de Enero del 2019. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349. El público está cordialmente invitado a la junta.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación del 1973, la Ciudad de San Luis, Arizona no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la Ciudad, contactar al: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, Arizona, ubicado en el 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de este aviso y de acuerdo con los Estatutos del Estado de Arizona A.R.S §1-602.A.9, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar el consentimiento ante el Estado o cualquiera de sus subdivisiones políticas para hacer una grabación de audio o video de su hijo menor de edad. Las juntas del Cabildo se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden dar el consentimiento por escrito con la Secretaria de la Ciudad a tal grabación, o tomar acción personal para asegurarse que su hijo menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con los Estatutos del Estado de Arizona A.R.S. §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Sonia Cornelio, Actuaría de la Ciudad



AGENDA
Regular Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
January 23, 2019
7:00 p.m.

PLEASE TAKE NOTICE THAT MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION. THE MAYOR OR ACTING MAYOR FOR THIS MEETING MAY CHANGE THE ORDER OF THE ITEMS; IF AUTHORIZED BY LAW AND BY A MAJORITY VOTE OF A QUORUM OF CITY COUNCIL MEMBERS PRESENT, AN EXECUTIVE SESSION WILL BE HELD IMMEDIATELY FOLLOWING THE VOTE IN ACCORDANCE WITH A.R.S. §38-431.03(A) AND THE MEETING WILL BE TEMPORARILY RECESSED WHILE THE CITY COUNCIL RETIRES TO EXECUTIVE SESSION WHICH WILL NOT BE OPEN TO THE PUBLIC.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION**
- 4. PRESENTATION**
- 4. A.** Presentation of retirement plaque to Ms. Olivia Jenkins for her 34 years of service to the City of San Luis. **(Tadeo A. de la Hoya, City Manager)**
- 5. CONSENT AGENDA**
All matters are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.
- 5. A. MINUTES OF**
- Regular Council meeting held January 9, 2019
- 5. B. DISBURSEMENTS FROM JANUARY 1, 2019 THROUGH JANUARY 11, 2019**
Total Disbursements \$496,620.58
(Four Hundred Ninety-Six Thousand, Six Hundred Twenty Dollars and Fifty-Eight Cents)
- 6. DISCUSSION AND POSSIBLE ACTION ITEMS:**
- 6. A.** Discussion and possible action on any and all matters regarding authorization to award a construction contract to Taylor Engineering, PLLC for East Mesa Water Lines Project. **(Eulogio Vera, Public Works Director)**

- 6. B. Discussion and possible action on any and all matters regarding the purchase of a new Emergency Incident Command Vehicle. **(Angel Ramirez, Fire Chief)**

- 6. C. Discussion and possible action on any and all matters regarding Order No. 2019-2. An order of the Mayor and City Council of the City of San Luis, Arizona authorizing and directing the entering into an Intergovernmental Agreement with Yuma County, Arizona for the provision of election services for fiscal years 2019-2024. **(Sonia Cornelio, City Clerk)**

- 6. D. Discussion and possible action on any and all matters regarding Resolution No. 2061. A resolution of the Mayor and City Council of the City of San Luis, Arizona, adopting the City of San Luis Industrial Economic Development Incentive Policy. **(Jenny Torres, Economic Development Manager)**

- 6. E. Discussion and possible action on any and all matters regarding Resolution No. 2062. A resolution of the Mayor and City Council of the City of San Luis, Arizona amending Section HR-4-03(A) of the City of San Luis Personnel Policies relating to Holidays adding a holiday to honor Cesar Chavez and promote community service. **(Tadeo A. De La Hoya, City Manager)**

- 6. F. Discussion and possible action on any and all matters regarding appointment and/or re-appointment of three (3) City of San Luis residents to serve on the City of San Luis Planning and Zoning Commission. **(Jose A. Guzman, Director of Planning and Zoning)**

- 6. G. Discussion and possible action on any and all matters regarding Subdivision Case No. 2018-0633F. A request by Vega and Vega Engineering PLC on behalf of Comite de Bienestar Inc., property owner, for the final plat approval for Bienestar Estates 9C Subdivision to be located at 3415 E. Janet Napolitano Boulevard, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**
 - A. Staff presentation
 - B. Action on Subdivision Case No. 2018-0633F

- 6. H. Public hearing followed by discussion and possible action on any and all matters regarding Minor General Plan Amendment Case No. 2018-0682 and Resolution No. 2063. A resolution of the Mayor and City Council of the City of San Luis, Arizona, amending the San Luis 2020 General Plan to change the Land Use Designation of 18.74 acres of land, located on the southeast corner of Avenue E 1/2 and County 24th Street, from Business to Neighborhood. **(Jose A. Guzman, Director of Planning and Zoning)**
 - A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
 - B. Close public hearing
 - C. Action on Resolution No. 2063

6. I. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0683 and Ordinance No. 387. 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 18.74 acres from Light Industrial (L-I) to Medium Density Residential (R1-6) for property located on the southeast corner of Avenue E 1/2 and County 24th Street; Repealing any conflicting provisions; and providing for severability. **(Jose A. Guzman, Director of Planning and Zoning)**

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Approval of Reading of Ordinance No. 387 by title only

(City Clerk to read the ordinance by title only)

D. Action on Ordinance No. 387

7. SUMMARY OF CURRENT EVENTS

Events by Mayor, Council Members and/or City Manager pursuant to A.R.S. §38-431.02 (K).

8. CALL TO THE PUBLIC

This is the time for the public to comment. Members of the City Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01 (H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

9. ADJOURNMENT



PRESENTATION

Regular City Council Meeting

4.A.

Meeting Date: 01/23/2019

Presentation Topic/Summary:

Presentation of retirement plaque to Ms. Olivia Jenkins for her 34 years of service to the City of San Luis. **(Tadeo A. de la Hoya, City Manager)**



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

5.A.

Meeting Date: 01/23/2019

Summary

MINUTES OF

- Regular Council meeting held January 9, 2019

Attachments

Minutes RCM 1/9/2019

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
January 9, 2019
7:00 p.m.

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 7:04 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

OTHERS PRESENT: Tadeo A. De La Hoya, City Manager
Sonia Cornelio, City Clerk
Angel Ramirez, Acting Fire Chief
Angelica Cifuentes, Procurement
Antonio Sandoval, Water Supervisor
Antonio Ocho, Maintenance Specialist
Axel Chayra, I.T. Technician
Carlos Gonzalez, Public Works Supervisor
Cervando Fragoso, Maintenance Specialist
Edgar Herrera, Equipment Operator
Eduardo Zatarain, Equipment Operator
Eulogio Vera, Director of Public Works
Fausto Gonzalez, Human Resources Training & Programs Coordinator
Francia Alonso, Acting PIO/Assistant to Council
Gilberto Torres, Wastewater Supervisor
Isidro Lopez, Fire Department
Janet Taylor, Legal Secretary
Jenny Torres, Economic Development Manager
Jesus Meza, Assistant Director of Parks & Recreation
Jorge Perez, Billing & Collections Manager
Jose Huerta, Equipment Operator
Kay Marion Macuil, City Attorney
Leo Valenzuela, Wastewater Operator
Manuel Rojas, Assistant Director to Public Works
Marco Santana, Police Department Lieutenant
Maria Muñoz, Human Resources Technician
Maria Sabori, Risk Management Manager

Miguel Gonzalez, Chief Wastewater Supervisor
Monica Castro, Director of Finance
Norberto Flores, Maintenance Specialist
Olivia Jenkins, Human Resources Manager
Oscar Lara, Water Operator
Ralph Velez, City Consultant
Ramon Dueñas, Maintenance Specialist
Raul Sanchez, Mechanic
Richard Jessup, Chief of Police
Ric Bauermann, Fire Department
Socorro Ayala, Police Department
Yolanda Dueñas, Facilities Manager
Cesar Neyoy, Reporter
Liliana Arroyo, Campesinos Sin Fronteras
Lucy Lopez, Reporter

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, Chief of Police.

4. PRESENTATION

4. A. Presentation and recognition of the 2018 - 4th Quarter Awardees by the Employee Recognition and Awards Program for their outstanding work with the City of San Luis. (Lt. Marco Santana, Janet Taylor, ERAP Committee Chairs & Fausto Gonzalez, Training & Programs Coordinator)

Mr. Fausto Gonzalez, Training & Programs Coordinator; Lt. Marco Santana, ERAP Committee Chairman and Ms. Janet Taylor, ERAP Committee Vice Chairwoman presented the recognition certificates for the 5, 10, 15, and the 20 years of service with the City of San Luis. Also the recipients were presented with an award as follows:

Customer Service Award to Mr. Richard Bauermann, Fire Inspector

Achievement Award to Parks Ground Division

Award of Excellence to the Public Works Department

Rookie of the Year to Ms. Estela Diaz Gurrola

Employee of the Year and Employee of the 4th Quarter Maria Muñoz, Human Resources Technician.

Mayor Gerardo Sanchez congratulated all the recipients and thanked them for their hard work and dedication to the City of San Luis.

5. CONSENT AGENDA

5. A. Minutes of

- Special Council meeting held November 26, 2018
- Special Council meeting held December 4, 2018
- Regular Council meeting held December 12, 2018
- Work Session held December 19, 2018

5. B. DISBURSEMENTS FROM DECEMBER 1, 2018 THROUGH DECEMBER 31, 2018.

Total Disbursements \$1,277,145.53

(One Million, Two Hundred Seventy-Seven Thousand, One Hundred Forty-Five Dollars and Fifty-Three Cents)

MOTION: Council Member Gloria Torres/Council Member Africa Luna-Carrasco to approve the Consent Agenda as presented. Motion passed unanimously.

6. DISCUSSION AND POSSIBLE ACTION ITEMS:

6.A. Discussion and possible action on any and all matters regarding a contract with James Davey and Associates, Inc. for construction inspection and administration services for East Mesa Water Lines Project. (Eulogio Vera, Director of Public Works)

Mr. Eulogio Vera, Director of Public Works, stated that they have completed the design of approximately two (2) miles of waterlines and currently the project is out to bid; bids will be received January 16, 2019. This project will improve reliability of the water system in the east San Luis, currently there is only one (1) 12-inch line serving the Magrino subdivision. If this contract is approved by the Mayor and City Council, James Davey and Associates will help Public Works with the inspection, construction and administration of the project and it will relieve his department since Mr. Vera does not have staff to do all that work.

Mayor Gerardo Sanchez stated that this is a necessity, one line serving many customers is not good.

MOTION: Council Member Jose Ponce/Vice Mayor Maria Cecilia Ramos to approve the Inspection and Administrative Service Contract with James Davey and Associates, Inc. for the east mesa water lines project in the amount of \$22,120.00 as presented. Motion passed unanimously.

6. B. Discussion and possible action on any and all matters regarding a software contract with Benchmark Analytics to better manage officer and civilian staff performance, training and policy storage and delivery to the San Luis Police Department. (Richard Jessup, Chief of Police)

Mr. Richard Jessup, Chief of Police, explained that several things that his department has looked at in the previous budget for this particular year is a software that will enhance some of the ways in which the Police Department looks at things from policy and procedures to behaviors, evaluations and trainings. The estimated cost of programs that will do this ranges from \$14,000.00 to \$28,000.00. The Police Department did purchase Power DMS to help them with pushing with items out to all of the officers and staff when it came to information. The department found Benchmark Analytics who would aid the San Luis Police Department to stay in compliance with FBI URC Program use of force incident reporting requirements and those set by the Arizona Law Enforcement Accreditation Program to achieve program accreditation. This will better manage internal affairs, use of force incidents, community engagements, officer and civilian staff performance and behavior evaluations that serves as a first sign early intervention system, training, and policy storage and delivery to the San Luis Police Department. The San Luis Police Department budgeted \$87,000.00 and will save approximately \$40,000.00 to combine four (4) programs into one (1), therefore Benchmark Analytics price is \$5,000.00 for the first year and \$7,500.00 every year thereafter with a possible 4% per year increase.

Council Member Jose Ponce asked if this program will require more personnel. Mr. Jessup responded that this program will be included into administration and Benchmark Analytics will train the department and there are no additional fees for licenses for new employees in the department.

MOTION: Council Member Jose Ponce/Vice Mayor Maria Cecilia Ramos to approve the contract with Benchmark Analytics as presented. Motion passed unanimously.

7. SUMMARY OF CURRENT EVENTS

Mayor Gerardo Sanchez wished everyone a happy new year and mentioned that the Gadsden Marching Band was in Rome and it is amazing the work that they do and thanked the City of San Luis for supporting them.

Council Member Jose Ponce reported that he and Council Member Africa Luna-Carrasco have been busy with the Cesar Chavez event along with Ms. Maria Robles and Ms. Connie, and added that they need volunteers for this occurrence.

8. CALL TO THE PUBLIC

There were no comments from the public.

9. EXECUTIVE SESSION

Vote to hold an Executive Session pursuant to A.R.S. §§38-431.03(A)(1), (A)(3) and (A)(4)

Discussion and possible action to hold an executive session pursuant to A.R.S. §38-431.03(A)(1), A.R.S. §38-431.03(A)(3) and A.R.S. §38-431.03(A)(4) on any and all matters relating to the position of Fire Chief and the employment, assignment, appointment, promotion, demotion, dismissal, salary, disciplining, or resignation of the position of Fire Chief, including discussion of possible confirmation of the City Manager's appointment of the Fire Chief and/or discussion of approval of terms and/or conditions of said appointment pursuant to San Luis City Code §34.04, and consultation with the attorney or attorneys of the City regarding the same. (Gerardo Sanchez, Mayor)

MOTION: Council Member Mario Buchanan Jr./Council Member Gloria Torres to go into executive session at approximately 7:37 p.m. Motion passed unanimously.

10. MOTION TO GO BACK INTO REGULAR SESSION

MOTION: Council Member Mario Buchanan Jr./Council Member Africa Luna-Carrasco to go back into regular session at approximately 8:17 p.m. Motion passed unanimously.

11. DISCUSSION AND POSSIBLE ACTION ITEM:

11.A. Discussion and possible action on any and all matters regarding the position of Fire Chief including confirmation of the possible appointment by the City Manager and approval of terms and/or of conditions pursuant to San Luis City Code §33.04. (Tadeo A. De La Hoya, City Manager)

Mr. Tadeo De La Hoya, City Manager, recommended the appointment of Mr. Angel Ramirez as the Fire Chief with his contract employment agreement effective date of October 9, 2018 for a term of two (2) years with a severance package of three (3) months and with the attorney to provide the provisions for him to continue his substitute teaching job with the City Manager's previous approval with a yearly salary of \$102,500.00.

MOTION: Council Member Matias Rosales/Vice Mayor Maria Cecilia Ramos to approve the contract. Motion passed unanimously.

Mr. Angel Ramirez, Fire Chief, thanked the Mayor, City Council and Administration and added that it is an honor to work for the City of San Luis and never had another job other than being a teacher and began as a firefighter, engineer, captain, assistant chief and now Fire Chief. He promised that he will work his hardest and will not let the city down and he is available for any questions regarding his department. Chief Ramirez thanked his parents and Fiancé Ericka for the support provided.

Mayor Gerardo Sanchez congratulated Chief Angel Ramirez and stated that he was the Assistant Fire Chief for eleven (11) months and asked him to continue to support his department and co-workers. The city cannot proceed and be safer without a solid Fire or Police Department.

The City Council congratulated Chief Angel Ramirez.

12. ADJOURNMENT

MOTION: Council Member Mario Buchanan Jr./Council Member Matias Rosales to adjourn the Regular Council meeting at approximately 8:22 p.m. Motion passed unanimously.



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

5.B.

Meeting Date: 01/23/2019

Summary

DISBURSEMENTS FROM JANUARY 1, 2019 THROUGH JANUARY 11, 2019

Total Disbursements \$496,620.58

(Four Hundred Ninety-Six Thousand, Six Hundred Twenty Dollars and Fifty-Eight Cents)

Attachments

Disbursements



City of San Luis

Finance Department

COUNCIL MEETING JANUARY 23, 2019 Disbursement Reports from 1/1/2019 to 1/11/2019

<u>Bank Accounts</u>	<u>Check Date</u>	<u>Amount</u>	<u>Schedule</u>
Accounts Payable Check Account	1/3/2019	\$ 60,751.69	Schedule A
Payroll Check Account	1/9/2019	\$ 282,406.35	Schedule B
Accounts Payable Check Account	1/10/2019	\$ 148,982.06	Schedule C
Payroll Check Account	1/16/2019	\$ 4,480.48	Schedule D

Total Disbursements: \$ 496,620.58

Please contact Ms. Monica Castro prior to the meeting if additional information is needed.

Prepared by Angelica V. Castro:

Angelica V. Castro

Verified by Director of Finance:

Monica Castro

For Council approval on: _____

Mayor: _____

Council: _____

RECEIVED

2019 JAN 16 P 5:43

CITY OF SAN LUIS
OFFICE OF THE CITY CLERK

Payment Register

From Payment Date: 12/31/2018 - To Payment Date: 1/3/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
<u>Check</u>									
87715	01/03/2019	Voided		01/07/2019	Accounts Payable	ALVAREZ, MIGUEL	\$209.00		
87716	01/03/2019	Open			Accounts Payable	BOBADILLA, YADIRA	\$209.00		
87717	01/03/2019	Open			Accounts Payable	BOUCHER, MICHELLE	\$209.00		
87718	01/03/2019	Open			Accounts Payable	CURIEL, RAMSES	\$209.00		
87719	01/03/2019	Open			Accounts Payable	ECHAVARRIA, NOHEMY	\$344.00		
87720	01/03/2019	Open			Accounts Payable	ENCINAS, JOSE	\$209.00		
87721	01/03/2019	Open			Accounts Payable	JUAREZ, NANCY	\$209.00		
87722	01/03/2019	Open			Accounts Payable	RAMOS, MARIA, CECILIA	\$39.00		
87723	01/03/2019	Open			Accounts Payable	ROSALES, MATIAS	\$35.22		
87724	01/03/2019	Open			Accounts Payable	SERRANO, CHRISTIAN	\$209.00		
87725	01/03/2019	Open			Accounts Payable	SOSA, DOMINGO	\$354.00		
87726	01/03/2019	Open			Accounts Payable	VELASCO, IVAN	\$209.00		
87727	01/03/2019	Open			Accounts Payable	DANA-KEPNER COMPANY INC.	\$5,951.00		
87728	01/03/2019	Open			Accounts Payable	PHOENIX UNIFORMS	\$1,415.00		
87729	01/03/2019	Open			Accounts Payable	RAMIREZ ADVISORS INTER-NATIONAL,LLC	\$4,166.66		
87730	01/03/2019	Open			Accounts Payable	SOUTH YUMA COUNTY LANDFILL	\$45,773.19		
87731	01/03/2019	Open			Accounts Payable	WILDERNESS TACTICAL PRODUCTS, LLC.	\$1,001.62		
Type Check Totals:							17 Transactions		
1BYPAYABLE - 1st BY Accounts Payable Totals								\$60,751.69	

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	16	\$60,542.69	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	1	\$209.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	17	\$60,751.69	\$0.00

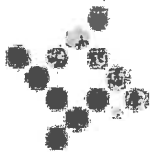
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	16	\$60,542.69	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	1	\$209.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	17	\$60,751.69	\$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	16	\$60,542.69	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	1	\$209.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	17	\$60,751.69	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	16	\$60,542.69	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	1	\$209.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	17	\$60,751.69	\$0.00

Prepared By:
Maggie Dominguez
Date: 1/10/18



Schedule B
Pay Day Register
 Pay Date Range 12/22/18 - 01/04/19
 Pay Batch 201901

PSPRS POLICE DB RATE - TIER 3	899.14	9,045.70	BUS COMPANY AND DRIVERS	138.40	2,507.20
STANDARD LIFE ADDTNL	807.13	.00	CLERICAL OFFICE/ LIBRARY/	245.80	102,403.11
TRANSWESTERN MEXICAN	96.26	.00	Electrician	58.53	1,864.00
U.S. MEX DENTAL - EE &	571.32	.00	FIREFIGHTERS	178.70	5,076.62
U.S. MEX DENTAL - EE &	84.64	.00	FIREFIGHTERS & DRIVERS	2,272.74	64,566.07
UNITED WAY	14.00	.00	GARBAGE/ ASH/ REFUSE	347.05	5,552.81
US & MEX DENTAL= FAMILY	581.24	.00	MUNICIPAL/ TOWN/	90.72	5,184.01
US & MEX HEALTH = C	6,141.80	.00	PARKS- NOC ALL EMPLOYEES	461.76	14,894.92
US & MEX HEALTH = FAMILY	4,583.00	.00	POLICE OFFICERS	3,618.13	82,605.50
US & MEX HEALTH = SP	1,198.40	.00	RECREATION- ALL EMPLOYEES/	210.61	15,372.58
VSP - VISION FAMILY	596.55	.00	SEWAGE DISPOSAL/ PLANT	690.97	20,086.66
Net	<u>\$282,406.35</u> ✓		Street or Road Construction	1,591.86	19,823.48
			WATERWORKS OPERATIONS	<u>594.69</u>	17,138.05
			Total	<u>\$11,588.40</u>	

Direct Deposits	Amount
1st Bank Yuma	23,319.95
ACADEMY BANK	1,981.52
Bank of America	200.00
BBVA COMPASS	845.50
Charles Sch	200.00
Chase Bank	127,775.19
CHASE BANK CA	2,213.83
CHASE BANK MORGAN	1,278.13
chase centro	950.99
Federal Credit Union	34,247.73
FF CREDIT UNION	300.00
GREEN DOT BANK	1,022.05
HUGHES FCU	100.00
National Bank	500.00
Navy Federal	7,091.87
NetSpend Corporation DD	120.00
NORTH ISLAND CREDIT UNION	1,012.65
Sunbank	1,627.55
USAA FEDERAL SAVING	1,104.95
WASHINGTON FEDERAL	950.35
Wells Fargo	<u>57,683.78</u>
Total	<u>\$264,526.04</u>

01-16-2019
 Check

\$17,880.31

Prepared by:
 Debora Luna

Debora Luna

 Date:

C. Cortez

Payment Register

From Payment Date: 1/7/2019 - To Payment Date: 1/10/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Reconciled		\$0.00	\$0.00	
					Voided		\$321.10	\$0.00	
					Stopped		\$0.00	\$0.00	
					Total	66	\$148,982.06	\$0.00	
Grand Totals:									
		All			Status	Count	Transaction Amount	Reconciled Amount	
					Open	65	\$148,660.96	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	1	\$321.10	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	66	\$148,982.06	\$0.00	
					Checks				
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	65	\$148,660.96	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	1	\$321.10	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	66	\$148,982.06	\$0.00	
					All				
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	65	\$148,660.96	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	1	\$321.10	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	66	\$148,982.06	\$0.00	

Prepared By:
Maggie Dominguez
Date: 1/10/19
C

Payment Register

From Payment Date: 1/7/2019 - To Payment Date: 1/10/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
<u>Check</u>									
87732	01/07/2019	Open			Accounts Payable	MEDICAL RESERVE CORPS OF SOUTHERN AZ	\$1,125.00		
87733	01/10/2019	Open			Accounts Payable	ARIZONA DEPARTMENT OF REVENUE	\$144.77		
87734	01/10/2019	Open			Accounts Payable	BALSINO, PETER, M	\$266.62		
87735	01/10/2019	Open			Accounts Payable	CALIFORNIA STATE DISBURSEMENT UNIT	\$160.61		
87736	01/10/2019	Open			Accounts Payable	FOP/ALC	\$225.00		
87737	01/10/2019	Voided		01/10/2019	Accounts Payable	INTERNAL REVENUE SERVICE	\$321.10		
87738	01/10/2019	Open			Accounts Payable	PIONEER CREDIT RECOVERY, INC	\$147.29		
87739	01/10/2019	Open			Accounts Payable	SAN LUIS POLICE OFFICERS ASSOC	\$390.00		
87740	01/10/2019	Open			Accounts Payable	SUPPORT PAYMENT CLEARINGHOUSE	\$4,178.49		
87741	01/10/2019	Open			Accounts Payable	UNITED WAY OF YUMA COUNTY INC.	\$14.00		
87742	01/10/2019	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS-IAFF	\$575.00		
87743	01/10/2019	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$221.10		
87744	01/10/2019	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$100.00		
87745	01/10/2019	Open			Accounts Payable	AFLAC	\$4,277.40		
87746	01/10/2019	Open			Accounts Payable	ARIZONA PUBLIC SERVICE	\$39.67		
87747	01/10/2019	Open			Accounts Payable	BOBADILLA, YADIRA	\$295.00		
87748	01/10/2019	Open			Accounts Payable	CASTRO, EDGARD	\$108.00		
87749	01/10/2019	Open			Accounts Payable	EAP PREFERRED	\$453.60		
87750	01/10/2019	Open			Accounts Payable	ELIZARRARAS, MARIO	\$108.00		
87751	01/10/2019	Open			Accounts Payable	IBARRA, JID	\$108.00		
87752	01/10/2019	Open			Accounts Payable	MANHATTANLIFE ASSURANCE CO	\$317.84		
87753	01/10/2019	Open			Accounts Payable	MARTINEZ, NERYS	\$150.00		
87754	01/10/2019	Open			Accounts Payable	NEW YORK LIFE INSURANCE CO.	\$169.12		
87755	01/10/2019	Open			Accounts Payable	PREPAID LEGAL SERVICES	\$128.55		
87756	01/10/2019	Open			Accounts Payable	PRIETO, ERNESTO	\$209.00		
87757	01/10/2019	Open			Accounts Payable	QUEVEDO, ERICK	\$150.00		
87758	01/10/2019	Open			Accounts Payable	RAMIREZ, EDGAR	\$108.00		
87759	01/10/2019	Open			Accounts Payable	SABORI, MARIA	\$344.00		
87760	01/10/2019	Open			Accounts Payable	SANTANA, MARCO	\$295.00		
87761	01/10/2019	Open			Accounts Payable	STANDARD INSURANCE CO.	\$1,631.55		
87762	01/10/2019	Open			Accounts Payable	TORRES, CARLOS	\$108.40		
87763	01/10/2019	Open			Accounts Payable	TRANSWESTERN INSURANCE ADMIN	\$192.50		
87764	01/10/2019	Open			Accounts Payable	ALSCO, INC	\$218.57		
87765	01/10/2019	Open			Accounts Payable	ANGEL'S TOWING SERVICE/AUTO SALES	\$375.00		
87766	01/10/2019	Open			Accounts Payable	ARIZONA GLOVE AND SAFETY	\$769.56		
87767	01/10/2019	Open			Accounts Payable	ARIZONA WESTERN COLLEGE	\$2,344.12		
87768	01/10/2019	Open			Accounts Payable	ARTCRAFT & FOREMOST, INC.	\$990.41		
87769	01/10/2019	Open			Accounts Payable	AUTOZONE STORES, INC	\$68.61		
87770	01/10/2019	Open			Accounts Payable	BORDER GYM FITNESS LLC	\$528.00		
87771	01/10/2019	Open			Accounts Payable	BOUND TREE MEDICAL, LLC.	\$530.40		



Schedule D
Pay Day Register
 Pay Date Range 01/01/19 - 01/31/19
 Pay Batch 201901M

Pay Batch 201901M Total

Employees in Pay Batch 7

Female Employees in Pay Batch 3

Hours Description	Hours	Gross	Withholdings and Deductions	Gross Base	Benefits	Gross Base
102 - SALARY	.0000	7,550.00	Gross	7,700.00	Dental Council	265.31 .00
806 - TELEPHONE STIPEND	.0000	150.00	Imputed Income		EODCRS - COUNCIL	162.00 .00
Total	0.0000	\$7,700.00	FEDERAL TAX WITHHOLDING	32.04	EODCRS - DISABILITY	3.39 .00
			SOCIAL SECURITY TAX	477.40	EODCRS/EORP LEGACY RATE	1,498.50 .00
			MEDICARE	111.67	Health Council	6,693.88 .00
			STATE WITHHOLDING	151.04	Retirement Council EORP	3,536.25 5,750.00
			Council Retirement EORP	588.50	Vision Council	74.90 .00
			Dental Council	147.98	Total	\$12,234.23
			EODCRS - COUNCIL	216.00		
			EODCRS - DISABILITY	3.39	Workers' Comp	
			GARNISHMENT	221.10	MUNICIPAL/ TOWN/	134.77 7,700.00
			Medical Council	1,216.20	Total	\$134.77
			MISCELLANEOUS	5.00		
			Vision Council	49.20	Direct Deposits	Amount
			Net	\$4,480.48 ✓	1st Bank Yuma	727.45
					Chase Bank	738.14
					Federal Credit Union	916.28
					Sunbank	1,005.82
					WASHINGTON FEDERAL	678.86
					Wells Fargo	413.93
					Total	\$4,480.48
					Check	\$0.00

Prepared by:
 Debora Luna
DL 1/10/19
 Date:

CL 01-16-2019



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.A.

Meeting Date: 01/23/2019

Department Head: Eulogio Vera, Director of Public Works, Public Works Department

Submitted By: Eulogio Vera, Director of Public Works, Public Works Department

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding authorization to award a construction contract to Taylor Engineering, PLLC for East Mesa Water Lines Project. **(Eulogio Vera, Public Works Director)**

SUMMARY:

Staff recommends that the City of San Luis award Taylor Engineering, PLLC the construction contract for East Mesa Water Lines Project in the amount of **\$363,777.00**. The contractor was selected competitively by sealed bids and was the lowest bidder determined to be qualified and capable of performing the contract. The project is a budgeted item and will be funded by the Water Enterprise Fund.

This project will consist of installing approximately 2,500 lineal feet of 10-inch water line and approximately 7,700 lineal feet of water line along with appropriate appurtenances to create a looped distribution system in east San Luis and improving system reliability and efficiency. New lines will be installed along Co. 23-1/2, Avenue E, and Avenue D.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE AWARDING OF THE CONTRACT TO TAYLOR ENGINEERING, PLLC FOR \$363,777.00 AS PRESENTED.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	Yes
CITY/STATE/FEDERAL FUNDS:	HURF
TOTAL:	\$100,000.00
BUDGETED AMOUNT:	YES

AVAILABLE AMOUNT TO TRANSFER: N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: \$900,000.00
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
Land Cost

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: YES
CITY/STATE/FEDERAL FUNDS: City Water Enterprise Fund
TOTAL: \$363,777.00
BUDGETED AMOUNT: \$650,000.00
AVAILABLE AMOUNT TO TRANSFER: 0
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: Water Capital Outlay Act
300-302-90015 \$749,700.00
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
Water Enterprise Fund Capital Outlay Act 300-302-90015 \$749,700.00

Attachments

Contract
Bid Tabulation
Map

CONTRACT

For the Construction of

City of San Luis East Mesa Waterlines Project

THIS AGREEMENT, made and entered into this ___ day of _____, 2019_, by and between **Taylor Engineering, PLLC** (CONTRACTOR) of the City of **Yuma**, County of **Yuma**, and State of **AZ**, party of the first part, hereinafter designated the CONTRACTOR, and the City of San Luis, Arizona, party of the second part, hereinafter designated the OWNER.

WITNESSETH: That the CONTRACTOR, for and in consideration of the sum to be paid him by the OWNER, in the manner and at the time hereinafter provided, and of the other covenants and agreements herein contained, and under the penalties expressed in the bonds provided, hereby agrees, for himself, his heirs, executors, administrators, successors, and assigns as follows:

ARTICLE I -- SCOPE OF WORK: The CONTRACTOR shall furnish any and all labor, materials, equipment, transportation, utilities, services and facilities required to perform all work for the construction of **City of San Luis East Mesa Waterlines Project** and to completely and totally construct the same and install the materials therein for the OWNER, in a good and workmanlike and substantial manner and to the satisfaction of the OWNER through its engineers and under the direction and supervision of the ENGINEER, or his properly authorized agents and strictly pursuant to and in conformity with the Plans and Specification prepared by the engineers for the OWNER, and with such modifications of the same and other documents that may be made by the OWNER through the ENGINEER or his properly authorized agents, as provided herein.

ARTICLE II -- CONTRACT DOCUMENTS: The ADVERTISEMENT FOR BIDS, BID SCHEDULE, Additive Bid Items, if any, PLANS, SPECIFICATIONS, General Conditions, Special Provisions, Addenda, if any, PROPOSAL, BID SURETY BOND, City of San Luis Supplemental to the MAG Uniform Standard Specifications and Details for Public Works Construction and City of Yuma Construction Standard Detail Drawings, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, City of Yuma Construction Standard Detail Drawings – Edition 2009, CONTRACT SURETY BOND, LABOR AND MATERIALS SURETY BOND, Certificates of Insurance, and Change Orders, if any, are by this reference made a part of this CONTRACT to the same extent as if set forth herein in full.

ARTICLE III - LEGAL ARIZONA WORKERS ACT COMPLIANCE: To the extent applicable under A.R.S. § 41-4401, the CONTRACTOR and its subcontractors warrant compliance with the federal immigration laws and regulations that relate to their employees and compliance with the E-verify requirements under A.R.S. § 23-214(A). The CONTRACTOR or subcontractors' breach of the above-mentioned warranty shall be deemed a material breach of the AGREEMENT and may result in the termination of the Agreement by Owner. Owner retains the legal right to randomly inspect the papers and records of the CONTRACTOR and its subcontractors who work on the Agreement to

ensure that the CONTRACTOR and its subcontractors are complying with the above-mentioned warranty. The CONTRACTOR and its subcontractors warrant to keep the papers and records open for inspection during normal business hours by Owner and to cooperate with Owner's inspections.

ARTICLE IV – CERTIFICATION OF NO SCRUTINIZED BUSINESS OPERATIONS: Pursuant to A.R.S. § 35-397, CONTRACTOR hereby certifies that it does not have scrutinized business operations, as define in A.R.S. § 35-391(15), in Sudan, and that it does not have scrutinized business operations, as defined in A.R.S. § 35-393 (12), in Iran.

ARTICLE V - CONFLICT OF INTEREST: All parties hereto acknowledge that this agreement is subject to cancellation pursuant to the provisions of A.R.S. § 38-511.

ARTICLE VI - TIME OF COMPLETION: The CONTRACTOR further covenants and agrees at his own proper cost and expense, to do all work as aforesaid for the construction of said improvements and to completely construct the same and install the material therein, as called for by this agreement free and clear of all claims, liens, and charges whatsoever, in the manner and under the conditions specified within the time, or times, stated in the PROPOSAL Pamphlet **120 calendar days** from date of Notice to Proceed].

ARTICLE VII - PAYMENTS: For and in consideration of the faithful performance of the work herein embraced as set forth in the CONTRACT DOCUMENTS, which are a part hereof and in accordance with the directions of the Owner, through its Engineer, and to his satisfaction, the Owner agrees to pay the said CONTRACTOR the amount earned, computed from actual quantities of work performed and accepted or materials furnished at the unit bid price on the PROPOSAL made a part hereof, and to make such payments within forty-five (45) days after final inspection and acceptance of the work.

ARTICLE VIII – INDEMNIFICATION: The CONTRACTOR hereby agrees to indemnify and save harmless the City of San Luis, and any jurisdiction or agency issuing permits for any work included in the PROJECT, their officers, agents and representatives from all suits, action, loss, damage, expense, cost, or claims of any character or any nature brought on account of any injuries or damage sustained by any person or property arising out of the work done in fulfillment of the construction of the improvement under the terms of this agreement, or on account of any act or omission by the CONTRACTOR or his agents, or from any claims of amounts arising or recovered under Workmen's Compensation laws or any other law, bylaw, ordinance, or order or decree.

IN WITNESS WHEREOF, the original CONTRACT will be filed with the City of San Luis Clerk.

The CONTRACTOR agrees that this CONTRACT, as awarded, is for the stated work, and understands that payment for the total work will be made on the basis of the indicated amount[s], as bid in the PROPOSAL. The OWNER shall pay to the CONTRACTOR, as full consideration for the faithful performance of the contract, subject to any additions or deductions as provided in the Project documents, the sum of Dollars (\$363,777.00).

This ____ day of _____, 2019

CONTRACTOR [Party of the First Part]

Signature

Name and Title

Witness [If CONTRACTOR is an individual] [Date]

Name and Title

This ____ day of _____, 2019

City of San Luis
Owner,

Tadeo A. De La Hoya, City Manager

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

BID EVALUATION SUMMARY AND AWARD RECOMMENDATION

1. Project: **CITY OF SAN LUIS
EAST MESA WATERLINES PROJECT**

2. Bid submission date: January 16th, 2019

3. Bid evaluation summary:

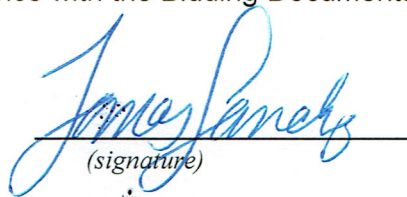
No.	Bidder	Opening Bid Amount (including 5% contingency)	Substantially responsive (yes or no)	Evaluated Bid Amount (including 5% contingency)	Rank	Remarks
1	Taylor Engineering PLLC	\$363,777.00	Yes	\$363,777.00	1	None.
2	Yuma Valley Contractors, Inc.	\$433,018.28	Yes	\$432,976.07	2	None.
3	DPE Construction, Inc.	\$458,394.30	Yes	\$458,394.30	3	None.
4	Scholz Contracting, LLC	\$777,643.65	Yes	\$777,643.65	4	None.

4. The lowest evaluated bidder has been determined to be qualified and capable of performing the contract [YES].

5. On the basis of the evaluation which was carried out in accordance with the Bidding Documents, we recommend accepting the bid of the lowest evaluated bidder [Taylor Engineering, PLLC], which has been determined as qualified and capable of performing the contract, in accordance with the Bidding Documents.

Bids Evaluated By:

Tomas Sanchez, P.E.
James Davey & Associates, Inc.


(signature)

1/17/19
(date)

CITY OF SAN LUIS
EAST MESA WATERLINES PROJECT

BID TABULATION

Bid No.	Description	Estimated Quantities	Unit	Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Taylor Engineering PLLC		Yuma Valley Contractors, Inc.		DPE Construction, Inc.		Scholtz Contracting, LLC	
				Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Saw Cut & Remove Existing Asphalt (Any Thickness)	134	SY	\$ 13.00	\$ 1,742.00	\$ 9.62	\$ 1,289.08	\$ 16.00	\$ 2,144.00	\$ 13.00	\$ 1,742.00
2	Remove Existing Concrete Curb (Any Type)	93	LF	\$ 5.10	\$ 474.30	\$ 11.23	\$ 1,044.39	\$ 11.00	\$ 1,023.00	\$ 8.00	\$ 744.00
3	Remove Existing Blow-Off Valve	2	EA	\$ 816.90	\$ 1,633.80	\$ 209.33	\$ 418.66	\$ 489.00	\$ 978.00	\$ 890.00	\$ 1,780.00
4	Remove Existing Blind Flange and Thrust Block	1	EA	\$ 816.90	\$ 816.90	\$ 105.00	\$ 105.00	\$ 1,222.00	\$ 1,222.00	\$ 890.00	\$ 890.00
5	Remove and Re-install Existing Street Sign	1	EA	\$ 233.40	\$ 233.40	\$ 182.00	\$ 182.00	\$ 533.00	\$ 533.00	\$ 700.00	\$ 700.00
6	Pavement Structural Section No. 1 (5.5" AC / 8" ABC)	99	SY	\$ 27.60	\$ 2,732.40	\$ 132.42	\$ 13,109.58	\$ 84.00	\$ 8,316.00	\$ 82.00	\$ 8,118.00
7	Grading for Pavement	134	SY	\$ 14.00	\$ 1,876.00	\$ 12.31	\$ 1,649.54	\$ 27.00	\$ 3,618.00	\$ 6.00	\$ 804.00
8	Pavement Border / 4" ABC (Modified to 2' Wide Yuma County Std 3160)	64	LF	\$ 11.00	\$ 704.00	\$ 33.21	\$ 2,125.44	\$ 55.95	\$ 3,580.80	\$ 9.00	\$ 576.00
9	Pavement Structural Section No. 2 (3" AC / 8" ABC)	35	SY	\$ 27.60	\$ 966.00	\$ 151.00	\$ 5,285.00	\$ 16.00	\$ 560.00	\$ 67.00	\$ 2,345.00
10	10" C900-16 Class 235 PVC Waterline	2595	LF	\$ 19.80	\$ 51,381.00	\$ 24.52	\$ 63,629.40	\$ 30.80	\$ 79,926.00	\$ 50.00	\$ 129,750.00
11	10" Gate Valve With Anchor (City of Yuma Std 5-110, 5-148)	5	EA	\$ 2,282.00	\$ 11,410.00	\$ 2,300.00	\$ 11,500.00	\$ 2,117.00	\$ 10,585.00	\$ 3,600.00	\$ 18,000.00
12	12" C900-16 Class 235 PVC Waterline	7738	LF	\$ 25.40	\$ 196,545.20	\$ 29.25	\$ 226,336.50	\$ 33.60	\$ 259,996.80	\$ 56.00	\$ 433,328.00
13	12" Gate Valve With Anchor (City of Yuma Std 5-110, 5-148)	12	EA	\$ 2,458.20	\$ 29,498.40	\$ 2,713.00	\$ 32,556.00	\$ 2,613.85	\$ 31,366.20	\$ 4,200.00	\$ 50,400.00
14	12" x 12" Tapping Sleeve With Thrust Block	1	EA	\$ 7,848.20	\$ 7,848.20	\$ 3,993.00	\$ 3,993.00	\$ 3,435.00	\$ 3,435.00	\$ 8,600.00	\$ 8,600.00
15	10" C900-16 Class 235 PVC Waterline, With Casing Spacers	125	LF	\$ 45.90	\$ 5,737.50	\$ 73.09	\$ 9,136.25	\$ 50.00	\$ 6,250.00	\$ 110.00	\$ 13,750.00
16	Seal Pipe End with Brick and Mortar	2	EA	\$ 1,317.70	\$ 2,635.40	\$ 766.00	\$ 1,532.00	\$ 1,006.90	\$ 2,013.80	\$ 920.00	\$ 1,840.00
17	Pavement Marking, 4" Solid Double Yellow (4SDY)	24	LF	\$ 79.60	\$ 1,910.40	\$ 13.18	\$ 316.32	\$ 13.00	\$ 312.00	\$ 29.00	\$ 696.00
18	Fire Hydrant and 6" Service Line (City of Yuma Std 5-120, 5-125)	1	EA	\$ 4,259.20	\$ 4,259.20	\$ 3,444.00	\$ 3,444.00	\$ 2,171.00	\$ 2,171.00	\$ 4,100.00	\$ 4,100.00
19	Survey Monument (City of Yuma Std 4-080)	1	EA	\$ 1,852.50	\$ 1,852.50	\$ 505.00	\$ 505.00	\$ 1,266.00	\$ 1,266.00	\$ 650.00	\$ 650.00
20	6" Gate Valve With Anchor (City of Yuma Std 5-110, 5-148)	1	EA	\$ 1,823.40	\$ 1,823.40	\$ 1,200.00	\$ 1,200.00	\$ 1,592.00	\$ 1,592.00	\$ 1,800.00	\$ 1,800.00
21	2" Water Service (City of Yuma Std 5-150)	1	EA	\$ 1,753.60	\$ 1,753.60	\$ 1,570.00	\$ 1,570.00	\$ 2,007.00	\$ 2,007.00	\$ 2,300.00	\$ 2,300.00
22	Mobilization	1	LS	\$ 7,868.00	\$ 7,868.00	\$ 4,200.00	\$ 4,200.00	\$ 2,290.40	\$ 2,290.40	\$ 21,600.00	\$ 21,600.00
23	Storm Water Pollution Prevention Plan	1	LS	\$ 1,235.00	\$ 1,235.00	\$ 9,006.00	\$ 9,006.00	\$ 2,130.00	\$ 2,130.00	\$ 11,900.00	\$ 11,900.00
24	Maintenance and Protection of Traffic	1	LS	\$ 3,940.00	\$ 3,940.00	\$ 9,500.00	\$ 9,500.00	\$ 7,375.00	\$ 7,375.00	\$ 8,900.00	\$ 8,900.00
25	Construction Staking	1	LS	\$ 5,577.69	\$ 5,577.69	\$ 8,725.00	\$ 8,725.00	\$ 1,875.00	\$ 1,875.00	\$ 15,300.00	\$ 15,300.00
TOTAL =				\$346,454.29	\$412,358.16	\$436,566.00	\$740,613.00				
5% CONTINGENCY SUBTOTAL =				\$17,322.71	\$20,617.91	\$21,828.30	\$37,030.65				
TOTAL ESTIMATED PROJECT COST =				\$363,777.00	\$432,976.07	\$458,394.30	\$777,643.65				

Comments:

Bids received by Bidders 1, 3, and 4 did not presented any arithmetic errors. Bid received by Bidder 2 (Yuma Valley) presented an arithmetic error (Original Bid was \$433,018.28). Bidder 1 (Taylor Engineering PLLC) is the lowest bidder.

EXAMINATION OF BIDS

Project: CITY OF SAN LUIS
EAST MESA WATERLINE PROJECT

Bidder: Taylor Engineering, P.L.L.C
564 S. Orange Avenue Unit A
Yuma, Arizona, 85364

No.: 1

Responsive Bid: Yes

BIDDING DOCUMENT	REQUIREMENT	REMARKS
PK-1 thru 4: Bid Schedule/Proposal Form	Filled out, signed, and submitted.	No comment.
PK-5: Bid Surety Bond equal to 10% of bid amount.	(Bid Bond form to be obtained by proposed Contractor, executed, and included with submission. A so-called "statutory" or "redline" bid bond form will suffice.)	No comment.
PK-6: Non-collusion affidavit	Filled out, signed, and submitted.	No comment.
PK-7: List of Possible Subcontractors	Filled out and put into separate sealed envelope and included in proposal.	No comment.
PK-8 thru 11: Contractor's Qualification Statement Sheets	Contractor's Qualification Statement sheets PK8 thru PK11 requested by the City of San Luis after the bid opening.	No comment.

East Mesa Water Lines Project

Legend

- San Luis
- New Water Line



Google Earth

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AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.B.

Meeting Date: 01/23/2019

Department Head: Angel Ramirez, Assistant Fire Chief, Fire Department

Submitted By: Angel Ramirez, Assistant Fire Chief, Fire Department

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding the purchase of a new Emergency Incident Command Vehicle. **(Angel Ramirez, Fire Chief)**

SUMMARY:

The City of San Luis is growing at a fast rate. The City Fire Department also is growing with the needs of the city. The need for a new emergency incident command/battalion vehicle is an urgent necessity for our fire station. This vehicle will be used by incident command personnel. This vehicle will have the capacity to carry heavy machinery tools and extra equipment that is highly needed on a fire and/or EMS scene.

Today, we do not have the capability to carry these types of equipment due to the lack of heavy rescue vehicles. We have to shuttle vehicles from the scene to the fire station in order to get the necessary equipment such as hazmat and rehabilitation equipment to the incident commander on the scene, which in most cases is the Fire Chief. By operating like this, we lose time and efficiency, which may lead to unfortunate circumstances due to not having our fully loaded emergency vehicle.

EVG (Emergency Vehicle Group) has been the maker/builder for all our ambulances that we currently have in our fleet. We have been very fortunate to be able to work with them and have given the City of San Luis Fire Department excellent deals with our emergency response vehicles in the past; therefore, we decided to contact them once more for the opportunity to quote us on a 2019 Chevy Tahoe, fully equipped command/battalion emergency vehicle in the amount of \$69,508.00 plus sales tax. EVG is like a sole source vendor due to their expertise in equipping/building emergency response vehicles. We have not only recognized them as an expert vendor but also their willingness to provide excellent customer services as well as their inclination to help our fire station with the best deals. A budget in the amount of \$71,000.00 was approved in the capital outlay impact fees fund. This is enough to cover the cost of the vehicle, but the quote does not include sales tax. The City of San Luis Finance Department advised that the sales tax be calculated at 5.4% due to the city having to pay the sales tax to the state. This gives us a total of **\$73,262.00**; therefore, there is a shortage of \$2,262.00 which is needed. A release of more funding from fire impact fees will be needed in order to cover the full cost of the vehicle.

Due to the necessity of such equipment and in order to meet the demands of our city, it is recommended that this purchase be approved by waiving the procurement code as allowed in our procurement code section 36.01 (H) since the fully equipped emergency response command/battalion vehicle is over \$35,000.00 and won't be going out to formal bid and to approve the release of fire impact fees in the amount not to exceed \$74,000.00.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE PURCHASE OF THE INCIDENT COMMAND VEHICLE AS PRESENTED IN AN AMOUNT NOT TO EXCEED \$74,000.00 AND APPROVE USE OF FIRE IMPACT FEES AS ALLOWED BY LAW.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: YES
CITY/STATE/FEDERAL FUNDS: CITY
TOTAL: \$74,000.00
BUDGETED AMOUNT: \$71,000.00
AVAILABLE AMOUNT TO TRANSFER: N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: 806-860-90000.182 Impact Fees
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
N/A

Attachments

QUOTE
TAHOE QUOTE



Emergency Vehicle Group, Inc.

2883 E. Coronado St, Anaheim, CA 92806

Phone: (714) 238-0110

www.evginc.net



Invoice #: 23126

Tech Worksheet

Page: 1

Customer:

EVG - SPECIALTY VEHICLE SALES
EVG - SPECIALTY VEHICLE SALES
2883 E CORONADO ST
Anaheim, CA 92806
Pn: (714) 238-0110

Vehicle:

2018 CHEVY TAHOE
Eng: Tran:
VIN:
Mileage In: Out:
P Date: Clr:
Vehicle Identifier:
Lic: St: CA

Repair Order:

Service Writer: R MOLINARO
PO Number:
Date In: 01/11/2018
Date Out:

USER: SAN LUIS FIRE DEPT

Customer Concern: #1 - CHASSIS: 2019 CHEVY TAHOE RED

Parts:	Part Num	Cond	Description	Qty
		N	2019 CHEVY TAHOE RED	1.00

Location:

Customer Concern: #2 - SUPPLY AND INSTALL WARNING LIGHTS;
QTY 4 FRONT GRILL (2 WHITE AND 2 RED)
QTY 2 FRONT SIDE INTERSECTORS RED
QTY 2 REAR INTERSECTORS RED
QTY 2 REAR FACING RED

Labor:	Description	Techs	Hours
	RUN ALL POWER AND GROUND TO ALL LIGHTS FROM CENTER CONSOLE. INSTALL RELAYS AS NEEDED	AM	20.00

Parts:	Part Num	Cond	Description	Qty
	IONSMCC	N	WHELEN SURFACE MT ION WHITE CHROME	2.00
	IONSMCR	N	SURFACE MT ION RED CHROME	8.00

Location:

Customer Concern: #3 - SUPPLY AND INSTALL CENTER CONSOLE WITH CUPHOLDERS AND MAP BOX, USB AND 12 V REECEPTACLE ON EACH SIDE, SIREN/LIGHT CONTROLLER, SIREN SPEAKER BEHIND FRONT GRILL, MDC MOUNT AND DOCKING STATION,

INSTALL 1 CUSTOMER SUPPLIED RADIO AND ANTENNA, COMPUTER TO BE SUPPLIED BY CUSTOMER

*** 12/13/18 GARETT ASKED HOW MANY PEICES (RADIOS, EQUIPMENT) ARE GOING INTO THIS CONSOLE? ONLY 1 RADIO MOTOROLA 05 ST:PHCN4000A ***

*** DOCKING STATION COMPUTER PANASONIC TUFF BOOK CF-31 ***

Labor:	Description	Techs	Hours
	MOUNT CENTER CONSOLE. RUN ALL POWER AND GROUND. INSTALL/WIRE AMP AND SIREN CONTROLLER. INSTALL/WIRE RADIOS. MAKE BRACKET FOR MDC TO MOUNT TO. RUN POWER FOR MDC. MAKE CUSTOM BRACKET FOR SIREN SPEAKER. INSTALL/WIRE SPEAKER. WIRE ALL LIGHTS TO SIREN CONTROLLER. PROGRAM SIREN CONTROLLER.	DJ	60.00

Parts:	Part Num	Cond	Description	Qty
		N	MISC ELECTRICAL COMPONENTS AND MATERIALS <i>Location:</i>	1.00
		N	ANTENNAS *** PART NUMBER TBD WAITING ON RADIO INFORMATION *** <i>Location:</i>	1.00
		N	USB'S AND 12 VOLT RECEPTACLES *** PART NUMBER TBD WAITING ON CONSOLE INFORMATION *** <i>Location:</i>	1.00
	295SDA1	N	WHELEN SIREN CONTROLLER <i>Location:</i>	1.00
	SA314A	N	SA314A SPEAKER, ALUMINUM <i>Location:</i>	1.00
	CC-F-TMC-715	N	TROY CENTER CONSOLE TAHOE 22IN L-SHAPE CONSOLE: 7IN SLOPE/ 15IN LEVEL <i>Location:</i>	1.00
	AC-INBHG	N	TROY DUAL CUP HOLDER IN CONSOLE <i>Location:</i>	1.00
	AC-MAPFILE	N	TROY EXTERNAL LIDDED BOX FOR MAP BOOKS. 10.8IN W X 13.25IN L X 10.6IN H. NON-LOCKING. <i>Location:</i>	1.00
	DS-PAN-111-2	N	HAVIS DOCKING STATION HAVIS PANASONIC CF-30 AND CF-31 LAPTOPS WITH DUAL PASS THROUGH ANTENNA <i>Location:</i>	1.00
	C-HDM-205	N	HAVIS POLE, TELE, HDM, SDMT, 14h, W-SHRTHNDL, <i>Location:</i>	1.00
	C-MD-117	N	HAVIS LONG STATIONARY ARM WITH MOTION DEVICE AND TILT SWIVEL <i>Location:</i>	1.00

Customer Concern: #4 - GRAPHICS WITH REAR CHEVRONS
*** NO FORMAL QUOTE RECEIVED FROM GRAFIX SYSTEMS PRICING IS BASED OF GARETT'S ASSUMPTION PRICE SUBJECT TO CHANGE ***

Sublets:	Description
	VEHICLE GRAPHICS WITH DOOR SEAL, LETTERING, AND REAR DIAMOND GRADE CHEVRONS

Customer Concern: #6 - SUPPLY AND INSTALL REAR TRUCK VAULT STORAGE BOX

Labor:	Description	Techs	Hours
	INSTALL VAULT AND MAKE ANY NECESSARY BRACKETS TO SECURELY MOUNT.		10.00

Parts:	Part Num	Cond	Description	Qty
	F-CHTAHN2-15N-C2-ER1	N	TRUCK VAULT TAHOE EMERGENCY RESPONSE 1 TRAY/3RD REMOVED VEHICLE YEAR: 2019 3RD ROW SEAT: NO PRISONER/K9 CAGE: NO EXTERIOR CARPET: BLACK INTERIOR CARPET: GREY DRAWER FRONTS: BLACK COMPOSITE CARPET IN CUBBY RAISED CUBBY WITH 3/4" COMPOSITE FRONT LIP BLACK T-HANDLE LOCKS INTEGRATED MAP BOARD DRAWER WITH PENCIL TRAY 1 1/2" TOP TRIM FILE DRAWER NO 3-HOLE HANDLES LOW PROFILE SLIDES ON BOTTOM DRAWER	1.00

Location:



December 21, 2018

Captain Robert Solis
City of San Luis
1165 N. McCane Ave.
San Luis, Arizona 85349

RE: Offer to Provide One (1) Emergency Vehicle Group Command/Battalion Vehicle(s) on 2019 Chevrolet , 4 x 2, Gasoline Powered Four Door Cab Chassis

Attention: Captain Robert Solis

On behalf of Emergency Vehicle Group, Inc., I would like to thank you for the opportunity to provide you with the following offer for the City of San Luis to purchase One (1) Emergency Vehicle Group Command/Battalion Vehicle(s) on 2019 Chevrolet , 4 x 2, Gasoline Powered Four Door Cab Chassis

Emergency Vehicle Group, Inc. (EVG) is proud to be in the business of serving those who bravely serve our communities and help ensure the safety of our families and friends. Our pledge is to offer you the same quality of service and expertise that is demanded from you. Over the years we have introduced fire departments, municipalities and private companies to the absolute best in service, sales and support for emergency vehicle products.

We proudly serve California, Arizona and Nevada and offer you premium custom products along with the best value available in the industry. EVG accomplishes this by representing Spartan Emergency Response, SMEAL Fire Apparatus, LTC, US Tanker, SVI Trucks, Wheeled Coach Ambulance, Road Rescue Ambulance, and McCoy Miller Ambulances as well as offering ambulance remount services and command vehicles built by EVG.

EVG employs EVT and ASE Certified Mechanics with decades of experience in servicing emergency vehicles, fire apparatus and ambulances. EVG recognizes the importance of these vehicles as a life saving device and take great pride in serving those that bravely serve and protect us. Our corporate office, remount and main service facility is located in Anaheim, CA.

Our mission is to develop long-term relationships and provide our customers with "honest, intelligent effort" in everything we do for you. We are committed to do whatever it takes to surpass customers' expectations by continually improving upon what we do.

All of us at Emergency Vehicle Group, Inc. believe in long-term relationships and we look forward to the opportunity of working with you and the City of San Luis. I would again like to thank you for the opportunity. Each of us at EVG offer you our sincere pledge of "Honest, Intelligent Effort" in everything we do for you now, and in the future.

Sincerely,

A handwritten signature in blue ink that reads "Garrett Adelman".

Garrett Adelman

Regional Account Manager

2883 E. Coronado St. Anaheim, CA 92806

Tel: 714-238-0110 Fax: 714-238-0120

www.evginc.net



The Following is an Offer and Purchase Agreement for:

City of San Luis To Purchase

One (1) Emergency Vehicle Group Command/Battalion Vehicle(s) on 2019 Chevrolet , 4 x 2, Gasoline Powered Four Door Cab(s)

December 21, 2018

Description	Qty	Price Each	Extended Price
One (1) Emergency Vehicle Group Command/Battalion Vehicle(s) on 2019 Chevrolet , 4 x 2, Gasoline Powered Four Door Cab Chassis Chassis VIN Number(s): To Be Determined After Production Start	1	\$69,428.00	\$69,428.00
Document Fee	1	\$80.00	\$80.00
Total Purchase Price	1	\$69,508.00	\$69,508.00

This constitutes a contract for the purchase and sale of One (1) Emergency Vehicle Group Command/Battalion Vehicle(s) on 2019 Chevrolet , 4 x 2, Gasoline Powered Four Door Cab chassis between Emergency Vehicle Group, Inc. (Seller) and the City of San Luis (Buyer) in the total amount of:

Sixty Nine Thousand Five Hundred Eight Dollars and No Cents
\$69,508.00

Offer based on work order/specification and any associated drawing(s) as provided. A final approval work order/specification and drawing will be provided after all Pre-Construction changes are completed (if applicable). Pre-Construction changes may incur an additional cost.

Payment Terms: 100% payment of the contract is due at the time of delivery. Failure to pay the contract in full may result in interest accruing at an annual percentage rate of 6%. Proof of insurance and approved financing or payment will be required to execute this contract.


Delivery Time: Delivery shall be 90 days after receipt of chassis and approved work order and production drawings of the vehicle.

Signature below represents acceptance of above contract and terms:

City of San Luis:

Emergency Vehicle Group:

Signature Date

 12/21/2018

Signature Date

Printed Name

Garrett Adelman

Printed Name

Title

Regional Account Manager

Title



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.C.

Meeting Date: 01/23/2019

Department Head: Sonia Cornelio, City Clerk, City Clerk's Office

Submitted By: Sonia Cornelio, City Clerk, City Clerk's Office

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Order No. 2019-2. An order of the Mayor and City Council of the City of San Luis, Arizona authorizing and directing the entering into an Intergovernmental Agreement with Yuma County, Arizona for the provision of election services for fiscal years 2019-2024. **(Sonia Cornelio, City Clerk)**

SUMMARY:

The city seeks to participate in consolidated elections and wish to enter into this agreement with the Yuma County Elections Department and the Recorder's Office. The duration of this agreement is for five (5) years from the date of the all parties have signed it; the current IGA will expire April 17, 2019.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT ORDER NO. 2019-2

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A

CITY/STATE/FEDERAL FUNDS: N/A

TOTAL: N/A

BUDGETED AMOUNT: N/A

AVAILABLE AMOUNT TO TRANSFER: N/A

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

There will be costs for this year's special election, but that will come before the City Council as a separate item on a future agenda.

Attachments

Order No. 2019-2 IGA Yuma County Elections
IGA - Yuma County Election



Order

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2019-2

AN ORDER OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT WITH YUMA COUNTY ARIZONA FOR THE PROVISION OF ELECTION SERVICES FOR FISCAL YEARS 2019-2024.

Whereas, the City of San Luis desires to enter into an Intergovernmental Agreement with Yuma County, Arizona for the provision of election services; and

Whereas, the parties to the Intergovernmental Agreement desire to enter said agreement; and

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona, as follows:

Section 1. That it is deemed in the best interest of City of San Luis and its residents that an Intergovernmental Agreement with Yuma County, Arizona for the provision of election services.

Section 2. That a true copy of said Intergovernmental Agreement is incorporated herein as Exhibit "A" as though fully set forth again in full.

Section 3. That the Mayor or City Manager and/or his designee are hereby authorized and directed to execute this Intergovernmental Agreement on behalf of the City of San Luis and to take any and all actions as may be necessary to put the agreement into effect.

Section 4. That the San Luis City Clerk and/or her designee is authorized and directed to maintain this Intergovernmental Agreement in the official files of the City Clerk and to deliver it to Yuma County, Arizona.

PASSED, ADOPTED and APPROVED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona, this ____ day of _____, 20__.

Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE COUNTY OF YUMA,
THE YUMA COUNTY RECORDER,
AND THE
CITY OF SAN LUIS
FOR THE PROVISION OF ELECTION SERVICES

THIS AGREEMENT (the "AGREEMENT") is entered into this ___ day of _____ 2019, (the later of the dates of the signatures below) between COUNTY OF YUMA (the "COUNTY"), acting by and through its duly elected governing body, the YUMA COUNTY RECORDER (the "RECORDER"), and the CITY OF SAN LUIS (the "CITY").

I. RECITALS

1. The COUNTY owns and operates voting equipment and ballot tabulating equipment and employs certified Election Officials.
2. The CITY seeks to participate in consolidated elections and pursuant to Arizona Revised Statutes § 16-205(C), the CITY and COUNTY wish to enter into this AGREEMENT.
3. The CITY is authorized, if it so chooses, pursuant to § 16-409 and § 16-558 to conduct elections by all-mail ballot (Vote by Mail).
4. The RECORDER is required by Arizona Revised Statutes §16-172 to enter into this AGREEMENT if the CITY requests the use of County registration rolls to conduct an election, and, by seal and signature below, has resolved to enter into this AGREEMENT.
5. The COUNTY is empowered by Arizona Revised Statutes §11-251 and §11-952 to enter into this AGREEMENT and has by appropriate Board action, determined to enter into this AGREEMENT and has authorized the undersigned to execute this AGREEMENT on behalf of the COUNTY.
6. The CITY is empowered by Arizona Revised Statute §11-952 to enter into this AGREEMENT and has by appropriate City Council action, determined to enter into this AGREEMENT and has authorized the undersigned to execute this AGREEMENT on behalf of the CITY.

THEREFORE, in consideration of the mutual agreements expressed herein, it is agreed as follows:

II. SCOPE

All parties shall communicate among each other to decide responsibilities implied or required by law for the CITY to participate in consolidated elections which are not covered by this AGREEMENT.

1. The COUNTY will:

- a. Utilize to conduct an election on behalf of the CITY support services, materials and supplies, including but not limited to: ballot cards, voting equipment, vote tallying equipment, precinct supplies, precinct personnel, precinct signature rosters, counting center personnel, early board processing personnel, and such other election materials, supplies and personnel as may be required for the conduct of the type of election called/approved by CITY.
- b. Conduct logic and accuracy tests as required by law and publish all legal notices in connection therewith.
- c. Perform tabulation, prepare unofficial election results and transmit said results to the CITY or designee.
- d. Provide Election Department personnel necessary to administer an election effectively.
- e. At all times comply with the laws and regulations regarding the conduct of elections.
- f. Upon completion of an election, present to the CITY a detailed, itemized statement of charges incurred and billable amounts for any election type called as per the current Election Services Fee Schedule.
- g. For special elections, present to the CITY an estimated cost of an election.

- h. Schedule pre-election and post-election meetings with the CITY as warranted.

2. The **RECORDER** will:

- a. Ensure that the County registration rolls necessary for the COUNTY to conduct an election be provided to the COUNTY at least forty-five (45) days in advance of such election, with supplementation of the rolls provided at least once, as soon as possible after the twenty-ninth (29th) day preceding the election, and with further supplementation as may be necessary to conduct early voting.
- b. Handle all early balloting, including early balloting requests, early ballot mailers, on-site early voting, signature verification and other early voting supplies and services that may be necessary.
- c. FOR VOTE BY MAIL ELECTIONS: Mail notice of election to every active registered voter for the purpose of notifying voters of the all-mail election.
- d. FOR VOTE BY MAIL ELECTIONS: Mail ballots to every registered voter within the CITY. Coordinate with the CITY regarding replacement ballots.
- e. Upon completion of an election, present to the CITY a detailed, itemized statement of charges incurred to conduct early voting for a Vote Center election OR Vote by Mail election and billable amounts for each participating school district.
- f. Provide RECORDER personnel necessary to effectively administer early voting and other related services appropriate for the type of election called/approved by CITY.

3. The **CITY** will:

- a. Contact the County no later than 120 days prior to an election date notifying of intent to conduct the election and advise of the

type of election approved by CITY (Vote Center election or all-mail (Vote by Mail) election).

- b. Create, translate, print and mail all publicity pamphlets.
- c. Approve ballot proofs as provided by the COUNTY.
- d. Publish all legal notices in connection with a CITY election with the exception of the logic and accuracy testing notification as described in section 1(c) of this AGREEMENT.
- e. At all times comply with the laws and regulations regarding the conduct of elections.
- f. Attend pre-election and post-election review meetings as requested by the COUNTY.
- g. Reimburse the COUNTY for all charges for election materials, supplies, equipment and personnel required in direct support of the CITY election (Vote Center or Vote by Mail election) and clearly outlined in a detailed, itemized statement of charges within sixty (60) days of submittal to the CITY of a reimbursement request by the COUNTY. The CITY shall establish and maintain a budget covering the payment of all such charges.
- h. Reimburse the RECORDER for the actual additional costs incurred by the RECORDER in the preparation of any lists, electronic data compilations, early voting or Vote by Mail supplies and services under this AGREEMENT within sixty (60) days of submittal to the CITY of a reimbursement request by the RECORDER.
- i. Act as the liaison between CITY candidates and the County regarding any candidate-related issues during an election.

III. DURATION OF AGREEMENT

1. This AGREEMENT is for a term of FIVE (5) year(s) from the date of _____, 2019 and can be terminated at any time by any party, with or without cause, upon giving 120 days written notice to the other parties. Upon termination of this AGREEMENT, all property or equipment

used by the parties in the performance of their responsibilities under this AGREEMENT shall remain the property of the party that purchased the property or equipment.

IV. MISCELLANEOUS PROVISIONS

1. This AGREEMENT may be canceled in accordance with the provisions Arizona Revised Statutes §38-511, regarding Conflicts of Interest.
2. The COUNTY as a political subdivision of the State of Arizona, engaged in the performance of its mandatory statutory duties, and the RECORDER, engaged in the performance of its mandatory statutory duties, and the CITY, as a political subdivision of the State of Arizona, engaged in the performance of its mandatory statutory duties, all avow to the other that each has obtained and has in full force and effect a public entity liability policy relating to the faithful performance of duty.
3. The provisions of the Records and Disposition Schedule promulgated by the Department of Library, Archives and Public Records, Approved November 5, 2001, pertaining to the 3-year record retention by the RECORDER of receipts of fees are applicable to this AGREEMENT.
4. If the parties mutually agree, claims, disputes or other matters in question may be submitted for arbitration and decided according to the Arizona Uniform Rules of Procedure for Arbitration. Demand for arbitration must be filed in writing with the other party to this AGREEMENT.
5. All notices or demands upon any party to this AGREEMENT, except as otherwise specified herein, shall be in writing and shall be delivered in person or sent by mail addressed as follows:

Yuma County Elections Department
197 South Main Street
Yuma, Arizona 85364

Yuma County Recorder
197 South Main Street
Yuma, Arizona 85364

City of San Luis
Office of the City Clerk

1090 E. Union St.
P.O. Box 1170
San Luis, Arizona 85349

6. The CITY is responsible for all liability, damages or expenses involved in defending challenges to the CITY election arising out of the actions of the CITY and its officials, employees and agents.
7. E-verify requirements. To the extent applicable under Arizona Revised Statute §41-4401, the parties warrant compliance, on behalf of themselves and any and all subcontractors, with all federal immigration laws and regulations that relate to their employees and compliance with the E-verify requirements under Arizona Revised Statutes §23-214(A). The party's breach of the above -mentioned warranty shall be deemed a material breach of the AGREEMENT, and the non-breaching party may terminate the AGREEMENT. The parties retain the legal right to inspect the papers of the other party to ensure that the party is complying with the above -mentioned warranty under this AGREEMENT.
8. This AGREEMENT replaces the Intergovernmental AGREEMENT on for the provision of election services for the CITY which was recorded April 17, 2014.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT the day and year below written.

YUMA COUNTY

YUMA COUNTY RECORDER

Under my and seal,

Tony Reyes
Chair
Yuma County Board of Supervisors

ROBYN STALLWORTH POUQUETTE
Yuma County Recorder

This ____ day of _____, 2019.

This ____ day of _____, 2019.

Attest:

SUSAN K. THORPE
Clerk of the Board

CITY OF SAN LUIS

Attest:

Gerardo Sanchez, Mayor

Sonia Cornelio, City Clerk

This ____ day of January, 2019.

INTERGOVERNMENTAL AGREEMENT DETERMINATION
BETWEEN
THE COUNTY OF YUMA
THE YUMA COUNTY RECORDER
AND THE CITY OF SAN LUIS
FOR THE PROVISION OF ELECTION SERVICES
FOR FISCAL YEARS 2018-2019 to 2024-2025

Pursuant to Arizona Revised Statutes §11-952, the foregoing AGREEMENT has been submitted to the undersigned Attorney for the County of Yuma, Yuma, Arizona. The undersigned has determined that this AGREEMENT is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the County of Yuma.

Jon R. Smith, Yuma County Attorney

INTERGOVERNMENTAL AGREEMENT DETERMINATION

BETWEEN

THE COUNTY OF YUMA,

THE YUMA COUNTY RECORDER

THE CITY OF SAN LUIS

FOR THE PROVISION OF ELECTION SERVICES

FOR FISCAL YEARS 2018-2019 to 2024-2025

Pursuant to Arizona Revised Statutes §11-952, the foregoing AGREEMENT has been submitted to the City Attorney for the City of San Luis, Arizona. The undersigned has determined that this AGREEMENT is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the City of San Luis.

Kay Marion Macuil, San Luis City Attorney



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.D.

Meeting Date: 01/23/2019

Department Head: Jenny Torres, Economic Development Manager, Administration, Economic Development

Submitted By: Dania Castillo, Economic Development Assistant, Administration, Economic Development

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2061. A resolution of the Mayor and City Council of the City of San Luis, Arizona, adopting the City of San Luis Industrial Economic Development Incentive Policy. **(Jenny Torres, Economic Development Manager)**

SUMMARY:

The Industrial Economic Development Incentive Policy provides a framework for the City of San Luis financial investment towards the attraction, retention and expansion of targeted industries within the City of San Luis. The policy will stimulate the local economy by providing employment opportunities, expand the tax base required to provide essential public services, diversify the local economy, and expand the economic base of the city. The incentive policy contains specific criteria and procedures necessary to effectively and fairly administer the economic development incentives and financial investment. This policy is in accordance with the Economic Development Element of the General Plan which states that the city will develop programs to support existing and future local employers.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE RESOLUTION NO. 2061.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: Yes
CITY/STATE/FEDERAL FUNDS: City
TOTAL: \$200,000.00
BUDGETED AMOUNT: \$200,000.00
AVAILABLE AMOUNT TO TRANSFER: N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: Contingency/100-110-81000/\$300,000.00

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

Funds will be granted through Council-approved Developer Agreements to qualified applicants.

Attachments

Resolution No. 2061
Incentive Policy



Resolution

NO. 2061

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, ADOPTING THE CITY OF SAN LUIS ECONOMIC DEVELOPMENT INCENTIVE POLICY.

WHEREAS, the Mayor and City Council of the City of San Luis (“City”) seek to adopt a comprehensive policy to enhance its economic development efforts; and

WHEREAS, the Economic Development Incentive Policy provides a framework for the City’s financial investment towards the attraction and expansion of targeted industries and commercial developments within the City; and

WHEREAS, any agreement between the City and an applicant pursuant to this policy shall ensure that the public interest is protected and that a public benefit is received in exchange for any public funds or services invested by the City to stimulate economic development in the City;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona, County of Yuma that the attached document titled “Economic Development Incentive Policy” is here by approved and adopted.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, County of Yuma this _____ day of _____, 2019.

Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney



CITY OF SAN LUIS ARIZONA



INDUSTRIAL ECONOMIC DEVELOPMENT INCENTIVE POLICY

January 2019

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Introduction

The industrial economic development incentive policy provides a framework for the City of San Luis financial investment towards the attraction, retention and expansion of targeted industries within the City of San Luis. The policy will stimulate the local economy by providing employment opportunities, expand the tax base required to provide essential public services, diversify the local economy, and expand the economic base of the City. The incentive policy contains specific criteria and procedures necessary to effectively and fairly administer the economic development incentives and financial investment. This policy is in accordance with the Economic Development Element of the General Plan which states that the city will develop programs to support existing and future local employers.

Vision

The City of San Luis vision is to improve the overall quality of life and ensure community sustainability by attracting new businesses, retaining or expanding existing businesses, and improving the opportunity for people to have quality jobs.

Purpose

The purpose of the policy is to establish a framework for the regulation and coordination of economic development financial investment and to create a return on investment analysis on each project as required by A.R.S. § 9-500.11 or A.R.S §42-6206 in order to assist with the creation and retention of jobs, and otherwise improve or enhance the economic welfare of the residents of the City of San Luis.

The appropriate purpose and use of incentives is to broaden and diversify the economic base of the City of San Luis by assisting targeted industries, to support the recruitment and expansion of businesses that create and/or retain job opportunities for the citizens of San Luis, to improve economically distressed areas, and promote the economic growth and welfare of the community.

The City of San Luis can provide financial assistance through a variety of incentives as authorized under the State of Arizona Revised Statutes. There is no vested “right” to any assistance under this policy. The incentives are anticipated to raise more revenue for the City of San Luis than the amount of the incentive provided within the duration of a development agreement. For retail sales tax incentives and Government Property Lease Excise (“GPLET”) incentives, the fiscal impact will be verified by an independent third party consultant before the city enters into a development agreement. The policy is intended to complement other government incentive programs.

Eligible Activities

To conform with the City of San Luis economic development goals and objectives, the City of San Luis will adhere to the following eligible activities:

- Eligible activities that retain, expand, or attract targeted industries providing: (1) high-wage, quality jobs; and/ or (2) significant capital investment and new wealth to the community.
- Eligible activities in the following industries: tradable goods and services, food technology and agribusiness, aviation and defense testing, renewable energy, maquila, industrial manufacturing and logistics and distribution.
- Eligible activities that foster targeted start up and expanding businesses.
- Eligible activities for the redevelopment of vacant and under-utilized industrial properties that are designated by the City Council as a redevelopment area.
- Eligible activities that broaden and diversify the economic base of the community.

Policy Considerations

- A. No incentive shall be granted if the incentive would create, in the judgement of the City Council, an unfair advantage for one business over another competing business within the City of San Luis.
- B. No incentive will be granted if the company is not in good standing with respect to the State of Arizona, or any public agency thereof, or has not met their obligations as a business in the City of San Luis.
- C. The project should demonstrate that the incentive is essential to the City's ability to favorably compete with other cities or towns to attract a targeted project that creates jobs, to retain jobs that may relocate elsewhere, or to assist in the expansion of jobs by a local company that would not otherwise occur in the City of San Luis.
- D. A business must be current in its payment of ad valorem property taxes and/or excise taxes to be considered for any public incentive.
- E. No incentive will be granted if the project would result in degradation to the environment in the City of San Luis or would pose a significant risk of an environmental hazard.
- F. In addition to the above criteria, in making a decision to approve or disapprove an incentive, the City Council will consider the following criteria:
 - a. The result of the economic impact analysis must show a positive net new or expanded revenue impact to the City.
 - b. The utilization of labor force from San Luis residents.
 - c. The potential for future expansion and additional job creation.
 - d. The compatibility of business location with land use and development plans.

Incentives

The City of San Luis will provide assistance to facilitate private development where the project would be improbable without public support. In the case of retail sales tax incentives and GPLET incentives, the City must show a benefit to the City in order to initiate the incentive. The following economic development investment tools are available for use by the City of San Luis for those projects that meet the eligibility criteria listed above. The type and number of tools to be used are the sole discretion of the City of San Luis Council. An investment from the City of San Luis does not preclude other state and county incentives. The economic incentives available are as follow:

City of San Luis Economic Development Fund: The City of San Luis created an economic development fund to assist businesses in the creation or retention of jobs or otherwise improve or enhance the economic welfare of the residents of San Luis. The minimum project qualifications for consideration under the development fund are listed below:

Category Consideration	Minimum Requirement
Capital Investment	\$500,000 in building, plant and/or equipment during the first year following approval of incentive.
Jobs created	Requirement per new full time permanent job as stated below
Average salary	Yuma County Median Wage (updated annually).
Employee Benefits	The business must offer an employee health plan where the employer pays at least 65% of the employee only premium.
Family Benefits	The business must offer group health insurance to the employee and dependents at the employee cost.
Targeted industries	Tradable goods and services, food technology and agribusiness, aviation and defense testing, maquila, industrial manufacturing, logistics and distribution.
Redevelopment projects	Defined as projects that will economically reposition unused or underutilized properties or buildings.

The City may provide a performance based incentive payment to qualifying companies that have created new full time permanent positions paying the County median wage. As of January-December 2019, the County median wage would be \$13.80 according to the Arizona Department of Administration; OES. The County median wage will be adjusted on an annual basis based on the Arizona Department of Administration estimates.

- A net new job is a full time position which did not exist in the City of San Luis in the 12 months prior to application for assistance. The position must exist for a minimum period of 12 months after operations begin and the compensation must include the employer payment of 65% of the employee only health insurance premium and the availability of coverage for dependents. Full time is defined by 2080 hours per annum.
- Projects will be scored on a point system taking in consideration jobs, wages, and benefits. Incentives will be based upon the total score multiplied by \$1,000 per qualified jobs created.
- If a Project merits a performance based incentive payment, the City and the developer must enter into a Development Agreement that imposes obligations on the Developer to meet certain standards to receive the payments. For example, the Development Agreement could provide that the right to receive incentive payments is lost if certain employment benchmarks are not met by a certain date.

San Luis Direct Employee Value System					
Net New Direct Employees	Points	Wage as percent of Current County Median Wage	Points	Percentage of Health Benefits Paid by Employer	Points
>100	1	>140%	1	>75%	1
50-99	0.8	130-139%	0.8	74-65%	0.8
37-49	0.6	120-129%	0.6	64-50%	0.6
25-36	0.4	110-119%	0.4	49-40%	0.4
10-25	.2	100-109%	0.2	39-30%	0.2
<10	.1	<100%	0.1	<30%	0.1

City Direct Investment: Provides reimbursement payment to private companies for a variety of capital or operating expenditures such as:

- City own tenant building improvements
- Waiver of building permit and inspection fees
- Waiver of plan review fees
- Construction sales tax reimbursement
- Sales tax rebates: rebate of a portion of sales tax collected by the retailer over a specific period of time, provided the requirements of A.R.S. § 9-500.11 are satisfied.
- Public infrastructure- Relief of the costs of public infrastructure requirements and City may apply for federal and state grant funds which may be available if deemed appropriate.
- Other fees to attract both capital investment and high quality jobs in targeted industries.

Foreign Trade Zone: Merchandise can be brought duty-free into a designated Foreign Trade Zone (FTZ) for purposes of storing, repacking, display, assembly or manufacturing. Imports may be landed and stored without full custom formalities. Arizona is the only state that provides an 80 percent reduction in real and personal property taxes for companies qualifying for Foreign Trade Zone.

Opportunity Zones: The law allows investors to defer (up to 9 years) paying tax on gains if those gains are invested in Qualified Opportunity Funds that in turn invest in economically distressed communities. San Luis has two opportunity zones designations.

Virtual Building: The virtual building program allows for a company to submit full building plans that have been developed and engineered to meet the standard specifications and allow a company to pull building permits for construction upon the review and approval of the local governing body. The City of San Luis will defer collecting permit review fees until after the building has been constructed, but prior to the City issuing the Certificate of Occupancy for the building.

San Luis Industrial Development Authority Bonds: Development Authority issued bonds are conduit financing for an eligible project to assist a private developer or business in facility creation or expansion. Liability of the bonds is solely that of the developer or business. Conduit feature is used to obtain access to capital at competitive interest rates. Fees may apply.

Application Process

The incentives described above will be available on a case-by-case basis to new or existing companies engaged in one or more of the activities described above. The economic incentive review process is as follow:

1. Applicant must submit a Request for Financial Assistance Form (RFAF) and provide a project narrative to include details of the overall project and highlight the benefits that the project will bring to the city.
2. The RFAF will be reviewed by the Economic Development Manager pursuant to the incentive guidelines. If the project is determined to be an eligible project with sufficient public benefit based on the minimum project qualification criteria, the applicant will meet with the Economic Development Manager to discuss the overall project and process of application.
3. The Economic Development Manager will make a recommendation to the City Manager for consideration and will begin to negotiate the project. The negotiation process includes, but not limited, to the following:
 - a. The City will conduct a full review of the company to assure that it can meet its performance requirements.
 - b. Project budget and timeframes will be reviewed.
 - c. Conceptual site and/or building plans will be reviewed.
 - d. On and off site infrastructure will be reviewed.
 - e. Zoning, entitlements, tenant's improvements, and infrastructure will be evaluated.

- f. The applicant may be required to submit an economic analysis of the project. The economic analysis must be performed by an accredited firm approved by the city. For GPLET and retail tax incentives, additional third party assessments will be required. The applicant may be required to submit documentation including, but not limited to, total investment, projected budget, expected revenues, total number of jobs to be created, timeframes, or other documentation as requested by the City.
 - g. The city's return on investment, project compliance with Arizona law applicable to economic development incentives, and total public investment will be determined.
 - h. The project will be reviewed by the San Luis City Council for preliminary approval. Presentation of an incentive request to the City Council and/or preliminary approval does not guarantee award of an economic incentive.
4. If the project receives preliminary approval, it will continue to move forward through the application process. The City and applicant will negotiate the terms of the development agreement. If the City and applicant cannot agree on the terms of the agreement, the applicant will be asked to revise its original proposal for consideration or the proposal will be terminated.
 5. At a successful conclusion of negotiations, the development agreement will be introduced to the City Council at a public meeting to be considered for approval.
 6. If the City Council approves the development agreement, it will be done via a resolution confirming that the project will benefit the public interest and promote the public welfare of the citizens of the City of San Luis.
 7. No economic incentive award is final or legally binding until full execution of a development agreement approved by City Council and executed by applicant.
 8. All economic incentives or commitments included in any incentive agreement by City Council are subject to funding being budgeted and does not constitute a multi-year fiscal obligation, unless otherwise stated in the development agreement.

Compliance

All economic development incentives will be formalized in written agreement between the City of San Luis and the recipient company. The recipient company will be required to meet the following performance criteria:

1. Jobs created as agreed upon.
2. Capital investment in real property or equipment as agreed upon.
3. Compliance with all applicable governmental laws, rules and regulations.
4. Compliance with other conditions imposed by the development agreement.
5. The company will provide quarterly verification of its compliance with the requirements to which it has agreed, as appropriate, by a means agreed upon between the City of San Luis and the company on a case-by-case basis to the City's Economic Development Manager.

6. The City of San Luis has the right to prorate portion of the incentives or withhold if employment benchmarks are not met by the date set in the development agreement.
7. The company must provide additional reports if required by law. For example, sales tax incentives require the City to provide a status report every two years. To accomplish that report, the City will need data from the company.
8. The City of San Luis Incentive Policy is subject to change or discontinuance at any time.

The City of San Luis reserves the right to audit a company to assure compliance with the development agreement. The City may discontinue any ongoing incentives and require the incentives already received to be repaid in full or in part, as set forth in the development agreement, if performance criteria are not met.

Conclusion

The City of San Luis Council considers requests on a case-by-case basis in accordance with the guidelines in this policy. The City Council is not obligated to make any investments. In considering whether or not to provide assistance for a project, the City will take into account assistance made by the private sources to support the project locating in the City. Businesses interested in applying for possible incentives should contact:

Contact Information

Jenny Torres
Economic Development Manager
Economic Development Division
1090 E. Union Street
P.O. Box 1170
San Luis, Arizona 85349
(928) 341-8584
(928) 341-8549
jtorres@cityofsanluis.org

APPENDICES

- 1.) Exhibit A: Request for financial assistance form (RFAF)
- 2.) Exhibit B: Incentive Scenario
- 3.) Exhibit C: Arizona Commerce Authority County Median Wage

REQUEST FOR FINANCIAL ASSISTANCE FORM

PROJECT INFORMATION			
1. Business Name		2. Date	
3. Business representative			
4. Primary Contact			
5. Telephone number		6. Email address	
7. Physical and mailing address			
8. Project Name		9. Project address	
10. Site acreage and square footage to be built, improved or expanded.			
11. Foreign Trade Zone eligible?	Yes No	12. Opportunity Zone eligible?	Yes No
13. Industrial Development Bond eligible?	Yes No	14. Virtual Building eligible?	Yes No
15. Is this a redevelopment project?	Yes No		
16. Project type	New Business	Expansion	Redevelopment
17. Industry description			
18. Project start date		19. Est. Operation date	
20. Est. Total capital investment	21. Equipment investment?		
EMPLOYMENT IMPACT			
22. Total number of new FTE jobs to be created	Year 1-3		Year 4-6
23. Average salaries of new jobs	Year 1-3		Year 4-6
24. Total number of existing jobs (if expansion)			
25. Average salaries of existing jobs			
26. Percentage of benefits paid by employer for all jobs			

27. Will the business offer family benefits?		Yes	No
FISCAL IMPACT			
28. Total real and personal property for tax purposes			
29. Anticipated direct sales tax to be generated?			
30. Utility revenues expected to be generated		31. Other revenues to be generated?	
32. Anticipated construction sales tax revenue to be generated?			
33. City Infrastructure construction require?			
34. Projected total annual operation budget for facility			
COMMUNITY IMPACT			
35. Effect on project on local housing market			
36. Environmental impact of project			
37. Compatibility of project with Economic Development and City General Plan?			
38. Does the project have appropriate zoning designation?			
39. Does the project require special use permit or variance?			
COMPETITIVE IMPACT			
40. Effect on existing businesses/industry			
41. Supply Chain opportunities to San Luis.			

A project narrative can be submitted with the request for incentive form to provide more details in answering the questions above. Submit completed form and project narrative via email to jtorres@cityofsanluis.org or mail to City of San Luis, Economic Development Division, P.O. BOX 1170, San Luis, Arizona 85349. For further information, you can contact Jenny Torres at (928) 341-8584.

Incentive Scenario

Project Details: **Company A**

Example: Company A will create 50 jobs with 20 jobs in the first year, 30 jobs in the second year, paid the county median wage at 100% and paid 65% of health benefits.

Company A would be eligible for a Direct Job Creation Incentive upon attainment of annual incentive targets. Each Direct New Job is worth a maximum of \$1,000 multiplied by the San Luis Employee Value System factors detailed in Table 1 below. The overall incentive formula is as follows:

$\$1,000 \times (A + B + C)/3 = (D)$ or Dollars (\$) reimbursed per employee. $\$1,000 \times D = \text{Total Incentive}$.

Table 1: San Luis Direct Employee Value System					
(A)	Points	(B)	Points	(C)	Points
Net New Direct Employees		Wage as a Percent of Current County Median Wage		Percentage of Health Benefits Paid by Employer	
>100	1	>140%	1	>75%	1
50-99	0.8	130-139%	0.8	74-65%	0.8
37-49	0.6	120-129%	0.6	64-50%	0.6
25-36	0.4	110-119%	0.4	49-40%	0.4
10-25	.2	100-109%	0.2	39-30%	0.2
<10	.1	<109%	0.1	<30%	0.1

Incentive Scenario One:

Project A = $\$1,000 \times (0.8 + .2 + 0.6)/3$ or $\$1,000 \times .54 = \540 per employee.

Table 2: Estimated Annual Incentive

Incentive Year	Number of Employees Hired Each Year	Amount Per Employee	Total Incentive
Year 1	20	\$540	\$10,800
Year 2	30	\$540	\$16,200
Year 3			
Year 4			
Totals	50	\$540	\$27,000

**County Median Wage
for the Quality Jobs Tax Credit Program
(Minimum wage to qualify for tax credits under the program.)**

County Median Wage for tax year beginning:	1/1/2016 through 12/31/2016	1/1/2017 through 12/31/2017	1/1/2018 through 12/31/2018	1/1/2019 through 12/31/2019
Apache	\$35,006	\$34,648	\$35,221	\$35,282
Cochise	\$35,776	\$35,806	\$36,427	\$36,543
Coconino	\$31,595	\$32,012	\$33,910	\$32,492
Gila	\$33,134	\$32,192	\$32,139	\$34,404
Graham	\$32,635	\$34,262	\$36,589	\$35,688
Greenlee	\$45,178	\$47,340	\$48,213	\$50,905
La Paz	\$28,080	\$28,638	\$25,842	\$28,948
Maricopa	\$35,256	\$35,760	\$36,464	\$37,352
Mohave	\$29,494	\$29,591	\$29,766	\$29,961
Navajo	\$31,637	\$31,746	\$32,634	\$34,361
Pima	\$32,510	\$33,000	\$33,970	\$34,671
Pinal	\$31,886	\$32,635	\$33,952	\$35,477
Santa Cruz	\$30,306	\$31,703	\$31,485	\$32,850
Yavapai	\$30,576	\$30,916	\$31,904	\$32,523
Yuma	\$26,125	\$26,650	\$27,809	\$28,705

Source: Arizona Department of Administration; OES





AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.E.

Meeting Date: 01/23/2019

Department Head: Tadeo A. De La Hoya, City Manager, Administration

Submitted By: Kay Macuil, City Attorney, Attorney's Office

Action Requested: Motion
Resolution

ITEM:

Discussion and possible action on any and all matters regarding Resolution No. 2062. A resolution of the Mayor and City Council of the City of San Luis, Arizona amending Section HR-4-03(A) of the City of San Luis Personnel Policies relating to Holidays adding a holiday to honor Cesar Chavez and promote community service. **(Tadeo A. De La Hoya, City Manager)**

SUMMARY:

César Estrada Chávez was born March 31, 1927, and died in San Luis, Arizona, on April 23, 1993. March 31st, is an official holiday in California, Colorado, and Texas and in various Arizona local governments. The first Presidential Proclamation commemorating March 31st as Cesar Chavez day was in 2010 calling on Americans to observe this day with appropriate service, community, and education programs to honor Cesar Chavez's enduring legacy.

In the same spirit, the City of San Luis will honor the memory of Cesar Chavez and his defense of farm workers by making Cesar Chavez Day, a City of San Luis holiday.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE RESOLUTION NO. 2062

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A

CITY/STATE/FEDERAL FUNDS: N/A

TOTAL: N/A

BUDGETED AMOUNT: N/A

AVAILABLE AMOUNT TO TRANSFER: N/A

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Resolution No. 2062



Resolution

No. 2062

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA AMENDING SECTION HR-4-03(A) OF THE CITY OF SAN LUIS PERSONNEL POLICIES RELATING TO HOLIDAYS ADDING A HOLIDAY TO HONOR CÉSAR CHÁVEZ AND PROMOTE COMMUNITY SERVICE.

WHEREAS, A.R.S. §1-308 enacted in the year 2000 states that March 31, in each year, shall be observed as Cesar Chavez day.

WHEREAS, César Estrada Chávez was born March 31, 1927, in Yuma and died April 23, 1993, in San Luis;

WHEREAS, César Chávez lived the hardships of a farm worker from childhood into early adulthood;

WHEREAS, César Chávez dedicated his life to community organizing and opposed abuses through non-violence and unionized farm workers to fight for fair wages, healthcare coverage, pension benefits, livable housing and respect;

WHEREAS, after protest marches and boycotts, by 1970 with César Chávez's leadership the United Farm Workers organized the largest farmworker strike in history which won higher wages for those laboring in the grape and lettuce fields;

WHEREAS, before his death in San Luis, he was still helping the United Farm Workers; and

WHEREAS, to honor of the many achievements, the City of San Luis desires to join with California, Colorado and Texas which have chosen to promote community service by declaring March 31, César Chávez Day an official holiday;

THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of San Luis, State of Arizona as follows:

Section 1. Section HR-4-03(A) of the City of San Luis Personnel Policies is deleted and replaced as follows:

HR-4-03 Holidays.

A. City service holidays. Holidays shall be observed on the day they occur unless the Holiday falls on a Saturday, at which time the Holiday will be observed the Friday preceding it, and if the Holiday falls on a Sunday, it will be observed the following Monday. The City observes 11 holidays as follows:

- | | |
|--|---|
| 1. January 1 st | “New Year’s Day,” |
| 2. 3 rd Monday in January | “Martin Luther King, Jr. / Civil Rights Day,” |
| 3. 3 rd Monday in February | “Lincoln-Washington / Presidents’ Day,” |
| 4. March 31 st | “César Chávez Day,” |
| 5. Last Monday in May | “Memorial Day,” |
| 6. July 4 th | “Independence Day,” |
| 7. 1 st Monday in September | “Labor Day,” |
| 8. 2 nd Monday in October | “Columbus Day,” |
| 9. November 11 th | “Veterans’ Day,” |
| 10. 4 th Thursday in November | “Thanksgiving Day,” and |
| 11. December 25 th | “Christmas Day” |

PASSED, APPROVED and ADOPTED by the Mayor and City Council of the City of San Luis, Yuma County, Arizona this ____ day of January 2019.

Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.F.

Meeting Date: 01/23/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding appointment and/or re-appointment of three (3) City of San Luis residents to serve on the City of San Luis Planning and Zoning Commission. **(Jose A. Guzman, Director of Planning and Zoning)**

SUMMARY:

On November 13, 2018, Jose A. Ponce submitted a letter to staff resigning from the Planning and Zoning Commission due to his recent appointment as a Council Member for the City of San Luis. His term would have expired on January 31, 2020.

Currently, six (6) Commission Members are serving on the City of San Luis Planning and Zoning Commission: Marco A. Pinzon, Javier Barraza, Daniel Bazua, Hugo Garcia, Guillermina Fuentes and Veronica Zavala. The commission is to be composed of seven (7) members. It is important that the Planning and Zoning Commission have a full appointment of seven (7) members as development continues to grow in San Luis.

The end of the term for Guillermina Fuentes and Daniel Bazua is on January 31, 2019. Both Ms. Fuentes and Mr. Bazua are interested in continuing to serve as Commission Members.

As established in Section 152.026(D) and 152.026(E) of the City Code:

(D) Membership. The Commission shall consist of seven members, all residents of the city, who shall be appointed by, and serve at the pleasure of, the City Council.

(E) Term of office. The term of office of the members of the Commission shall be four years, with the terms of members so staggered that the terms of no more than three members shall expire on January 31 in any one-year. The incumbent Commissioner shall continue to serve, after their term of office has expired, until a successor has been appointed. In the event of a death, resignation, or removal from the Commission, a resident appointment by the City Council shall fill the vacancy, for the un-expired term.

We have received the following applications:

- Joselyn J. Medina (1-10-19)
- Concepcion R. Ulloa (1-15-19)

Both applications are attached for your review.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPOINT _____ AS PLANNING AND ZONING COMMISSIONER, TO FILL THE VACANCY CREATED BY JOSE A. PONCE, WHICH TERM EXPIRES JANUARY 31, 2020.

I MOVE TO APPOINT _____ TO THE CITY OF SAN LUIS PLANNING AND ZONING COMMISSION WITH TERM EXPIRATION OF JANUARY 31, 2023.

I MOVE TO APPOINT _____ TO THE CITY OF SAN LUIS PLANNING AND ZONING COMMISSION WITH TERM EXPIRATION OF JANUARY 31, 2023.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A
CITY/STATE/FEDERAL FUNDS: N/A
TOTAL: N/A
BUDGETED AMOUNT: N/A
AVAILABLE AMOUNT TO TRANSFER: N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):
N/A

Attachments

Daniel Bazua- Reappointment Request
Guillermina Fuentes- Reappointment Request
Joselyn J. Medina- Application
Concepcion R. Ulloa- Application

Date: Tuesday, January 15, 2019

From: Daniel Bazua M.

1642 America St.

San Luis, AZ. 85349

To: City of San Luis Arizona

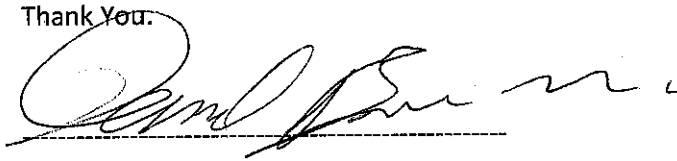
Planning & Zoning Department.

Subject: Intention to continue as member of the P&Z Commission.

Dear Planning & Zoning Director,

I, Daniel Bazua M., a resident of San Luis, AZ. with a physical address at 1642 America St. San Luis, AZ., I am hereby expressing my interest in continuing my service as a member of the P&Z commission for a new term and if so approved by members of the council.

Thank You.

A handwritten signature in black ink, appearing to read 'Daniel Bazua M.', is written over a horizontal dashed line.

Daniel Bazua M.

Jose A. Guzman

From: Roman Pacheco
Sent: Wednesday, January 16, 2019 2:38 PM
To: Jose A. Guzman
Subject: FW: planning and zoning commission

FYI

From: guillermina fuentes <afhomebuilders@gmail.com>
Sent: Wednesday, January 16, 2019 2:26 PM
To: Roman Pacheco <RPacheco@cityofsanluis.org>
Subject: planning and zoning commission

Dear Roman: please consider this e-mail as a letter of interest for another term on the above commission. If approved by the city council I will be glad to serve another term. Please let me know the desire of the council. Thank you

Guillermina Fuentes
(928) 920-8026

--

A & F
Home Builders Llc



**City of San Luis
Board and Commission
Volunteer Appointment Application**

(Please return application to City Hall, 1090 East Union Street, P.O. Box 1170 San Luis, AZ 85364)

Name: Joselyn J. Medina Date: 01/10/19

Residence Address: 2368 N. Barrios Ave., San Luis AZ Home Phone: _____

Mailing Address: PO Box 5409, San Luis AZ Alternatate Phone: (928)919-6724

The City of San Luis requires all board and commission members to be residents of the City of San Luis.
Do you live with in the corporate limits of the City of San Luis? Yes No
Years Resided in San Luis 9 Years Resided in Arizona 9

List three Boards and/or Commissions you are interested in serving on:

1) Planning & Zoning Commission 3) _____

Why are you interested in becoming a member of the Board(s) and/or Commission(s) you have selected?

I am interested in becoming a member of the Planning and Zoning Commission to have the opportunity to provide my input and serve as representative of my community. The City of San Luis is growing rapidly and is bringing more opportunities for developments and companies to invest. Being part of this commission would give me an opening to learn about all the aspects that this grows brings to make proactive and forward thinking decisions (in accordance with our laws general, city code, and ARS) that will affect generations to come.

Members are expected to attend all meetings of the Board/Commission unless otherwise excused. If a member is absent without excuse from three or more consecutive meetings, the City Council may remove this member from the Board/Commission and appoint another individual to serve the remainder of the term

The time commitment required for each board and commission varies depending upon the number of scheduled meetings and preparation time for those meetings. How much time can you commit to participate on a board or commission? Please be specific, i.e. number of hours weekly, monthly or quarterly.

I am able to meet as often as required, appropriate and advance notification preferred.
I have a flexible working schedule that allows me to attend the required meetings.

BOARD AND COMMISSION APPLICATION

If a resume is attached, the Education, Work Experience and Civic Involvement portions listed below need to be completed.

Education:	Score	1	2	3	4	5
	Low			High		_____

School	Degree	Year
<u>Indiana University</u>	<u>Career & Ed. Advising Certificate</u>	<u>2017</u>
<u>Northern Arizona University</u>	<u>Masters in Education</u>	<u>2013-2015</u>
<u>Universidad Estatal de Sonora</u>	<u>Bachelors in Business Administration</u>	<u>2002-2008</u>
_____	_____	_____

Work Experience:

Company	Position	Dates
<u>Arizona Western College</u>	<u>Academic Advisor</u>	<u>2017- present</u>
<u>Southwest Jr. High</u>	<u>Teacher</u>	<u>2016-2017</u>
<u>City of San Luis</u>	<u>PIO/ Assistant to Council</u>	<u>2016</u>
<u>Arizona Western College</u>	<u>Clerk-Secretary</u>	<u>2010-2016</u>
_____	_____	_____

Civic Involvements:

Organization	Position	Dates
<u>P31Home -SYCDVC</u>	<u>Board Member</u>	<u>2017- Present</u>
<u>Arizona Assoc. of Chicanos in Higher Ed.</u>	<u>Board Member</u>	<u>2017- Present</u>
_____	_____	_____
_____	_____	_____


Additional Qualifications:

I have experience working in the City of San Luis, performing administrative duties. These duties included planning, developing and implementing public information strategies, public involvement and media relations. In addition, I provided secretarial support to the Office of the Mayor and Council.

TOTAL SCORE _____

Personal References, including addresses and phone numbers:

- 1) Maria Ramos, 1255 Ruiz Ave, San Luis, AZ (559) 3017460
- 2) Susanna Zambrano, 1340 N 8th Ave San Luis, AZ (928) 314-9426
- 3) Christine Hagen, 15828 W Vale Dr. Good Year AZ (623)2292908

 01-14-19
 Applicant Signature Date

****Applications will remain on file in the Office of the Mayor and Council for one year from the above date****

Notice: In accordance to the San Luis City Code, Chapter 2, Section 2-4-6, The City of San Luis under Committees and Commissions states, Council may create such committees and commissions, standing or special, as it deems necessary. They shall consist of as many members and shall perform such duties as the council may require and shall exist at the pleasure of the council. For more information regarding rights and provisions of the San Luis City Codes, call (928) 341-8520.

Joselyn Medina
2368 N Barrios Ave
PO Box 5409
San Luis AZ, 85349
P: (928) 919-6724
e- mail: joselyn.medina@azwestern.edu

Objective:

Contribute enthusiastically with the Goals and Objectives accomplishment of an organization where I can collaborate with my team work and communication abilities to design, develop, and implement projects all the way through deployment phase.

Competences:

Bilingual fluency English/Spanish (100% proficiency).

Organization and planning skills.

Customer Service Skills

Accountability, creativity, innovation, initiative, and leadership.

Computer skills such as Microsoft Office: Word, Excel, Power Point, Outlook, webmail, Acrobat Reader, Analyzer and SAP, Web Advisor, Datatel Colleague and Self-Service

Excellent Verbal and Written Communication Skills.

Budget Cost Centers Management.

Purchasing shopping carts administration.

Experience:

- Academic Advisor/ Outreach Coordinator 2017- Present
Arizona Western College
Develop and implement advising and outreach strategies for STEM programs including a partnership with Arizona Western College (AWC) departments, University of Arizona (UA) and regional high school counselors/advisors, to assist students and create a Joint Outreach and Advising Plan. Develop and implement AWC/UA informatics pathway student support services by working collaboratively with faculty designers, Student Services, Academic Services, and UA South. Provide support services to first generation, Hispanic, low income, High school and college students with the admissions application, Federal Pell Grant application, and registration to courses relevant to their field of study.
- Emergency Teacher: Language Arts (Reading, Oral Language, Writing and Grammar PEEBS)
Southwest Junior High 2016-2017
Effectively utilize the Gadsden Elementary School District instructional management system to monitor and improve the effectiveness of instruction for English Language Learners (ELL). Provide effective instruction for all students in the classroom. Participate in grade level, school-wide, and other meetings. Provide a learning atmosphere and environment conducive to the intellectual, physical, social, and emotional development of all students. Communicate with students, parents, staff, and community members. Develop, select, and modify instructional plans and materials to meet the needs of all students. Monitors appropriate use and care of equipment, materials, and facilities.
- Public Information Officer / Assistant to Council 2016

City of San Luis

Responsible for performing technical and administrative duties in planning, developing and implementing public information strategies using all aspects of public information, public involvement and media relations. Prepared reviews, letters, speeches, memorandums and press releases. Provide administrative and secretarial support to the Office of the Mayor and Council. Plans, assists and coordinates high profile special events. Participate on Employee Recognition committee and Marketing Committee.

- **Registration Clerk 2012-2016**
Arizona Western College
Assists students in the college admission, registration, financial aid, and scheduling of classes, take payments for tuition, fines, exams, assist faculty, organize and schedule and meetings, set up appointments/ proctor exams, file documents and supervise work studies.
- **Senior Secretary 2010-2012**
Arizona Western College
Provided general college information to staff, students, family members, and public with the usage of appropriate technology. Assisted students with financial aid applications, composed, edited, typed, and proofed correspondence, reports, memos, and other documents. Maintained and updated budget report, student database and confidential records, designed and maintained a functional filing system, Completed and routed purchase requisitions and work orders, tracked and maintained supplies and equipment inventory.
- **Quality Supervisor 2009- 2010**
Bose Corporation
Lead auditor for ISO/TS Audits, trained people in different and advance skills, maintained quality system records, identified, analyzed, and solved problems, created and maintained reports and graphs, identified non value added activities, supervised 39 people in 3 different areas, designed training programs, created electronic SharePoint's.
- **Quality Administrator 2008-2009**
Bose Corporation
Created, maintained and monitored, reports, graphs and records; reviewed and updated procedures and work instructions; scheduled meetings and events; composed, edited reports and memos, created purchase orders and work orders, designed budget reports and monitored spending.
- **Secretary and Administrator 2006-2008**
Clinica Milan
Customer service, sales, create and updated client's profiles and records, scheduled appointments, coordinated training events, elaborated spending and budget reports.

Education:

- Indiana University
Career and Education Advising Certificate 2017
- Northern Arizona University 2013-2015

Master's Degree in Education - Human Relations

- Universidad Estatal de Sonora 2002-2008
Bachelors in Business Administration.

Civic Involvement:

- Proverbs 31 Home (South Yuma County Domestic Violence Coalition) Board Member
- Arizona Association of Chicanos for Higher Education (AACHE) Member

Other courses or seminars:

Supplemental Instruction Supervisor Workshop
Positioning Yourself for Leadership workshop
Situational Leadership
Problem Solving Methodologies
QMS ISO/TS Lead Auditor
Lean Six Sigma Advocate Training
5's + 1
Visual Management
Layered Process Audits
Social Media & Marketing
Public Information Officer Seminar



**City of San Luis
Board and Commission
Volunteer Appointment Application**

(Please return application to City Hall, 1090 East Union Street, P.O. Box 1170
San Luis, AZ 85364)

Name: Concepcion R. Ullora Date: 1/15/19
Residence Address: 1351 Udall Lane ^{San Luis,} AZ Home Phone: (928) 750-9852
Mailing Address: P.O. Box 4999 Alternate Phone: _____
San Luis, AZ 85349

The City of San Luis requires all board and commission members to be residents of the City of San Luis.
Do you live within the corporate limits of the City of San Luis? Yes No
Years Resided in San Luis 36 Years Resided in Arizona 36

List three Boards and/or Commissions you are interested in serving on:

- 1) Planning and Zoning Commission 2) _____ 3) _____
-

Why are you interested in becoming a member of the Board(s) and/or Commission(s) you have selected?

I want to help my community

Members are expected to attend all meetings of the Board/Commission unless otherwise excused. If a member is absent without excuse from three or more consecutive meetings, the City Council may remove this member from the Board/Commission and appoint another individual to serve the remainder of the term

The time commitment required for each board and commission varies depending upon the number of scheduled meetings and preparation time for those meetings. How much time can you commit to participate on a board or commission? Please be specific, i.e. number of hours weekly, monthly or quarterly.

20-30 hrs.

BOARD AND COMMISSION APPLICATION

Civic Involvements:


Organization	Position	Dates
Future Business Leaders of America	Secretary	1998-1999

Additional Qualifications:

Experience in working with public.
Good Communication.

Personal References, including addresses and phone numbers:

- 1) Jose Luis Bedoya (928) 287-9090 San Luis, AZ
- 2) Mary Galindo (928) 261-5513 Mesa, AZ
- 3) Connie Siqueros (928) 580-0274 Yuma, AZ


Applicant Signature

1/15/19
Date

****Applications will remain on file in the Office of the City Clerk for one year from the above date****

Notice: In accordance to the San Luis City Code, Chapter 2, Section 2-4-6, The City of San Luis under Committees and Commissions states, Council may create such committees and commissions, standing or special, as it deems necessary. They shall consist of as many members and shall perform such duties as the council may require and shall exist at the pleasure of the council. For more information regarding rights and provisions of the San Luis City Codes, call (928) 341-8520.



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.G.

Meeting Date: 01/23/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Ordinance
Public Hearing

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2018-0633F. A request by Vega and Vega Engineering PLC on behalf of Comite de Bienestar Inc., property owner, for the final plat approval for Bienestar Estates 9C Subdivision to be located at 3415 E. Janet Napolitano Boulevard, San Luis, Arizona. **(Jose A. Guzman, Director of Planning & Zoning)**

A. Staff presentation

B. Action on Subdivision Case No. 2018-0633F

SUMMARY:

The subject property is located on the east mesa of the City of San Luis. It is located in the center of Bienestar Estates 9B Subdivision. Bienestar Estates 9B is a single-family residential subdivision zoned as Medium-High Density Residential (R-2). The property to the east is developed and used as a retention basin for the subdivision.

This property was originally designated as Tract A. Usually tracts are intended for a public purpose such as parks or retention basins.

The property was rezoned from High-Density Residential (R-3) to Medium Density Residential (R1-6) in order to allow the construction of the proposed subdivision (Rezoning Case No. 2018-0115).

The proposed project is to develop the land as single-family residential subdivision consisting of 16 lots of which the minimum size of 6,000 square feet.

GENERAL PLAN:

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation (Chapter 2, Page 19-20). The Neighborhood Land Use Designation allows all types of residential development.

ANALYSIS:

In 2007, the Arizona Legislature adopted legislation that required municipalities to certify that all new subdivisions had an assured 100-year water supply. On February 11, 2011, the City of San Luis was designated by the Arizona Department of Water Resources (ADWR) as having a 100-year adequate water supply. Consequently, individual subdivisions do not have to submit additional certification.

PLANNING AND ZONING COMMISSION MEETING:

This item was presented to the Commission during their regular meeting of January 8, 2019.

Review comments were sent out to the applicant's engineer on December 24, 2018. At the time of the Commission, meeting staff did not receive the revised plans; however, in an effort to be proactive and be more development friendly, staff recommended approval of the final plat for Subdivision Case No. 2018-0633F. The recommendation was subject to the condition that before presenting this item to City Council, the applicant must address the review comments.

SUMMARY:

The applicant provided the information and materials necessary for the review of the final plat for Bienestar 9C Subdivision. Staff recommends approval of Subdivision Case No. 2018-0633F subject to the conditions of approval attached to this report.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE FINAL PLAT SUBJECT TO THE CONDITIONS OF STAFF.
(NOTE THIS SUGGESTED MOTION MAY CHANGE AFTER STAFF REVIEW)

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):	
	N/A

Attachments

Conditions of Approval
Location Map
Aerial Picture
Final Plat

**CONDITIONS OF APPROVAL
BIENETAR ESTATES 9C FINAL PLAT
CITY COUNCIL MEETING JANUARY 23, 2019**

1. The final plat shall not be recorded until all comments are addressed. The property-owner shall provide the City Department of Planning and Zoning with check made out to the Yuma County Recorder for the appropriate amount.
2. The applicant must address, as noted, the review comments (1-22-19) attached prior to recording the final plat.



City of San Luis

Planning & Zoning Department

Development Services • GIS • Building Safety • Code Enforcement

January 22, 2019

Vlaney R. Vega, P.E.
Vega and Vega Engineer, PLC
1846 S. 8th Avenue
Yuma, AZ 85365

Re: Subdivision Case No. 2018-0633F/Bienestar Estates 9C

City staff has reviewed the plans for Bienestar Estates 9C Subdivision and have the following comments:

City Engineer Comments:

1. Provide 1-ft Non-Access Easement along the northwest side of Lot 2 (along Janet Napolitano Blvd.) A 25' non-access easement has been added to Lot 2 along Janet Napolitano Blvd. but the intent of the comment was to have a full non-access easement there – i.e., access only allowed along Francisco Robles Street. Please revise.
2. “Key Note 11 -calls for additional sewer protection to be Ductile Iron Pipe. Coordinate with Public Works for acceptable material (perhaps 909 PVC instead.)” To clarify this comment – revise Key Note 11 to eliminate the requirement for ductile iron pipe (ductile iron pipe is not acceptable to the City.) Pipe provided for extra protection shall be C909 or equal as approved by Public Works.

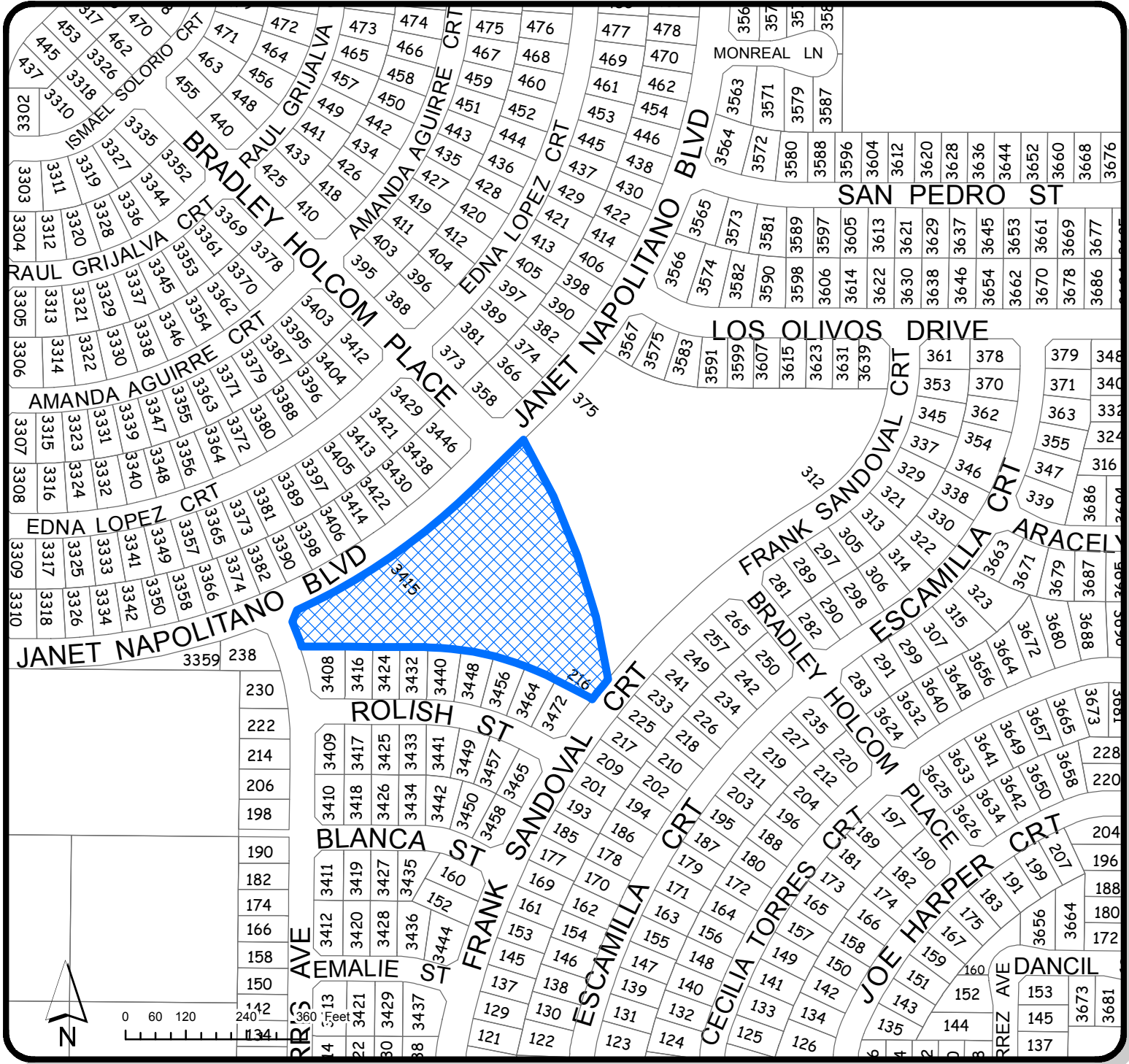
Development Services Division:

1. Proposed street names must comply with the City of San Luis Roadway Naming and Addressing Policy.

Assure all previous review comments get addressed. If you have any questions on these comments, please contact the Planning and Zoning Department at 928-341-8563.

Thank you,


Jose A. Guzman
Director of Planning and Zoning



LOCATION OF SUBJECT PROPERTY

Location Map

SUBDIVISION

 Parcel: 777-59-900
 Address: 3415 E JANET NAPOLITANO BLVD
 Subdivision: BIENESTAR ESTATES 9B TRACT A Section: 09 Township: 11S Range: 24W

Date:
11/26/18

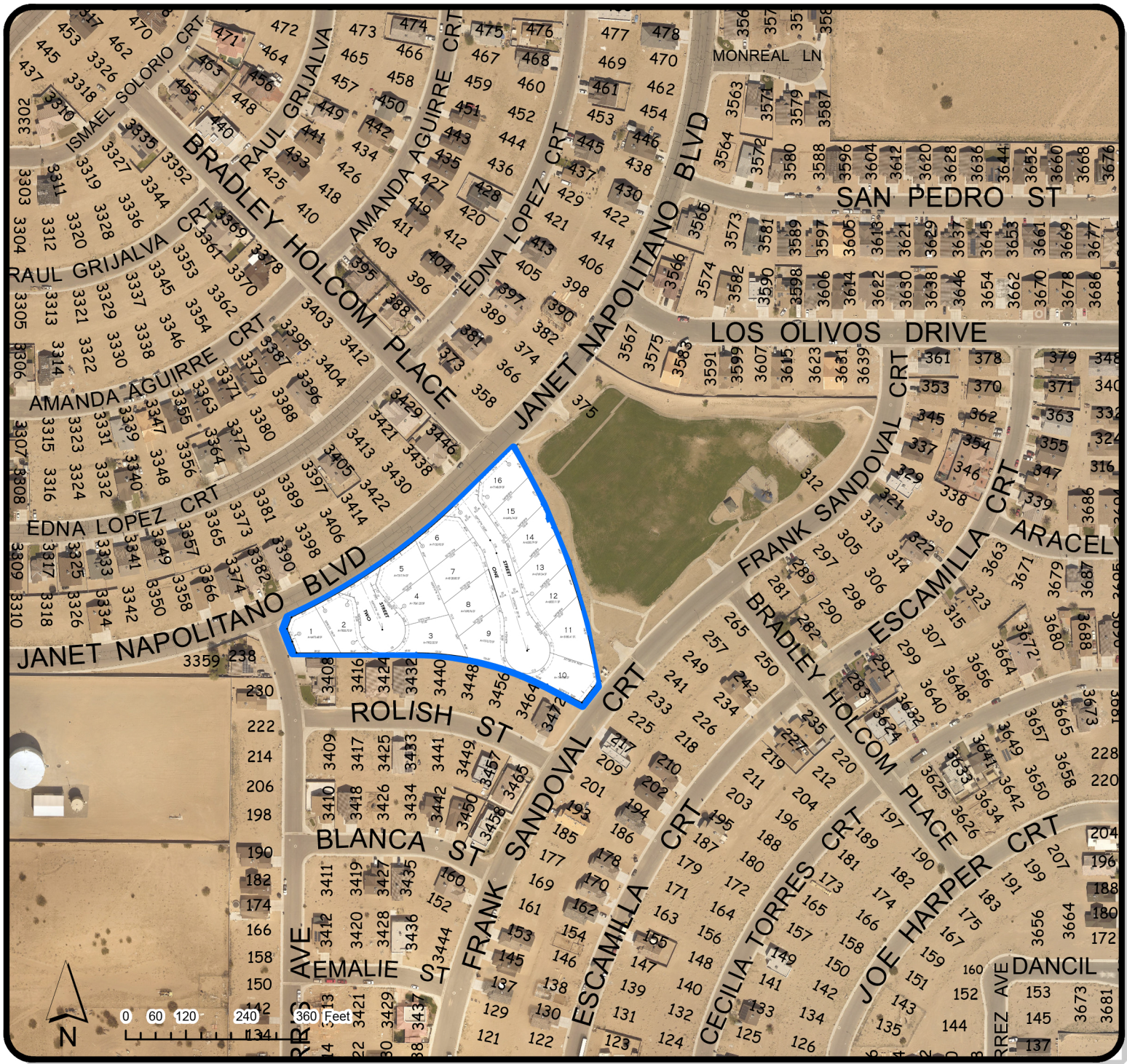
Checked By:
ROMAN PACHECO



Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.
2018-0633F



LOCATION OF SUBJECT PROPERTY

Location Map

SUBDIVISION



Parcel: 777-59-900

Address: 3415 E JANET NAPOLITANO BLVD

Subdivision: BIENESTAR ESTATES 9B TRACT A Section: 09 Township: 11S Range: 24W

Date:

11/26/18

Checked By:

ROMAN PACHECO

PLANNING AND ZONING



GIS

Prepared By:

ISAAC GUTIERREZ

APPROVED BY:

JOSE A. GUZMAN

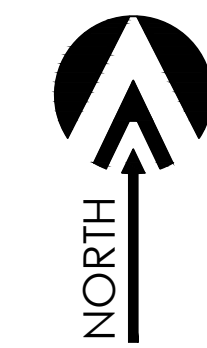
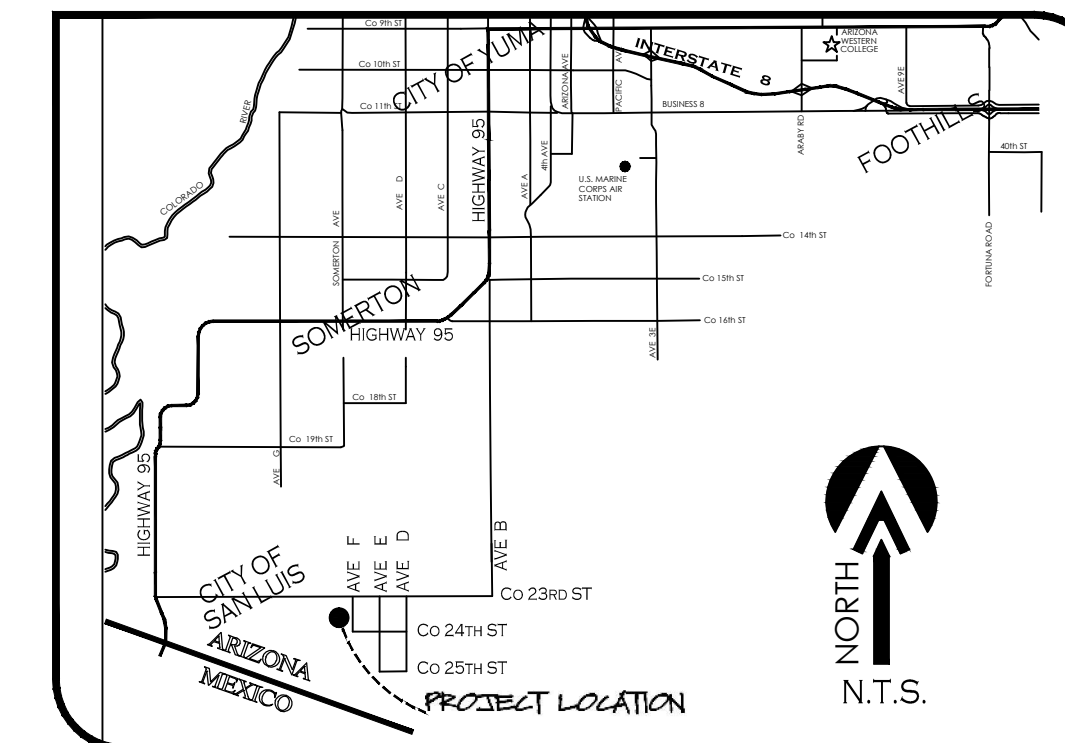
Case No.

2018-0633F

BIENESTAR ESTATES 9C

A SUBDIVISION OF TRACT "A" OF BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14 - 16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ NOVEMBER OF 2018 ACREAGE: 3.45 AC (GROSS)

FINAL PLAT



SCALE: 1"=40'

VICINITY MAP

APPROVED

STATE OF ARIZONA }
COUNTY OF YUMA }
THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA

MAYOR _____
CITY MANAGER _____
DIRECTOR OF DEVELOPMENT SERVICES _____
CITY ENGINEER _____
CITY PUBLIC WORKS DIRECTOR _____

OWNER OF RECORD:

COMITE DE BIENESTAR INC. AZ CORP.
943 E. 7TH STREET
PO BOX 7170
SAN LUIS, AZ, 85349
BASIS OF BEARING
THE NORTH-SOUTH MID-SECTION LINE OF SEC. 9 T11S, R24W, G.8&R.B.M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF AVENUE "F"), AS SHOWN ON BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14 - 16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ
BEARING N00°01'49"W

KEYNOTES

- ① NEW 8' UTILITY EASEMENT
- ② NEW 1' NON-ACCESS EASEMENT
- ③ EXISTING 8' UTILITY EASEMENT [R1]

NOTE

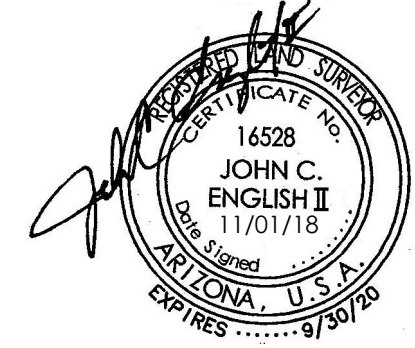
- ◆ PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- ◆ PROJECT ZONING: R-1-6

ELABORATED BY:

VNV18-350
VEGA & VEGA
ENGINEERING, PLLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaandvega.com

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY OF 2018 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.



BY: *John C. English II* R.L.S. No. 16528

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF TRACT "A" OF BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14 - 16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS & STREETS UNDER THE NAME OF "BIENESTAR ESTATES 9C SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "BIENESTAR ESTATES 9C SUBDIVISION", THAT EACH LOT SHALL BE KNOWN BY THE NUMBER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT, THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH.

IN WITNESS WHEREOF: COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF _____, 201__.

GEORGE GUERRERO
PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA }
ON THIS THE ____ DAY OF _____, 201__, BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTERLINE
- - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- SET PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE)
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R] DATA REFERS TO BIENESTAR ESTATES 9B, AS RECORDED IN BOOK 24, PAGES 14 - 16, Y.C.R., YUMA COUNTY, AZ.

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1 [M]	45°39'15"	N67°48'05"E	934.94'	507.20'	1205.00'	940.16'
C1 [R]	45°39'15"	N67°48'05"E	934.94'	507.20'	1205.00'	940.16'
C2 [R]	14°28'34"	S37°44'11"W	303.64'	153.04'	1205.00'	304.45'
C3 [R]	30°32'36"	S74°46'24"E	105.36'	54.41'	200.00'	106.62'
C4	19°38'18"	S14°15'59"E	142.85'	72.09'	525.00'	143.29'
C4 [R]	19°38'18"	S14°15'59"E	142.85'	72.09'	525.00'	143.29'
C5	1°46'46"	N37°48'47"E	50.00'	25.00'	1610.00'	50.00'
C6	13°55'20"	N14°22'42"W	22.79'	11.48'	94.00'	22.84'
C7	18°09'25"	S32°19'59"E	29.66'	15.02'	94.00'	29.79'
C8	214°20'28"	S65°52'13"W	87.90'	148.87'	46.00'	172.08'
C9	22°23'52"	N19°59'08"W	504.96'	257.38'	1300.00'	508.19'
C9 [R]	22°23'52"	N19°59'08"W	504.96'	257.38'	1300.00'	508.19'
C10	2°32'47"	S20°48'44"E	24.44'	12.22'	550.00'	24.44'
C11	17°01'136"	N8°55'33"W	27.83'	14.07'	94.00'	27.93'
C12	17°18'52"	S26°54'7"E	28.30'	13.81'	94.00'	28.41'
C13	214°20'28"	S72°25'1"W	87.90'	148.87'	46.00'	172.08'
C14	27°24'51"	S76°20'17"E	272.50'	140.25'	575.00'	275.12'
C15	19°51'28"	N54°54'11"E	425.89'	216.18'	1235.00'	428.03'
C15 [R]	19°51'27"	N54°54'12"E	425.89'	216.18'	1235.00'	428.02'
C16	16°41'26"	S25°47'4"E	21.77'	11.00'	75.00'	21.85'
C17	16°41'26"	S25°47'4"E	21.77'	11.00'	75.00'	21.85'

LINE DATA

NUMBER	LENGTH	BEARING
L1	32.70'	N72°39'44"W
L2	38.37'	S15°51'12"W
L3	32.93'	N88°30'57"W
L4	39.26'	N05°25'31"E
L5	24.96'	S20°39'45"W





AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.H.

Meeting Date: 01/23/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Public Hearing
Resolution

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Minor General Plan Amendment Case No. 2018-0682 and Resolution No. 2063. A resolution of the Mayor and City Council of the City of San Luis, Arizona, amending the San Luis 2020 General Plan to change the Land Use Designation of 18.74 acres of land, located on the southeast corner of Avenue E 1/2 and County 24th Street, from Business to Neighborhood. **(Jose A. Guzman, Director of Planning and Zoning)**

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Resolution No. 2063

SUMMARY:

This is a request by Vianey R. Vega, P.E. of Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, owner, to change the land use designation of 18.74 acres from Business to Neighborhood. The subject property is located on the east mesa of the City of San Luis on the southeast corner of Avenue E 1/2 and County 24th Street.

The properties to the north and west have a land use designation of Neighborhood and are vacant land. The property to the south has a land use designation of Business and is vacant land. On the east it is also designated as Business and Southwest Arizona Industrial Subdivision is located with vacant lots.

The reason for the request is that the applicant applied for a rezoning of the property, but the proposed zoning district is not compatible with the current land use designation. The rezoning case is to change the zoning of the 18.76 acres from Light Industrial (L-I) to Medium Density Residential (R1-6).

The intent of Business land designation is for higher intensity commercial, office, employment and appropriate industrial uses along major roadway corridors. The allowed zoning districts in this designation are commercial and industrial. The intent of Neighborhood land designation is to focus on the primary living areas in the community and allows all residential zoning districts.

The approval of this amendment would provide a land use designation that would allow for the intended request of the rezoning. The rezoning is for construction of a residential subdivision to be called Belleza Del Desierto Subdivision.

ANALYSIS:

In determining whether the proposed General Plan Amendment shall be approved, the Planning and Zoning Commission and City Council shall assure that the proposed amendment meets all of the following criteria:

1. The development pattern contained in the existing San Luis General Plan - Land Use Plan does not adequately provide appropriate optional sites for the use or change proposed in the amendment.
2. The amendment constitutes an overall improvement to the San Luis General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
 - a. Significantly altering acceptable existing land use patterns,
 - b. Requiring additional and more expensive improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,
 - c. Adversely impacting existing or previously planned uses through increased traffic generated by the proposal on existing systems, or
 - d. Affecting the livability of the area or the health and safety of the residents.
4. The amendment is consistent with the General Plan's overall intent, vision, goals and objectives as well as being compliant with other adopted plans, codes, and ordinances.

Furthermore, the General Plan states that any change to the land designation of more than 20 acres from non-residential to residential triggers a major amendment. Major amendments, by State law, may only occur once per calendar year and a minor amendment may be processed throughout the year.

The conceptual plan is for phase one of the proposed subdivision, which supports the presumption that further applications will be requested. This raised the questions whether this request qualified as a minor amendment or should be considered a major amendment.

This request for land use designation change qualifies as a minor amendment since it is for less than 20 acres. However, a subsequent application will have to be processed as a major amendment. A memorandum from the City Attorney, attached to this report, gives a detailed explanation.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies. We have received comments from the following agencies:

1. City of San Luis Fire Department (12-20-18)
2. Yuma County Airport Authority (1-3-19)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (11 letters).

The city has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review meeting was held at City Hall on December 26, 2018, at San Luis Council Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express any comments. There were no people from the public present.

PLANNING AND ZONING COMMISSION MEETING:

The Planning and Zoning Commission held a public hearing for this item at their regular meeting of January 8, 2019, at San Luis Council Chambers. The Commission recommended approval of the request.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 2063 regarding Minor General Plan Amendment Case No. 2018-0682.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE RESOLUTION NO. 2063.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):	
	N/A

Attachments

- Resolution No. 2063
 - Location Map
 - Conceptual Plan
 - City Attorney Memorandum
 - San Luis Fire Department Comments (12-20-18)
 - Yuma County Airport Authority Comments (1-3-19)
-



Resolution

NO. 2063

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE 2020 GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF 18.74 ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF AVENUE E ½ AND COUNTY 24TH STREET FROM BUSINESS TO NEIGHBORHOOD; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY

WHEREAS, City of San Luis pursuant to Resolution No. 944 adopted the Updated City of San Luis 2020 General Plan on the 13th day of July, 2011;

WHEREAS, Vega & Vega Engineering, PLC applied for a Minor Plan Amendment to change the Land Use Designation on 18.74 acres of land located on the southeast corner of Avenue E ½ and County 24th Street from Business to Neighborhood; as attached hereto as "Exhibit A"

WHEREAS, the Planning and Zoning Commission held a public hearing on this proposed amendment on January 8, 2019 and made a recommendation of Approval to the City Council; and

WHEREAS, the City Council of the City of San Luis, Arizona held a public hearing on this proposed amendment on January 23, 2019 and adopted a motion to approve the amendment;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of San Luis, Arizona, that the City of San Luis 2020 General Plan is hereby amended to change the Land Use Designation from Business to Neighborhood for approximately 18.76 acres located at:

The N ½ of the NW ¼ NE ¼ Section 15 Township: 11S Range Yuma County, Arizona

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this ____ day of _____, 2019.

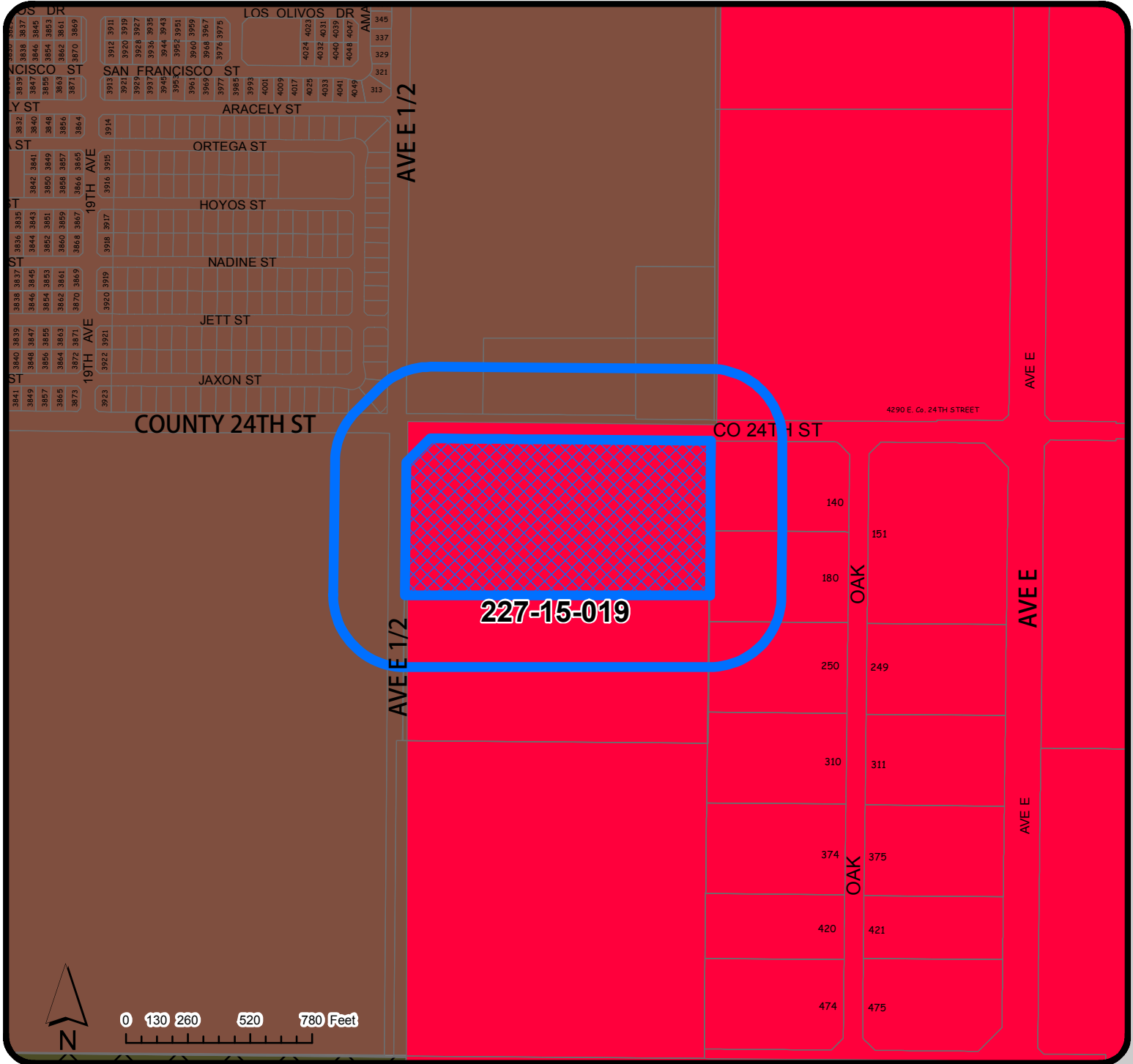
Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:


Kay Marion Macuil, City Attorney



LOCATION OF SUBJECT PROPERTY

Location Map

MINOR GENERAL PLAN AMENDMENT

 Southeast corner of Avenue E1/2 & County 24th Street.; Assessor's Parcel No. 227-15-019.

 300ft Notification Area

CHANGE 18.74 OF LAND USE DESIGNATION FROM BUSINESS to NEIGHBORHOOD

Legend
 Neighborhood
 Business

Date:
12/19/2018

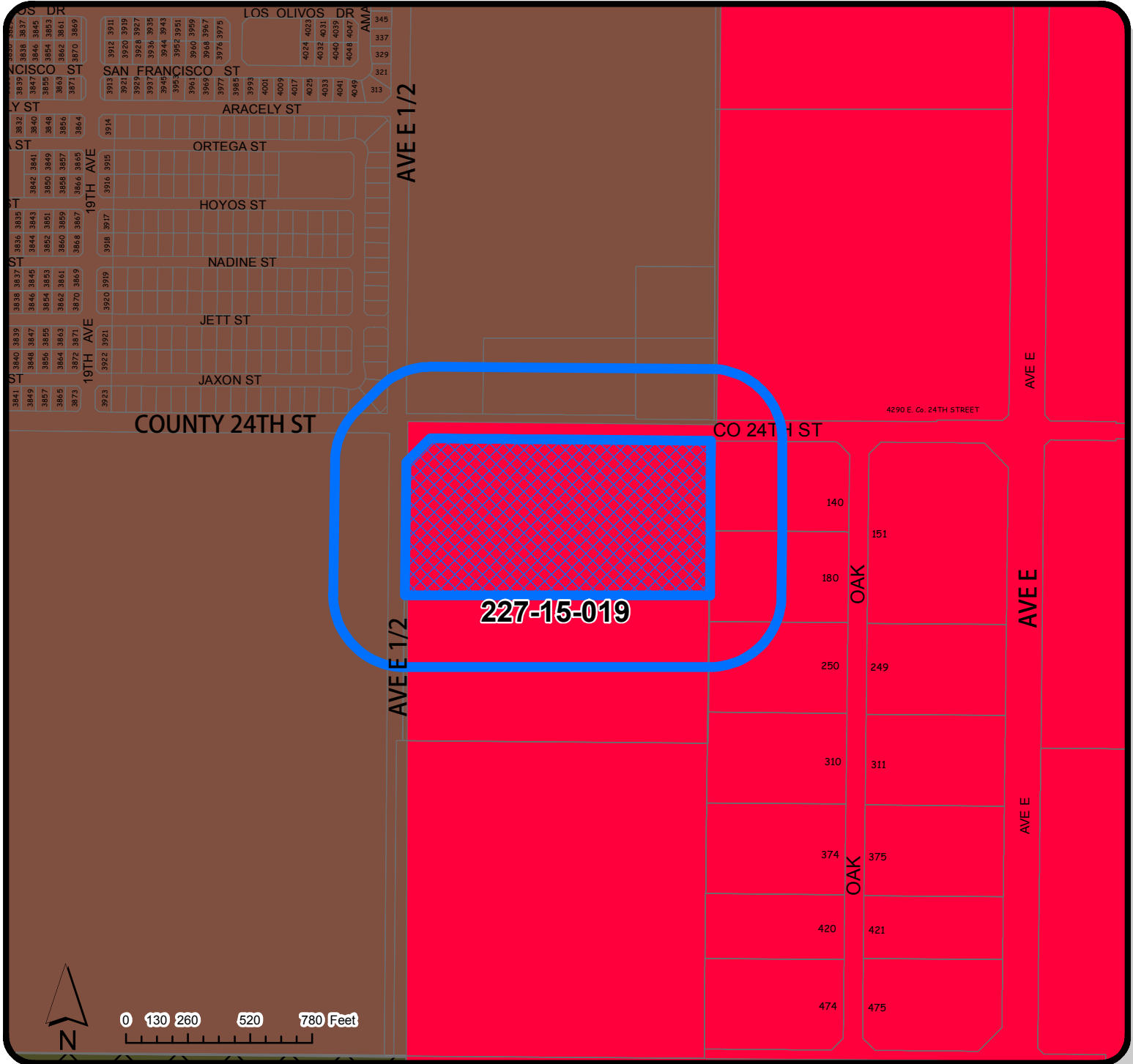
Checked By:
ROMAN PACHECO



Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN


Case No.
2018-0682



LOCATION OF SUBJECT PROPERTY

Location Map

MINOR GENERAL PLAN AMENDMENT

 Southeast corner of Avenue E1/2 & County 24th Street.; Assessor's Parcel No. 227-15-019.

CHANGE 18.76 OF LAND USE DESIGNATION FROM BUSINESS to NEIGHBORHOOD

 300ft Notification Area

Legend
 Neighborhood
 Business

Date:
12/19/2018



Prepared By:
ISAAC GUTIERREZ

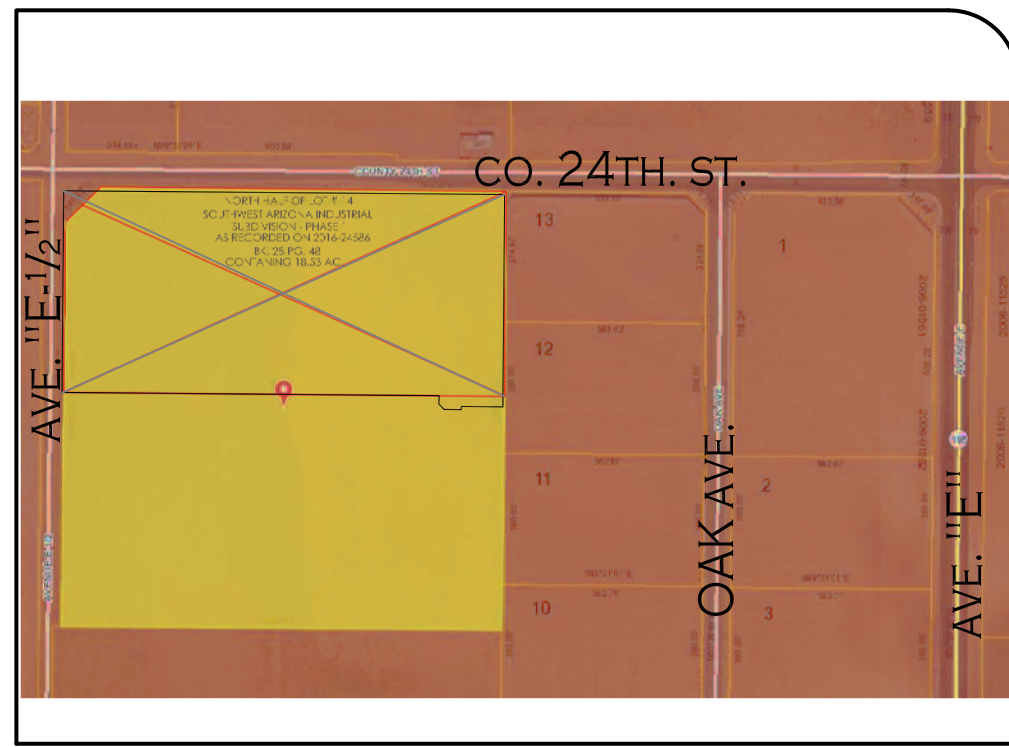
Case No.
2018-0682

Checked By:
ROMAN PACHECO

APPROVED BY:
JOSE A. GUZMAN

MINOR GENERAL PLAN AMENDMENT & REZONING REQUEST MAP

PROPOSED CONCEPT PLAN FOR BELLEZA DEL DESIERTO- SUBDIVISION-(PHASE 1)



LOCATION MAP

PROPOSED AREA FOR REQUEST = 18.74 AC.



PRELIMINARY

MEMORANDUM

DATE: January 3, 2019
FROM: KAY MACUIL, CITY ATTORNEY
TO: JOSE A. GUZMAN, DIRECTOR OF PLANNING AND ZONING
RE: GENERAL PLAN AMENDMENT REQUEST FOR CASE NO. 2018-0682

A request has been made by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, owner, to amend the 2020 General Plan by changing the Land Use Designation of 18.74 acres from Business to Neighborhood. A portion of Assessor Parcel ID #227-15-019 located on the southeast corner of Avenue E ½ and County 24th Street, San Luis, Arizona. This request is made on a larger parcel that is currently planned for non-residential use. As stated in the City of San Luis General Plan 2020:

“The Arizona Revised Statutes define Major Amendments as (Section 9-461.06 Sub Section C & Section 11-824 Subsection C):

A substantial alteration of the municipality's/county's land use mixture or balance as established in the agency's general/comprehensive plan land use element. The agency's general/comprehensive plan shall define the criteria to determine if a proposed amendment to the plan effects a substantial alteration.”

City Code §152.047(D) states:

(1) A “major amendment” to the General Plan must be filed prior to June 15th of every year to be heard at the one City Council hearing designated each year to review major amendments to the General Plan. Major Amendments shall require an affirmative vote of at least two-thirds of the City Council.

(2) A “minor amendment” to the General Plan may be processed throughout the year and/or in conjunction with a development application.

The City of San Luis General Plan 2020 sets out the criteria for major plan amendments at page 106. Here it states in applicable part:

By State law, Major Amendments may only occur once per calendar year. The following criteria are to be used to determine whether a proposed amendment to the Land Use Element of the City of San Luis General Plan substantially alters the mixture or balance of land uses. A Major Amendment is any proposal that meets any one of these criteria:

MEMORANDUM

RE: General Plan Amendment

January 3, 2019

Page 2

1. Any change in a residential land use categories of 40 or more contiguous acres within the Planning Area to either another residential land use category or a non-residential land use category.
- 2. Any change in a non-residential land use category of 20 or more contiguous acres to a residential land use category.**
3. Any proposal that would amend the land use category of more than 80 acres within the Planning Area.
4. A General Plan text amendment, or modification or elimination or one or more of the goals or objectives contained in the Land Use Element of this General Plan that changes any goal or objective regarding residential densities, intensities or major roadway locations. [Emphasis added.]

By only requesting 18.74 acres of the larger parcel, it would appear that the applicant is trying to avoid the matter being processed as a major plan amendment, so as to avail itself of the minor plan amendment procedure. Major plan amendments can only be processed once a year. Minor amendments can proceed at any time. The concern is whether the applicant is trying to avoid the requirements and process of a major amendment by the subterfuge of several amendments of land less than 20 acres in size. If no further amendment of the larger parcel is ever requested, then no “subterfuge” of evading the purpose and requirements of ARS §9-461.06, in particular, A.R.S. §§9-461.06(D) and (E), the City Code, or the General Plan 2020 would occur. But if the amendment of the 18.74 acres is followed by a requested amendment of more land of the larger parcel, it would seem that such multiple requests for amendment are being done to evade or avoid the major plan amendment process.

The concept of “major plan amendment” and “minor plan amendment” with major plan amendments occurring only once a year and involving a special process was added to the Arizona Revised Statutes by a ballot measure known as “Growing Smarter” as put on the ballot by the Arizona State Legislature in the late 1990’s. Arizona has always had in its law the requirement that zoning amendments must conform to the general plan. (A.R.S. §9-462.01(F)). However, occurring before Growing Smarter was what was derisively called the “Scottsdale Solution,” i.e., first was an item on the agenda amending the general plan immediately followed by an item the rezoning the subject property. As a result, by such process, planning was reduced to being a meaningless matter. The purpose of allowing major amendments to occur only once a year was to make change difficult and give planning some true meaning and impact. As stated by the Arizona Legislature, one of the legislative purposes of Growing Smarter was; “that rezoning actions shall be more effectively guided by a community's general and

MEMORANDUM

RE: General Plan Amendment

January 3, 2019

Page 3

comprehensive plans.” (URBAN PLANNING—GROWING SMARTER ACT, 1998 Ariz. Legis. Serv. Ch. 204 (H.B. 2361) (WEST).

It is important to note that while A.R.S. §9-461.06 limits the ability of a city to consider major plan amendments to a single annual occurrence, what is a “major amendment” versus a “minor amendment” is left to local regulation. Hence, the size differential of 20 acres was a ‘line in the sand’ established by City Council, not the State of Arizona. However, changing that text of the general plan would, itself, require a major plan amendment.

Arizona courts, as a matter of public policy, have long been critical of attempts to try and cleverly get around requirements of regulation. If something is considered a “subterfuge,” it is illegal. For Arizona examples see SAL Leasing, Inc. v. State ex rel. Napolitano, 10 P.3d 1221 (Ariz. App. 1st Div. 2000) (sale/leaseback of vehicles subterfuge of laws providing consumer protection and were illegal); State ex rel. Goddard v. Phoenix Union High Sch. Dist. No. 210, 96 P.3d 220, 223 (Ariz. App. 1st Div. 2004) (school district early retirement plan not a subterfuge of ERISA); Schwarz v. City of Glendale, 950 P.2d 167, 170 (Ariz. App. 1st Div. 1997) (buying land to create a buffer zone not a subterfuge of zoning regulations); Molnar v. Indus. Commn. of Arizona, 687 P.2d 1285, 1288 (Ariz. App. 1st Div. 1984) (use of independent contractor’s agreement an illegal subterfuge of workman’s compensation contribution requirements) . Rathkopf’s *The Law of Zoning and Planning* lists examples of where, in the planning and zoning context, courts have held as illegal, subterfuges where “. . . the rezoning of two or more parcels was merely a subterfuge to obscure the actual purpose of according special treatment to one particular landowner.” § 41:7. Size and number of rezoned parcels—Number of parcels, 3 Rathkopf’s *The Law of Zoning and Planning* § 41:7 (4th ed.).

If the intent is to pursue a residential use of a land 20 acres or more, but simply applying in multiple applications to evade or avoid the requirements surrounding major amendments to a general plan as required by Growing Smarter, then any such plan amendment and subsequent rezoning would be invalid. However, one will not know that unless multiple applications are, in fact, attempted. Today that has not yet occurred.

CONCLUSION

The present application for minor plan amendment qualifies under the standards for minor plan amendment since it is for a size less than 20 acres. But if more land from that larger parcel is requested by a subsequent application, any subsequent application

MEMORANDUM

RE: General Plan Amendment

January 3, 2019

Page 4

can only proceed as a major plan amendment since otherwise, the use of multiple applications would be an attempted subterfuge of the requirements of state and local regulation.



December 20, 2018

MINOR GENERAL PLAN AMENDMENT CASE NUMBER: 2018-0683

CASE SUMMARY: A request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, owner, to amend the 2020 General Plan by changing the Land Use Designation of 18.74 acres from Business to Neighborhood. A portion of Assessor Parcel ID #227-15-019 located on the southeast corner of Avenue E ½ and County 24th Street, San Luis, Arizona

A Citizen Review Meeting has been scheduled on the 26th day of December, 2018 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona. The purpose of this meeting is to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: January 8, 2019

COMMENTS DUE: December 26, 2018

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted “as is” into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact the Planning and Zoning Department at (928) 341-8563 or at P&Z@cityofsanluis.org.

Thank you,

Jose A. Guzman
Director of Planning & Zoning
Attachment: Location Map



COMMENTS NO COMMENTS

Enter Comments below:

The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals.

Date:

12/20/18

Agency:

City of San Luis Fire Department

Phone:

928/341-8550

Return to: P&Z@cityofsanluis.org



December 20, 2018

MINOR GENERAL PLAN AMENDMENT CASE NUMBER: 2018-0683

CASE SUMMARY: A request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, owner, to amend the 2020 General Plan by changing the Land Use Designation of 18.74 acres from Business to Neighborhood. A portion of Assessor Parcel ID #227-15-019 located on the southeast corner of Avenue E ½ and County 24th Street, San Luis, Arizona

A Citizen Review Meeting has been scheduled on the 26th day of December, 2018 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona. The purpose of this meeting is to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: January 8, 2019

COMMENTS DUE: December 26, 2018

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted “as is” into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact the Planning and Zoning Department at (928) 341-8563 or at P&Z@cityofsanluis.org.

Thank you,

Jose A. Guzman
Director of Planning & Zoning
Attachment: Location Map



COMMENTS NO COMMENTS

Enter Comments below:

The property is located near Rolle Airfield where aviation activity is expected to increase in the future. It is recommended future residents submit an Avigation Easement acknowledging aviation activities.

Thank you for the opportunity to comment.

Date:

1/3/19

Agency:

Yuma County Airport Authority, Inc.

Phone:

928-726-5882

Return to: P&Z@cityofsanluis.org



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.I.

Meeting Date: 01/23/2019

Department Head: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

Action Requested: Motion
Ordinance
Public Hearing

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2018-0683 and Ordinance No. 387. 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 18.74 acres from Light Industrial (L-I) to Medium Density Residential (R1-6) for property located on the southeast corner of Avenue E 1/2 and County 24th Street; Repealing any conflicting provisions; and providing for severability. **(Jose A. Guzman, Director of Planning and Zoning)**

- A. Open public hearing
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Approval of Reading of Ordinance No. 387 by title only
(City Clerk to read the ordinance by title only)
- D. Action on Ordinance No. 387

SUMMARY:

This is a request by Vianey R. Vega, P.E. of Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, owner, to rezone 18.74 acres from Light Industrial (L-I) to Medium Density Residential (R1-6). The subject property is located on the east mesa of the City of San Luis on the southeast corner of Avenue E 1/2 and County 24th Street.

The properties to the north and west are zoned Medium-High Density (R-2) and are vacant land. The property to the south is zoned Light Industrial (L-I) and is vacant land. On the east, Southwest Arizona Industrial Subdivision is located with vacant lots zoned industrial and commercial.

GENERAL PLAN:

The current General Plan Land Use Designation for this parcel is Business which is not appropriate for the proposed residential zoning.

A General Plan Amendment is required before the rezoning takes effect. A minor amendment (Minor Amendment Case No. 2018-0682) is being processed in order to make the land use designation compatible with the proposed residential zoning change.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies. We have received comments from the following agencies:

1. City of San Luis Fire Department (12-20-18)
2. Arizona Game and Fish Department (12-21-18)

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (11 letters).

The city has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

CITIZEN REVIEW MEETING:

As required by State Statute and the City Code, a Citizen Review meeting was held at City Hall on December 26, 2018, at San Luis Council Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express any comments. There was no public present.

PLANNING AND ZONING COMMISSION MEETING:

The Planning and Zoning Commission held a public hearing for this item at their regular meeting of January 8, 2019, at San Luis Council Chambers. The Commission recommended approval of the request.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance No. 387 regarding Rezoning Case No. 2018-0683.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE ORDINANCE NO. 387.

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):	
	N/A

Attachments

- Ordinance No. 387
- Location Map
- Conceptual Plan
- City of San Luis Fire Department Comments (12-20-18)
- Arizona Game and Fish Department Comments (12-21-18)



Ordinance

NO. 387

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

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 18.74 ACRES FROM LIGHT INDUSTRIAL (L-I) TO MEDIUM DENSITY RESIDENTIAL (R1-6) FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF AVENUE E ½ AND COUNTY 24TH STREET; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Mayor and City Council of the City of San Luis desire to amend the City of San Luis Official Zoning District Map (the “Zoning Map”) pursuant to A.R.S. §9-462.04 to change the zoning classification for 18.74 acres of real property located on Assessor Parcel ID No. 227-15-019; as attached hereto as “Exhibit A” and

WHEREAS, the aforementioned change in zoning classification is consistent with the General Plan of the City of San Luis; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment have been given and proper public hearings have been held, and a recommendation has been given regarding the Zoning Map Amendment by the Planning and Zoning Commission of the City of San Luis; and

WHEREAS, the Planning and Zoning Commission recommended approval of the zoning.

BE IT ORDAINED by the Mayor and Council of the City of San Luis, Arizona, as follows:

SECTION 1. That the above recitals are hereby incorporated as though fully set forth herein.

SECTION 2. That the Official Zoning Map of the City of San Luis is hereby amended by changing the zoning classification of the property more fully described as:

NORTH HALF OF LOT # 14 OF SOUTHWEST ARIZONA INDUSTRIAL
SUBDIVISION- PHASE 1 AS RECORDED IN BOOK 28 OF PLATS, PAGE 48,
RECORDS OF YUMA COUNTY, ARIZONA

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,

Arizona, this _____ day of _____, 2019.

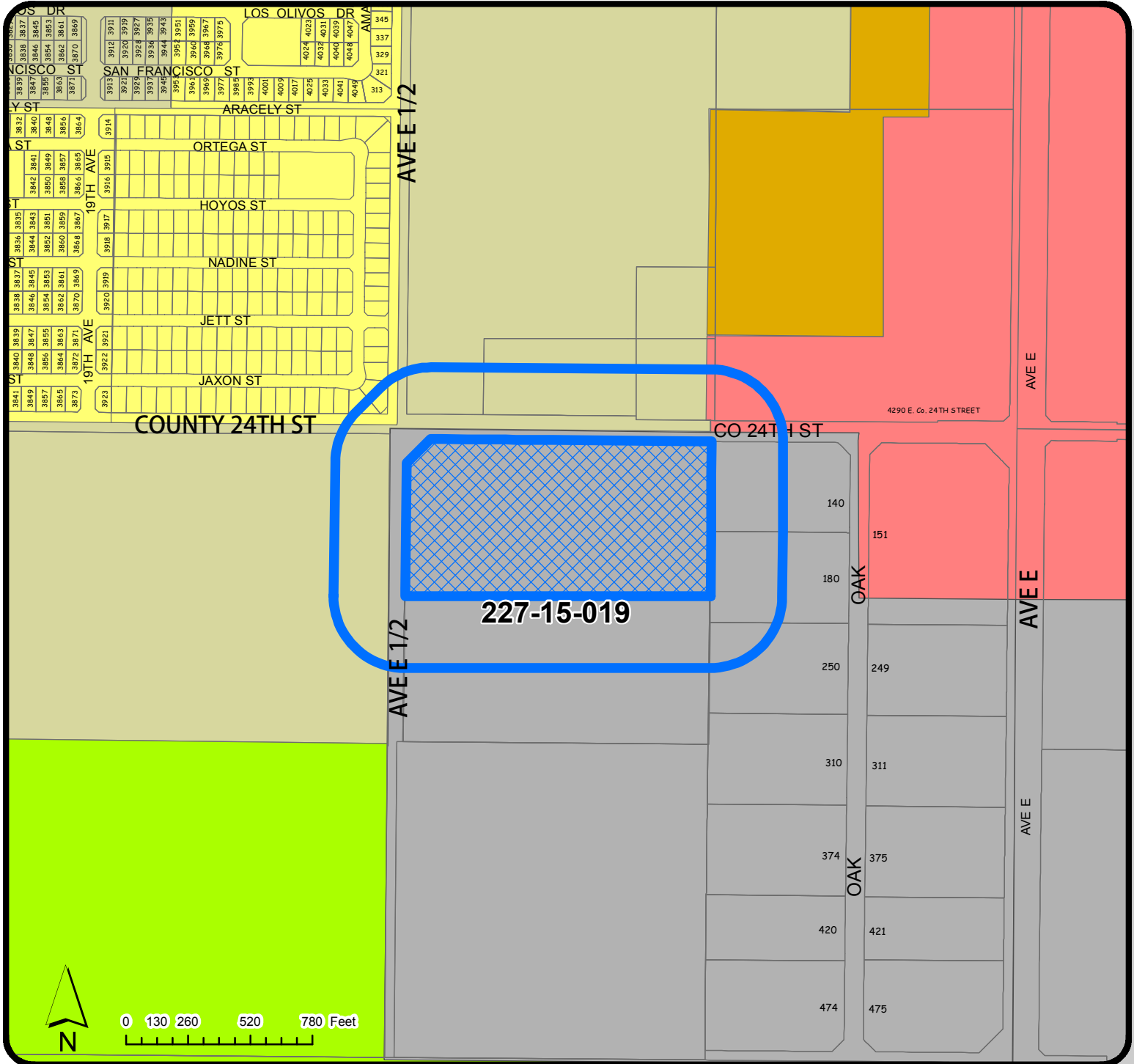
Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney




LOCATION OF SUBJECT PROPERTY

Location Map

REZONING

REZONE 18.74 ACRE FROM LI to R1-6

 Southeast corner of Avenue E1/2 & County 24th Street.; Assessor's Parcel No. 227-15-019.

 300ft Notification Area

- Legend**
- COMMERCIAL ZONING DISTRICTS
 - C-2
 - INDUSTRIAL ZONING DISTRICTS
 - LI
 - MULTIPLE RESIDENCE ZONING DISTRICTS
 - R-2
 - R-3
 - SINGLE RESIDENCE ZONING DISTRICTS
 - R1-6
 - RA-10

Date:
12/19/2018

Checked By:
ROMAN PACHECO

DEVELOPMENT SERVICES

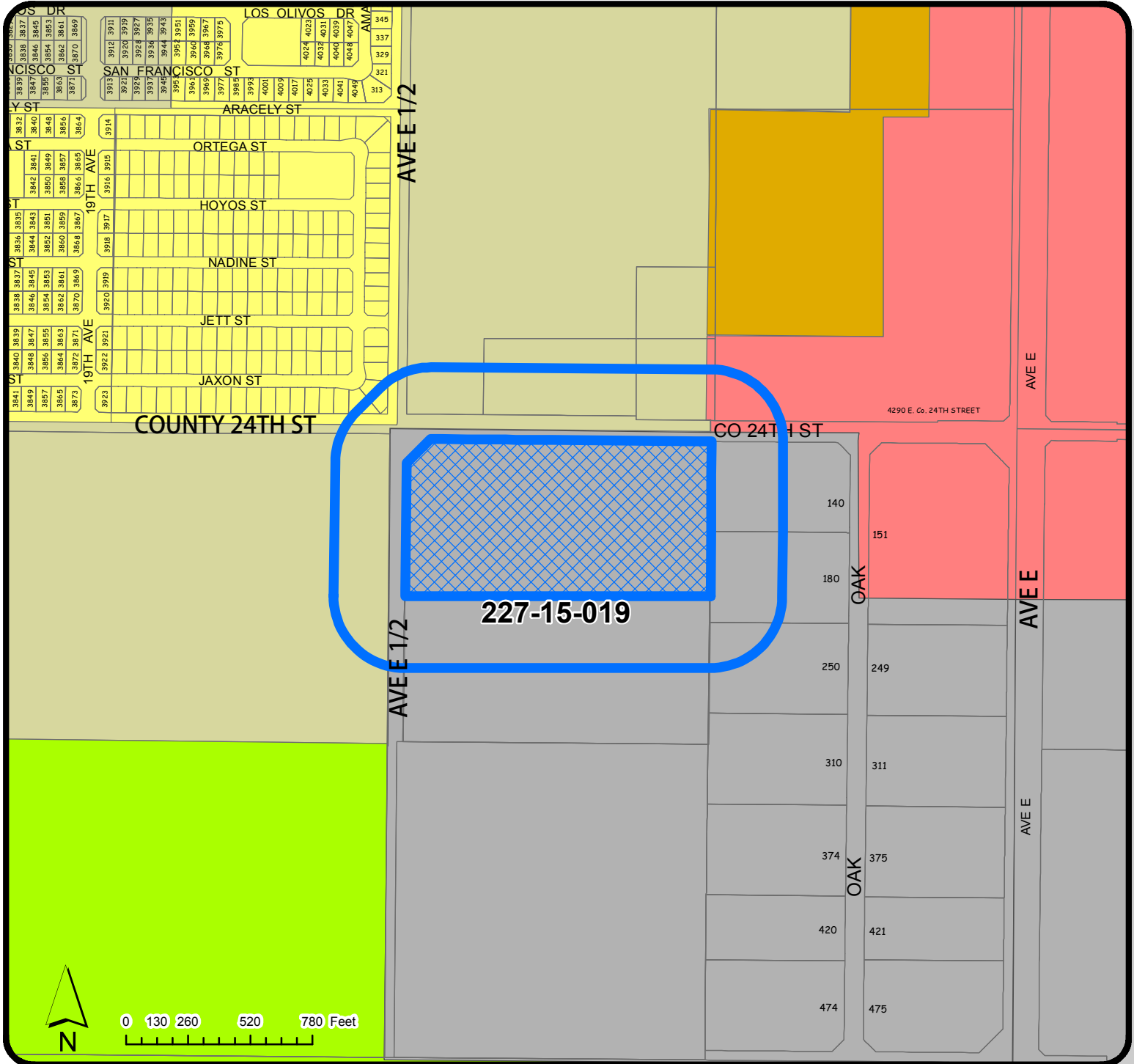


CITY OF SAN LUIS, AZ
INC. 1979
GIS

Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.
2018-0683




LOCATION OF SUBJECT PROPERTY

Location Map

REZONING

REZONE 18.76 ACRE FROM LI to R1-6

 Southeast corner of Avenue E1/2 & County 24th Street.; Assessor's Parcel No. 227-15-019.

 300ft Notification Area

Legend

- COMMERCIAL ZONING DISTRICTS
 - C-2
- INDUSTRIAL ZONING DISTRICTS
 - LI
- MULTIPLE RESIDENCE ZONING DISTRICTS
 - R-2
 - R-3
- SINGLE RESIDENCE ZONING DISTRICTS
 - R1-6
 - RA-10

Date:
12/19/2018

Checked By:
ROMAN PACHECO

DEVELOPMENT SERVICES



CITY OF SAN LUIS, AZ
INC. 1979
GIS

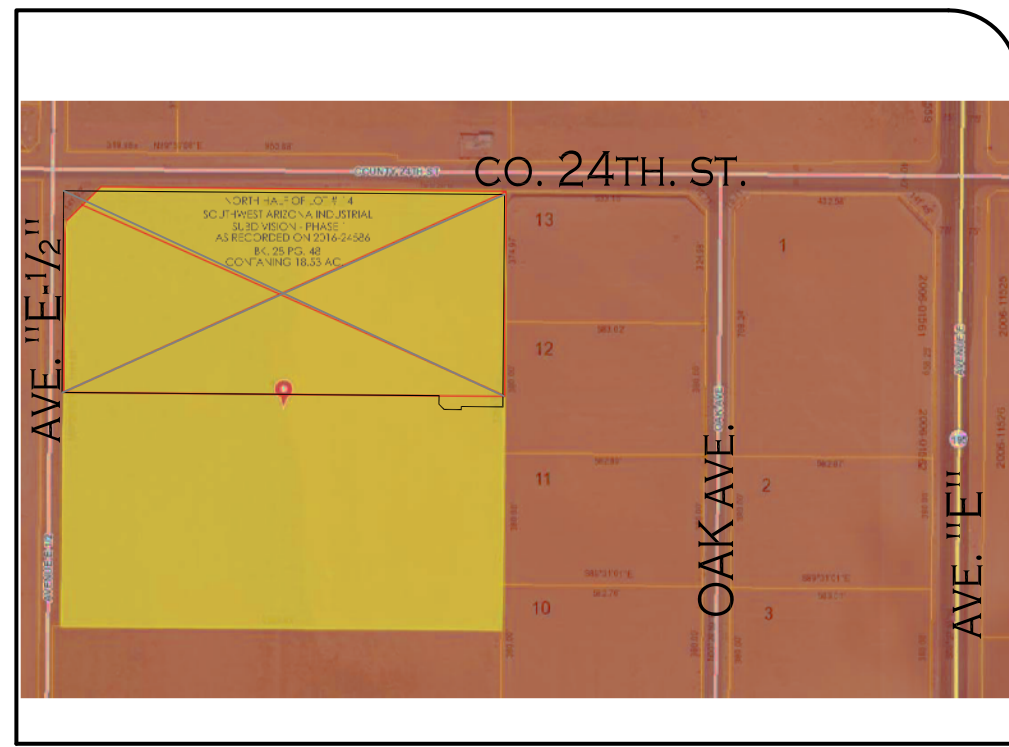
Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.
2018-0683

MINOR GENERAL PLAN AMENDMENT & REZONING REQUEST MAP

PROPOSED CONCEPT PLAN FOR BELLEZA DEL DESIERTO- SUBDIVISION-(PHASE 1)



LOCATION MAP

PROPOSED AREA FOR REQUEST = 18.74 AC.



PRELIMINARY



December 20, 2018

REZONING CASE NUMBER: 2018-0683

CASE SUMMARY: A request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, owner, to rezone 18.74 acres, from Light Industrial (L-I) to Medium Density Residential (R1-6) Zoning District. A portion of Assessor Parcel ID #227-15-019 located southeast corner of Avenue E ½ and County 24th Street, San Luis, Arizona. The purpose of the zone change is to allow for the building of a future subdivision to be called Belleza del Desierto Subdivision Phase 1.

A Citizen Review Meeting has been scheduled on the 26th day of December, 2018 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona. The purpose of this meeting is to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: January 8, 2019

COMMENTS DUE: December 26, 2018

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted “as is” into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact the Planning and Zoning Department at (928) 341-8563 or at P&Z@cityofsanluis.org.

Thank you,

Jose A. Guzman
Director of Planning & Zoning
Attachment: Location Map and proposed concept plan



COMMENTS NO COMMENTS

Enter Comments below:

The City of San Luis Fire Department has no comments at this time, but reserves the right to comment upon subsequent submittals.

Date:

12/20/18

Agency:

The City of San Luis Fire Department

Phone:

928/341-8550

Return to: P&Z@cityofsanluis.org



December 20, 2018

REZONING CASE NUMBER: 2018-0683

CASE SUMMARY: A request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Company LTD Partnership, owner, to rezone 18.74 acres, from Light Industrial (L-I) to Medium Density Residential (R1-6) Zoning District. A portion of Assessor Parcel ID #227-15-019 located southeast corner of Avenue E ½ and County 24th Street, San Luis, Arizona. The purpose of the zone change is to allow for the building of a future subdivision to be called Belleza del Desierto Subdivision Phase 1.

A Citizen Review Meeting has been scheduled on the 26th day of December, 2018 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona. The purpose of this meeting is to give interested parties an opportunity to meet with the applicant to have questions answered and express any issues or concerns prior to any public hearing.

PUBLIC HEARING: January 8, 2019

COMMENTS DUE: December 26, 2018

Your comments on this case will help us prepare an accurate and timely staff report. Your comments on this case will be inserted “as is” into the staff report with your name, department, and telephone number, should the applicant have any questions. Your comments are a public record and will be available to the public, media, and the applicant, in addition to the Commission hearing this case. Please complete the section below and return via e-mail. For additional information please contact the Planning and Zoning Department at (928) 341-8563 or at P&Z@cityofsanluis.org.

Thank you,

Jose A. Guzman
Director of Planning & Zoning
Attachment: Location Map and proposed concept plan



COMMENTS NO COMMENTS

Enter Comments below:

The Department recommends utilizing the Online Environmental Review Tool (<https://azhgis2.esri.com>) to obtain baseline information on Special Status Species, Arizona’s Species of Greatest Conservation Need, and Species of Economic and Recreation Importance as well as project specific recommendations.

Date:
12/21/2018

Agency:
Arizona Game and Fish Department

Phone:
(928) 341-4069

Return to: P&Z@cityofsanluis.org