

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

**1. CALL TO ORDER/ROLL CALL:** Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 7:03 p.m.

**PRESENT:** Mayor Gerardo Sanchez  
Vice Mayor Maria Cecilia Ramos  
Council Member Mario Buchanan Jr.  
Council Member Africa Luna-Carrasco  
Council Member Jose Ponce  
Council Member Matias Rosales

**ABSENT:** Council Member Gloria Torres

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Manager  
Sonia Cornelio, City Clerk  
Kay Marion Macuil, City Attorney  
Angel Ramirez, Fire Chief  
Angelica Castro, Contracts & Grants Coordinator  
Angelica Cifuentes, Purchasing Coordinator  
Aracely de la Hoya, Senior Services Manager  
Dania Castillo, Economic Development Assistant  
Elizabeth Garcia-Bonilla, Administrative Coordinator  
Eulogio Vera, Director of Public Works  
Fausto Gonzalez, Training and Programs Coordinator  
Francia Alonso, Acting PIO/Assistant to Council  
Glenn Gimbut, Assistant City Attorney  
Jenny Torres, Economic Development Manager  
Jesus Meza, Assistant Director of Parks & Recreation  
Joaquin Campa, Building Official  
Jonathan Dumadag, Senior IT Technician  
Jorge Perez, Billing & Collections Manager  
Jose Guzman, Director of Planning & Zoning  
Lizandro Galaviz, Director of Parks & Recreation  
Manuel Rojas, Assistant Director of Public Works  
Maria Muñoz, Benefits Coordinator  
Maria Sabori, Risk Management  
Marco Santana, Lieutenant  
Margarita Dominguez, Accounting Specialist

Olivia Jenkins, Human Resources Manager  
Ric Bauermann, Fire Inspector  
Roula Encinas, Accountant  
Christian Cuevas, Simultaneous Interpreter  
Maria Robles, Resident  
Gary Black, Comite de Bien Estar

## **2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Mario Buchanan Jr.

## **3. INVOCATION**

The Invocation was led by Mrs. Aracely de la Hoya, Senior Services Manager.

## **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)**

Mr. Fausto Gonzalez, HR Training Coordinator, gave a brief introduction and employment history of Ms. Jenkins.

Mayor Gerardo Sanchez congratulated and presented Ms. Jenkins a retirement recognition plaque for her 34 years of service.

Ms. Jenkins thanked Mr. Gonzalez for the introduction; she also thanked Mayor and Council for giving her the opportunity to serve her community and the City of San Luis for 34 years. She also thanked her family for giving her the support.

Members of Council also congratulated Ms. Jenkins for her years of service and dedication to the City of San Luis.

## **5. CONSENT AGENDA**

### **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)**

**MOTION: Council Member Matias Rosales/Council Member Jose Ponce 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 authorization to award a construction contract to Taylor Engineering, PLLC for East Mesa Water Lines Project. (Eulogio Vera, Public Works Director)**

Mr. Eulogio Vera, Director of Public Works, informed that for several years the city has been wanting to add waterlines to the east of San Luis to improve the water distribution system. He stated that project has been designed and it was added to the current fiscal year budget. He informed that staff went out to bid and is recommending awarding the bid to the lowest most responsible bidder, which is Taylor Engineering, Inc. for \$363,777.00. He informed that these new lines will be installed along County 23<sup>rd</sup> Street, Avenue E and Avenue D.

**MOTION: Council Member Jose Ponce/Council Member Africa Luna-Carrasco to approve the awarding of the contract to Taylor Engineering, PLLC for \$363,777.00 as presented. Motion passed unanimously.**

**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)**

Mr. Angel Ramirez, Fire Chief, informed that the need for a new emergency incident command/battalion vehicle is an urgent necessity for the fire station. He stated that this vehicle will have the capacity to carry heavy machinery tools that is highly needed on a fire and/or EMS scene. He informed that Emergency Vehicle Group (EVG) has been the maker of the all the ambulances owned by the department for this reason staff is recommending purchasing the vehicle from them. EVG provided a quote for a fully equipped 2019 Chevy Tahoe in the amount of \$69,508.00 plus tax, which will be calculated at 5.4%, this will give a total of \$73,262.00. Mr. Ramirez informed that the department budgeted \$71,000.00 for the purchase of this vehicle, therefore, the shortage is \$2,262.00. He added that staff is asking authorization to utilize funding from fire impact fees to cover the full cost of the vehicle. He asked that the procurement code be waved as allowed in the procurement code section

36.01 (H) and also asked for approval to release fire impact fees for the purchase of this vehicle.

**MOTION:** Council Member Africa Luna-Carrasco/Council Member Jose Ponce to approve the purchase of the incident command vehicle as presented in an amount not to exceed \$74,000.00 and approve the use of fire impact fees as allowed by law. Motion passed unanimously.

**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)**

Ms. Sonia Cornelio, City Clerk, informed that the city participates in consolidated elections and wishes to enter into an agreement with the Yuma County Elections Department and the Recorder's Office. She added that the term of the agreement is for five (5) years and informed that the current agreement expires on April 17, 2019.

**MOTION:** Council Member Jose Ponce/Council Member Africa Luna-Carrasco to approve Order No. 2019-2. Motion passed unanimously.

**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)**

Ms. Jenny Torres, Economic Development Manager, mentioned that last time this item was reviewed, it was requested to separate the commercial and industrial incentive policy. She informed that staff has put together the Industrial Policy, review was made by different people and entities including developers. She stated after the review the policy is ready for approval.

Mayor Gerardo Sanchez asked what were the changes made after the last time this policy was reviewed.

Ms. Torres replied that staff removed the commercial policy, but some commercial was left as the light industrial zoning ordinance includes commercial to be in conformance with the policy, but it was clarified that this policy is only for industrial companies.

Council Member Jose Ponce asked where the funds are coming from.

Ms. Torres informed that this is something that staff budgeted for and funds were put aside for this specific program. She stated that this will help with the recruitment of businesses, this will be an economic development tool that will enhance the efforts of bringing more businesses to the city.

Mayor Gerardo Sanchez informed that this is the first policy adopted by the city, that will offer office incentives to companies interested in locating in the community. He stated that this is a tool that will help be competitive with other cities. He thanked the Economic Development Department for the great job done.

**MOTION:** Council Member Matias Rosales/Council Member Jose Ponce to approve Resolution No. 2061. Motion passed unanimously.

**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)**

Ms. Francia Alonso, Acting PIO/Assistant to Council, informed that this resolution is to amend the Personnel Policies relating to holidays. This will include Cesar Chavez Day as an official holiday for the City of San Luis. The official holiday will be March 31 starting this current year.

Vice-Mayor Maria Cecilia Ramos thanked the committee for working together and for the event that will be put together to commemorate Cesar Chavez legacy.

**MOTION:** Council Member Africa Luna-Carrasco/Vice-Mayor Maria Cecilia Ramos to approve Resolution No. 2062. Motion passed unanimously.

**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)**

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that the Planning & Zoning Commission has three (3) vacancies. One vacancy has been done by the resignation of Mr. Jose Ponce, as he was elected as Council Member for the city, this term would have expired

on January 31, 2020. The other two (2) vacancies expires on January 31, 2019, these are for Guillermina Fuentes and Daniel Bazua. They both expressed their interest in continuing to serve in the Planning & Zoning Commission. Furthermore, he informed that staff received two new applications one from Concepcion R. Ulloa and the other from Joselyn Medina.

**MOTION:** Council Member Jose Ponce/Council Member Africa Luna-Carrasco to appoint Concepcion R. Ulloa as Planning & Zoning Commissioner, to fill the vacancy created by Jose A. Ponce, which term expires on January 31, 2020. Motion passed with 5 ayes and 1 nay by Vice-Mayor Maria Cecilia Ramos.

**MOTION:** Vice-Mayor Maria Cecilia Ramos/Council Member Africa Luna-Carrasco to appoint Guillermina Fuentes to the Planning & Zoning Commission with term expiration of January 31, 2023. Motion passed unanimously.

**MOTION:** Vice-Mayor Maria Cecilia Ramos/Council Member Jose Ponce to appoint Daniel Bazua to the Planning & Zoning Commission with term expiration of January 31, 2023. Motion passed unanimously.

**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)**

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that the property is located in the center of Bienestar Estates 9B Subdivision. The proposed project is to develop the land as single-family residential subdivision, the total lots are 16 with a minimum size of 6,000 square feet. He mentioned that the Planning & Zoning Commission reviewed this project on January 8, 2019, and they recommended approval with the condition that the engineer addressed some of the comments which are attached to the agenda item review form.

Mayor Gerardo Sanchez asked if the developer agreed or objected with the comments addressed.

Mr. Guzman informed that a letter was sent to the developer with the three (3) comments in which one of the comments was already addressed, and he agreed to the other two (2) comments. He added that an email was forwarded to the department.

**MOTION:** Council Member Jose Ponce/Council Member Africa Luna-Carrasco to approve the final plat subject to the conditions from staff. Motion passed unanimously.

**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**

**MOTION:** Council Member Mario Buchanan Jr. /Council Member Africa Luna-Carrasco to open the public hearing. Motion passed unanimously.

#### **1. Staff presentation**

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that this request is to change the land use designation of 18.74 acres of land located on the southeast corner of Avenue E ½ and County 24<sup>th</sup> Street from Business to Neighborhood. He added that the reason for the Minor Amendment is that the applicant applied for a rezoning of the property, but the proposed property is not compatible with the general plan. He mentioned that the zoning is to change from Light Industrial (L-1) to Medium Density Residential (R-1-6). Furthermore, he informed that the rezoning is to develop Belleza Del Desierto Subdivision Phase 1.

Mr. Vianey Vega, Vega & Vega Engineering PLC, informed that the developer has developed an industrial park on the east side of the proposed project. The industrial park has not been successful; the developer has seen the high demand of residential areas then it decided to dedicate a parcel for residential development.

#### **2. Call to the Public on this item**

Mr. Glenn Gimbut, 1534 9<sup>th</sup> Avenue, San Luis, AZ, informed that the area of the proposed rezoning is the area where the medical mall will be located. He stated that houses next to medical facilities are compatible, and they are not compatible with industrial. For this reason the request of the rezoning is appropriate.

## **B. Close public hearing**

**MOTION:** Council Member Mario Buchanan Jr. /Vice Mayor Maria Cecilia Ramos to close the public hearing. Motion passed unanimously.

## **C. Action on Resolution No. 2063**

**MOTION:** Council Member Matias Rosales/Vice-Mayor Maria Cecilia Ramos to approve Resolution No. 2063. Motion passed unanimously.

**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**

**MOTION:** Council Member Mario Buchanan Jr./Council Member Jose Ponce to open the public hearing. Motion passed unanimously.

### **1. Staff presentation**

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that this item is related to Resolution No. 2063, to change the zoning of the property from Light Industrial (L-I) to Medium Density Residential (R-1-6).

### **2. Call to the Public on this item**

There were no comments from members of the public.

## **B. Close public hearing**

**MOTION:** Vice-Mayor Maria Cecilia Ramos/Council Member Mario Buchanan Jr. to close the public hearing. Motion passed unanimously.

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

**MOTION:** Vice-Mayor Maria Cecilia Ramos/Council Member Africa Luna-Carrasco to approve reading of Ordinance No. 387 by title only. Motion passed unanimously.

Ms. Sonia Cornelio, City Clerk, read Ordinance No. 387 by title only.

### **D. Action on Ordinance No. 387**

**MOTION:** Council Member Africa Luna-Carrasco/Council Member Jose Ponce to approve Ordinance No. 387. Motion passed unanimously.

## **7. SUMMARY OF CURRENT EVENTS**

Mayor Gerardo Sanchez informed that he met with Senator Martha McSally and other mayors. He mentioned that she visited the port of entry to see the situation herself. He informed that during their meeting several issues were discussed, such as investing in a new port and border wait times.

Vice-Mayor Maria Cecilia Ramos informed that Proverbs 31 Home is officially a non-profit.

## **8. CALL TO THE PUBLIC**

There were no comments from member of the public.

## **9. ADJOURNMENT**

**MOTION:** Council Member Mario Buchanan Jr./Council Member Africa Luna-Carrasco to adjourn the Regular Council meeting at approximately 7:56 p.m. Motion passed unanimously.