

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
February 06, 2019
6:30 p.m.

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the Work Session to order at approximately 7:03 p.m.

PRESENT: Mayor Gerardo Sanchez
Vice Mayor Maria Cecilia Ramos
Council Member Africa Luna-Carrasco
Council Member Jose Ponce
Council Member Matias Rosales
Council Member Gloria Torres

ABSENT: Council Member Mario Buchanan Jr.

OTHERS PRESENT: Tadeo A. De La Hoya, City Manager
Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Angel Ramirez, Fire Chief
Aracely De La Hoya, Senior Services Manager
Axel Chayra, IT Department
Francia Alonso, 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
Jose A. Guzman, Director of Planning & Zoning
Martha Jimenez, Building Inspector
Monica Castro, Director of Finance
Richard Jessup, Chief of Police
Ric Bauermann, Fire Department

2. ITEMS FOR DISCUSSION ONLY

2. A. Discussion and possible directions to staff on any all matters regarding payment to Yuma County Recorder's Office, Voter Services Division. (Sonia Cornelio, City Clerk)

Ms. Sonia Cornelio, City Clerk, informed that the City Clerk's Office received the invoices from the Yuma County Elections Services for \$19,679.12 and the Yuma County Recorder's Office for \$26,732.41 for a total of \$46,411.53. She added that the department budgeted only \$25,000.00 for the 2018 Elections, which were held August 28, 2018. She informed that the department does not have enough funds to cover for both invoices; therefore, staff is requesting authorization to transfer \$21,411.53 from the Contingency Account.

Council Member Gloria Torres asked if the amount charged is normally what is charged to the city.

Ms. Cornelio replied that is an approximate fee that is charged to the city. She informed that the documents attached to the agenda items details the different charges to the different entities.

Council Member Matias Rosales asked why did staff budgeted lower than the actual charge.

Ms. Cornelio replied that in previous years staff budgeted a higher amount, but this year at the directive of administration staff budgeted less than previous years.

2. B. Discussion and possible directions to staff on any and all matters regarding the City of San Luis General Plan Update. (Jose A. Guzman, Director of Planning and Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that staff has started the process for the General Plan update as required by state law to be done every 10 years. He stated that this is a two-year process and it needs to be adopted by City Council. Furthermore, he added that staff is currently reviewing the proposals to choose the consulting firm and will assist with the project. The contract will be presented before Council on February 27, 2019.

2. C. Discussion and possible directions to staff on any and all matters regarding the Downtown Mixed Use Zoning Project. (Jose A. Guzman Director of Planning and Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that this project is to rezone approximately 40 acres located in the downtown area. He added that this area was to rezone from residential to commercial in 1997. He mentioned that currently 65% of that area is residential, this has caused a problem for many residents as they cannot do any modifications to existing homes.

Mayor Gerardo Sanchez asked if this will be the only subdivision in San Luis that will be allowed to have a business and a home.

Mr. Guzman replied that as Mayor Gerardo Sanchez mentioned this subdivision will allow a business and a home at the same location. He informed that this project is projected to be done by June 2019.

Council Member Matias Rosales asked if the parking requirement will be waived if a business is located in that area.

Mr. Guzman replied that in addition to the rezoning a text amendment will be done to limit the parking requirements in that area.

2. D. Discussion and possible directions to staff on any and all matters regarding the amendment to the City Code Chapter 150: Building Regulations by updating the adopted building codes. (Joaquin Campa, Building Official)

Mr. Joaquin Campa, Building Official, informed that staff would like to amend the building regulations to the latest edition, which is the 2018. He stated that at this time the City of San Luis is utilizing the 2003 regulations. He informed that the City of Yuma is currently using the 2018 edition and the City of Somerton will adopt the 2018 edition by the end of May 2019.

Mayor Gerardo Sanchez asked if the transition will be difficult for contractors, as we are moving from 2003 to 2012.

Mr. Campa replied that the change should not be a problem as most of the contractors are working with the 2012 edition as it was the City of Yuma previous edition before adopting the 2018 edition. He informed that there will be some changes but they will not be significant changes.

Council Member Matias Rosales asked if the 2018 will be adopted in its entirety.

Mr. Campa replied that staff is working in some amendments to the 2018 edition.

Mayor Gerardo Sanchez thanked Mr. Campa and staff for the work being done on this project.

2. E. Discussion and possible directions to staff on any and all matters regarding Ordinance No. 388. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the San Luis City Code Chapter 94, Parks and Recreation, by adding sections 94.30 through 94.37 relating to camping on public property; repealing any conflicting provisions; providing for severability; and providing provisions for penalty. (Glenn J. Gimbut, Assistant City Attorney)

Mr. Glenn Gimbut, Assistant City Attorney, informed that this has been proposed due to the problem of camping behind Mesa Street on Bureau of Reclamation land. He mentioned that a trespassing ordinance does not apply in this case, as the property owner needs to ask the trespasser to leave and to show up to court to justify. He stated that the proposed ordinance has been adopted by other cities and has worked well. This ordinance will be enforceable by the Police Department and will not need the federal and/or state government to show up for court to testify. The city will have the option of arresting the person or persons involved and having the Police Department to enforce this ordinance will avoid physical confrontation between the occupants and city workers.

Council Member Africa Luna-Carrasco asked if camping in public areas is a problem in the city.

Chief Richard Jessup informed that the last year this has been a problematic issue, these people leave their trash behind and there has been many times that residents complain about these issues including vehicles parking on public right-of-way. He stated that there have been many times that he has had discussions with Mr. Eulogio Vera, Director of Public Works and himself regarding these issues. He mentioned that as stated by Mr. Gimbut, those individuals cannot be arrested because of trespassing, because they are on federal property. He stated that this ordinance will be the best way to alleviate this problem.

Council Member Matias Rosales mentioned that one other problem is people crossing across the border to go to work in agriculture. He stated that those people cross early in the morning and also camp around the city while they wait for their bus to arrive. He asked is something can be done to avoid camping in the city.

Mr. Jessup replied that one of the solutions would be that agricultural companies work together with local businesses to designate an area to let people stay and wait for their bus to come. He mentioned that will be part of the solution but the business owners have the right to make that decision.

Council Member Matias Rosales stated that he knows that there are some United States Department of Agriculture (USDA) funding for housing for agricultural workers, as there are some companies in Yuma that provide that type of housing.

Vice Mayor Maria Cecilia Ramos agreed on starting this process right away to avoid health issues.

Mr. Jessup informed that this ordinance will be enforced anywhere San Luis property is owned and also can be used anywhere within city limits.

Ms. Kay Marion Macuil, City Attorney, informed that the Department of Labor is the enforcer for the housing for farmworkers.

Mayor Gerardo Sanchez stated that an ordinance is a need to enforce this camping problem. He mentioned that he has seen this problem over at Friendship Park where people leave all their "camping gear" behind. He added that he understands Council Member Matias Rosales' concern, but he finds that this problem is the agricultural companies problem as well, they need to find a solution and the city will have to put pressure to find a solution.

2. F. Discussion and possible directions to staff on any and all matters regarding an Independent Contractor Agreement with Nazzer O. Mendez to provide professional services for the 4FrontED Binational Region. (Jenny Torres, Economic Development Manager)

Ms. Jenny Torres, Economic Development Manager, informed that this is part of the Intergovernmental Agreement with the 4FrontEd program, which is a governing board. This item is to hire an executive director that will oversee the projects that the board is currently working on. She stated that interviews were done and the position is being offered to Nazzer O. Mendez to provide those services. Furthermore, she added that the salary will be \$50,000.00 plus travel expenses. She mentioned Mr. Mendez would be working under the governing board of the 4FrontEd program.

Mayor Gerardo Sanchez clarified that this salary is not coming from the City of San Luis, this is coming out of the 4FrontEd budget.

Ms. Torres informed that Mayor Gerardo Sanchez is correct, the city is the financial administrator, for this reason the contract is coming before Council for approval. This position is being funded by all the municipalities within the county.

2. G. Discussion and possible directions to staff on any and all matters regarding a contract with James Davey and Associates, Inc. to provide design and engineering services for Rancho Los Oros Improvements. (Jenny Torres, Economic Development Manager)

Ms. Jenny Torres, Economic Development Manager, informed that as part of the budget staff allocated funds to hire an engineer to do the design of the project that will be submitted for the State Special Project from the Arizona Department of Housing. She mentioned that staff is exploring different potential projects that would be eligible for that grant funding. She stated that she met with Mr. Eulogio Vera, Director of Public Works and Mr. James Davey from James Davey and Associates and it was determined that Rancho Los Oros Improvement would be an ideal application. Furthermore, she informed that Rancho Los Oros requires a lot of improvements for this reason is looking into splitting this project into two phases. Ms. Torres informed that staff is requesting to award the engineering contract to James Davey and Associates, Inc. in the amount of \$39,720.00 for the design of this project.

2. H. Discussion and possible directions to staff on any and all matters regarding Resolution No. 2063. A resolution of the Mayor and City Council of the City of San Luis, Arizona authorizing and directing the entering into the 4FrontED Binational Program through an amended and restated intergovernmental agreement with the Town of Wellton, the cities of Somerton and Yuma, and Yuma County for the continued support of economic development of the greater Yuma region. (Jenny Torres, Economic Development Manager)

Ms. Jenny Torres, Economic Development Manager, informed that the original Intergovernmental Agreement (IGA) was approved in October 2016 and a renewal was done in October 2017. She added that this program has been very effective that promotes growth and expands economic opportunities to the 4FrontEd region. She stated that the governing board is recommendation is that the IGA is adopted for 5-year term, to avoid coming back to the municipalities every year for amendments. She added that all attorneys from the different municipalities reviewed and made changes to the IGA, such as adding the City of San Luis as the physical agent, the contribution will be done on a yearly basis, based on economic growth.

Mayor Gerardo Sanchez stated that this is a great program and thanked every entity contributing towards this program.

3. ADJOURNMENT

MOTION: Vice Mayor Maria Cecilia Ramos/Council Member Jose Ponce to adjourn the Work Session at approximately 7:18 p.m. Motion passed unanimously.