

**APPROVED** by Council

Date: April 10, 2029

Clerk's Office: /s/Sonia Cornelio

**MINUTES**  
**Regular Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**March 27, 2019**  
**7:00 p.m.**

**1. CALL TO ORDER/ROLL CALL:** Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 7:02 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  
Kay Marion Macuil, City Attorney  
Derek Duenas, IT Manager  
Eulogio Vera, Director of Public Works  
Fausto Gonzalez, Training & Programs Coordinator  
Francia Alonso, PIO/Assistant to Council  
Janet Taylor, Legal Secretary  
Jenny Torres, Economic Development Manager  
Jesus Meza, Assistant Director of Parks & Recreation  
Joaquin Campa, Building Official  
Jorge Mungaray, IT Technician  
Jorge Perez, Billing & Collections Manager  
Jose Guzman, Director of Planning & Zoning  
Lizandro Galaviz, Director of Parks & Recreation  
Martha Jimenez, Building Inspector  
Monica Castro, Director of Finance  
Ric Bauermann, Fire Inspector  
Richard Jessup, Chief of Police  
Buna George, Executive Director Greater Yuma Port Authority  
Carlos Gonzalez, Resident  
Cesar Neyoy, Reporter  
Christian Cuevas, Simultaneous Interpreter  
Concepcion Ulloa, Resident  
Maria Nuñez, Resident

## **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. PROCLAMATION/PRESENTATIONS**

### **4.A. -National Library Week April 8-13, 2019**

Mrs. Sonia Cornelio, City Clerk, read the proclamation in its entirety.

Ms. Megan Baird, San Luis Branch Manager, thanked the Mayor and City Council for the support and proclamation.

Mayor Gerardo Sanchez thanked Ms. Baird for all the library does for its community.

### **4.B. Presentation followed by discussion and possible directions to staff on any and all matters regarding an update by the Humane Society of Yuma. (Tadeo A. De La Hoya, City Manager)**

Ms. Annette Lagunas, Executive Director, stated that the Humane Society of Yuma received a grant in the amount of \$1,000.00 and purchased two (2) microchip scanners for the City of San Luis Animal Control Officers as well as 16 microchips. Ms. Lagunas briefly explained and demonstrated how the scanners work. She added that at the recent vaccination clinic held in February, 1,000 animals were vaccinated from the City of San Luis, its residents want to take care of their animals and want to do the right thing.

Mayor Gerardo Sanchez thanked Ms. Lagunas for the update and their service.

### **4.C. Presentation of recognition plaques to Mr. Jesus Galvan for 18 years of service, Mr. Manuel Rojas for 18 years of service and Mr. Carlos Gonzalez for 26 years of service to the City of San Luis. (Fausto Gonzalez, Training & Programs Coordinator)**

Mr. Fausto Gonzalez, Training & Programs Coordinator, recognized the three (3) employees for their years of service and dedication.

Mr. Galvan and Mr. Rojas were not able to attend the meeting and Mr. Carlos Gonzalez was present.

Mr. Eulogio Vera, Director of Public Works, stated that the employees were very committed and will be hard to replace. He thanked Mr. Galvan, Mr. Rojas and Mr. Gonzalez for their years of dedication.

Mayor Gerardo Sanchez read Mr. Gonzalez's plaque and thanked him for his years of service and for what he has done for the City of San Luis.

Council Members congratulated Mr. Gonzalez and thanked him for his years of service.

Mr. Carlos Gonzalez thanked the Mayor, City Council and Mr. Vera for the opportunity.

## **5. CONSENT AGENDA**

### **5. A. MINUTES OF**

- Work Session held March 6, 2019

- Regular Council meeting held March 13, 2019

### **5. B. DISBURSEMENTS FROM MARCH 1, 2019 THROUGH MARCH 15, 2019.**

Total Disbursements \$642,941.08

(Six Hundred Forty-Two Thousand, Nine Hundred Forty-One Dollars and Eight Cents)

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

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

## 6. DISCUSSION AND POSSIBLE ACTION ITEMS:

**6. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2019-066. A request by Thompson Design Architects, on behalf of Regional Center for Border Health, owner, for a Conditional Use Permit to allow the construction of a 75,000 square feet medical office building to be located at 151 S. Oak Avenue, San Luis, Arizona. (Jose A. Guzman, Director of Planning and Zoning)**

### A. Open public hearing

**MOTION:** Council Member Jose Ponce/Council Member Africa Luna-Carrasco to open the public hearing. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

### 1. Staff presentation

Mr. Jose Guzman, Director of Planning & Zoning, explained that the purpose of this request is to allow a 75,000 square feet medical office building, Regional Center for Border Health San Luis Medical Mall, to be located at 151 S. Oak Avenue. The property is zoned as Community Commercial (C-2). The use for medical office is listed as a permitted use under the Community Commercial zoning district, but any building for a permitted use with a gross area larger than 50,000 square feet requires a Conditional Use Permit. In this case, what triggers the Conditional Use Permit is not the use but the size of the building (75,000 square feet). The Planning and Zoning Commission held a public hearing for this item at their regular meeting of March 12, 2019, at San Luis Council Chambers. The Commission recommended approval of this request.

Mayor Gerardo Sanchez said that the conditional use permit was designed to prevent businesses like Wal-Mart to come to the City of San Luis. The city needs businesses greater than 50,000 square feet.

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

### B. Close public hearing

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

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**C. Action on Conditional Use Permit Case No.2019-066**

**MOTION:** Council Member Gloria Torres/Council Member Jose Ponce to approve the conditional use permit for the Regional Center for Border Health as presented. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. B. Discussion and possible action on any and all matters regarding Resolution No. 2068. A resolution of the Mayor and City Council of the City of San Luis, Arizona, declaring as a public record those certain documents filed with the City Clerk titled 2018 International Building Code, 2018 International Residential Code, 2018 International Existing Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2018 International Property Maintenance Code, 2014 National Electrical Code, 2009 International Energy Conservation Code, 2018 International Swimming Pool and Spa Code, and the City of San Luis Amendments to each of said codes. (Joaquin Campa, Building Official)**

Mr. Joaquin Campa, Building Official, explained that the Building Safety Division has completed the amendments for the proposed building codes. These codes are also being adopted by the City of Yuma and Yuma County. These codes will allow contractors to build using their standard plans in the residential use and enhance their plans for commercial. They have given foreign contractors the perspective of prevailing the building department in the City of San Luis with trained and certified staff and also a supportive government body. The three (3) sets of building codes and amendments have been filed and submitted to the City Clerk's Office for public access and consultation. With the approval of this resolution, these documents become a public record.

Mayor Gerardo Sanchez thanked Mr. Campa for his hard work and effort to this project.

Council Member Matias Rosales asked if staff met with the City of Yuma in regards to the amendments, deletions and/or additions to the building code to make sure everyone is on the same page.

Mr. Campa responded that staff attended a few meetings and they are in contact and are willing to help in the adoption of this code.

Mayor Gerardo Sanchez added that he knows staff will be proactive and will work with customers because sometimes the needs of the City of San Luis are different and thanked him and staff for complying and being helpful to customers.

**MOTION:** Council Member Jose Ponce/Council Member Africa Luna-Carrasco to approve Resolution No. 2068. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. C. Discussion and possible action on any and all matters regarding Ordinance No. 390. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the San Luis City Code, Chapter 150 Building Regulations to adopt the 2018 International Building Code, 2018 International Residential Code, 2018 International Existing Building Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2018 International Property Maintenance Code, 2014 National Electrical Code, 2009 International Energy Conservation Code, 2018 International Swimming Pools and Spa Code, and the City of San Luis amendments to the each of said Codes; repealing Section 150.010 “Miscellaneous Rescinded and Repealed Codes; Excepted Moratorium;” renumbering Section 150.009 “Construction Debris” to Section 150.011; renumbering Section 150.011 “Building Official” to Section 150.012; renumbering Section 150.012 “Enforcement” to Section 150.013; renumbering Section 150.013 “Additional Regulations to Section 150.014; renumbering Section 150.014 “Conflict” to Section 150.015; providing for a July 15, 2019, effective date; repealing any conflicting provisions; and providing for severability. (Joaquin Campa, Building Official)**

Mr. Joaquin Campa, Building Official, explained that this ordinance is to adopt the building codes with their amendments for the City of San Luis. These codes will become effective three (3) months from today to give the opportunity to contractors to update their standard plans. During this timeframe it will be up to them to continue using the 2003 or move on to the 2018 at any time during the adoption.

**MOTION:** Council Member Jose Ponce/Vice Mayor Maria Cecilia Ramos to approve the reading of Ordinance No. 390 by title only. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 390 by title only.

**MOTION:** Vice Mayor Maria Cecilia Ramos/Council Member Jose Ponce to approve and adopt Ordinance No. 390. Motion passed unanimously.

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

## 7. SUMMARY OF CURRENT EVENTS

Mayor Gerardo Sanchez reported that he was informed today by the Port Director that there have been some changes effective immediately, they are moving 750 CBP Officers from the different ports in Arizona and California to Texas. So with this delays will be expected as they will be closing some lanes and they are trying their hardest to provide the best customer service they can. It will affect the SENTRI lane and the waiting time to cross not only in San Luis but throughout the state. Hopefully the City of San Luis gets the \$248 million to get the 16 lanes for the San Luis Port of Entry I.

Vice Maria Cecilia Ramos reported that she attended President Andres Manuel Lopez Obrador from Mexico and Governor Pavlovich from Sonora, they announced their urban improvement program. They had visitors from the high school to elderlies visiting the president, he is very unique because he did not want any kind of security. On her way back she waited a couple hours to cross.

Mayor Gerardo Sanchez added that some of the reporters were there up to three (3) hours waiting in line to cross and they were on TV so people are aware. He doesn't think the people from the east are aware of what the situation is as they only have an image because their emphasis has been the wall and his emphasis has always been the port of entry, economic development and security not building a barrier.

Council Member Jose Ponce reminded everyone about tomorrow's event, the gala dinner of Cesar Chavez Legacy. The event will take place at the Cultural Center from 7:00 p.m. to 10:00 p.m. and tickets are \$20.00 or \$100.00 for the table with six (6) chairs.

Council Member Africa Luna-Carrasco reported that the Arte En La Calle took place Saturday, they had a lot of local art from the City of San Luis and San Luis Rio Colorado.

She wished more citizens would participate and take advantage of all the things the city puts out for them. She also mentioned that the art and poetry contest was held and there were 93 entries from all the grade levels and all residents from the City of San Luis, winners were selected last Thursday.

Ms. Francia Alonso, PIO/Assistant to the City Council, mentioned the winners to be as follows:

Category Kinder – 6<sup>th</sup> Grade: 1<sup>st</sup> Place Monica Gil, 2<sup>nd</sup> Place Itzel Rodriguez and 3<sup>rd</sup> Place Raul Ordaz.

Category 7<sup>th</sup> – 12<sup>th</sup> Grade: Ms. Maria Cisneros Special Ed Class Nicole Hernandez and Frank Nieto.

Category College – University: Jose Fimbres and Vanessa Vasquez.

Mayor Gerardo Sanchez commented that it cannot be said that the city does not put out different events, the city constantly organizes events that are cultural and inexpensive.

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

Ms. Susy Zambrano with Arizona Western College (AWC), 691 E. George Place, Somerton, AZ, thanked the city for their support by attending the District Governing Body Board meeting; Vice Mayor Maria Cecilia Ramos, Louie Galaviz, Andrea Soto and Francia Alonso. It meant a lot to AWC to have the City of San Luis present. She specially thanked Vice Mayor Maria Cecilia Ramos for expressing the desire of having AWC expand and grow in south Yuma County and Ms. Zambrano thinks it is a very important message.

Vice Mayor Maria Cecilia Ramos thanked Ms. Zambrano for inviting the city and will continue to remind the board of the expansion of AWC.

Mayor Gerardo Sanchez said that the vast majority of high school graduates go to AWC and thinks the campus in San Luis is too small. The minute that building was finished was the minute they realized it was too small. He believes that building originally was supposed to have been a two (2) story building but the funds were deviated to the main campus.

Ms. Maria Nuñez, 1449 Arden Avenue, San Luis, AZ, stated that formally and informally she wanted to let the Mayor and City Council know that for over 35 years when they first got their sidewalks and pavement at International Plaza I, they were exempt from prohibiting residents

in that area park on sidewalks but things have changed, that will no longer be the case. The sidewalks will only be for pedestrians coming through the neighborhood going to Wal-Mart and for the residents such as children and the elderly. This exemption was made because they were going to help give enough money to make their street wider, because being that cars are going to have to be parked inside their homes, the issue now is the family who comes to visit will not be allowed to park on sidewalks or on the streets so they need room for the family to visit. She will continue to communicate with city staff to see how in the future help can be provided to this neighborhood, they are pioneers of the city and have been since the 1970's.

## **9. EXECUTIVE SESSION**

**Vote to hold an Executive Session pursuant to A.R.S. §§38-431.03(A)(3)**

**Discussion and possible action to hold an Executive Session pursuant to A.R.S. §38-431.03(A)(3) on any and all matters regarding consultation for legal advice with the city attorneys on the laws of annexation. (Kay Marion Macuil, City Attorney and Glenn J. Gimbut, Assistant City Attorney)**

**MOTION:** Vice Mayor Maria Cecilia Ramos/Council Member Mario Buchanan Jr. to go into Executive Session at approximately 7:47 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

## **10. MOTION TO GO BACK TO REGULAR SESSION**

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to back to Regular Session at approximately 8:49 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**11. ADJOURNMENT**

**MOTION:** Council Member Matias Rosales/Council Member Africa Luna-Carrasco to adjourn the Regular Council meeting at approximately 8:496 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye



### **Certification of Council Minutes**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the San Luis City Council held on March 10, 2019. I further certify the meeting was duly called and held and that a quorum was present and that City Council approved these minutes at their Regular Council Meeting held on April 10, 2019.

Dated this 1<sup>st</sup> day of May 2019.

/s/ Sonia Cornelio, City Clerk