



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, March 27, 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, 27 de Marzo 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



AMENDED AGENDA 3/26/2019

AGENDA
Regular Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
March 27, 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. **PROCLAMATION/PRESENTATIONS**
 4. A. -National Library Week April 8-13, 2019
 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)**
 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)**
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**
 - 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)

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
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Conditional Use Permit Case No.2019-066

- 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)**

- 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)**

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. **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)**

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

11. **ADJOURNMENT**



PROCLAMATION

Regular City Council Meeting

4.A.

Meeting Date: 03/27/2019

Title:

-National Library Week April 8-13, 2019

Attachments

Proclamation - National Library Week 2019



Proclamation

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

**National Library Week 2019
April 8-13, 2019**

WHEREAS, libraries have long served as trusted and treasured institutions where people of all backgrounds can be together and connect; and

WHEREAS, libraries and librarians build strong communities through transformative services, programs and expertise; and

WHEREAS, libraries, which promote the free exchange of information and ideas for all, are cornerstones of democracy; and

WHEREAS, librarians and library workers partner with other civic organizations to make sure their community's needs are being met; and

WHEREAS libraries and librarians empower their communities to make informed decisions by providing free access to information; and

WHEREAS, libraries, librarians, library workers, and supporters across America are celebrating National Library Week;

NOW, THEREFORE, be it resolved that I, Gerardo Sanchez, Mayor of the City of San Luis, proclaim **National Library Week**, April 8-13, 2019, I encourage all residents to visit the library this week and explore what's new at your library and engage with your librarian. Because of you, Libraries Transform.

PASSED AND ADOPTED this _____ day of _____, 2019.

Gerardo Sanchez
Mayor

ATTEST:

Sonia Cornelio, City Clerk



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

4.B.

Meeting Date: 03/27/2019

Department Head: Kay Macuil, City Attorney, Attorney's Office

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

Action Requested: Discussion Item - No Action to be Taken

ITEM:

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)**

SUMMARY:

Every year the City of San Luis enters into an agreement with the Humane Society of Yuma to provide kenneling, quarantine, and euthanasia services for stray animals or animals that have bitten people as part of the animal control services for the City of San Luis.

The Humane Society requested this item to update the Council on the services provided this year and future services.

RECOMMENDATION / SUGGESTED MOTION:

This is a presentation and discussion item only, no action.

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):

This item is for presentation and discussion only.



PRESENTATION

Regular City Council Meeting

4.C.

Meeting Date: 03/27/2019

Presentation Topic/Summary:

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)**



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

5.A.

Meeting Date: 03/27/2019

Summary

MINUTES OF

- Work Session held March 6, 2019
 - Regular Council meeting held March 13, 2019
-

Attachments

3/6/2019 WS

3/13/2019 RCM

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

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the Work Session to order at approximately 6:32 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
Angel Ramirez, Fire Chief
Eulogio Vera, Director of Public Works
Francia Alonso, Assistant to Council/PIO
Glenn Gimbut, Assistant City Attorney
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
Lizandro Galaviz, Director of Parks & Recreation
Martha Jimenez, Building Inspector
Monica Castro, Director of Finance
Richard Jessup, Chief of Police
Concepcion Ulloa, Resident
Guillermina Fuentes, Resident

2. ITEMS FOR DISCUSSION ONLY

2. A. Presentation followed by discussion and possible directions to staff on any and all matters regarding the amendments to City Code Chapter 150: Building Regulations. (Joaquin Campa, Building Official)

Mr. Joaquin Campa, Building Official, made a powerpoint presentation regarding the proposed adoption of the 2018 International Building Code, 2018 International

Residential Code, 2018 International Existing Building Code, 2018 International Property Maintenance Code, 2018 International Swimming Pool and Spa Code, 2012 International Plumbing Code, 2012 International Mechanical Code, 2009 International Energy Conservation Code and 2014 National Electrical Code. A copy of this presentation is included in the complete agenda packet filed in the City Clerk's Office. Mr. Campa informed that the City of Yuma adopted the international building codes for this reason the city would like to also adopt them. He added that the amendments will be prepared for the city and will be presented for approval. He informed that currently the city is utilizing a 2003, 2006 and 2008 editions of the different codes.

Mayor Gerardo Sanchez asked what is going to happen when a resident wants make an addition to their home, but the home was constructed with the old code regulations.

Mr. Campa replied that the new addition will have to be built in conformance of the new building code regulation, and the inspector will have to make a walk through the home to see if there are any problems that need to be replaced and bring it up to code.

Mayor Gerardo Sanchez stated that he worries about the inspector doing the inspection of the whole house because of the addition and at the end if something is not in compliance, the project will be more expensive than expected.

Mr. Campa explained that if something needs to be replaced, then it will be an engineer's call to determine what needs to be replaced from the old section of the home.

Mr. Glenn Gimbut, Assistant City Attorney, explained that by doing an addition to the home it does not trip wire the whole house having to be reconstructed. He mentioned that the new addition is governed by the existing building code, if it is unsafe according the code, then what it is unsafe will have to be made safe.

Council Member Matias Rosales asked about the change on the energy conservation code, in reference to hot water. He stated that the building code is made for the nation, but 70% of the states have cold weather and in this area the weather is the opposite. He asked if the new change is something that the city wants to do.

Mr. Campa replied that the energy conservation code is mandatory, he stated that the hot water can be turned off just like a water heater. He added that insulation in pipes will help in this hot weather.

There was no further discussion on this item.

2. B. Discussion and possible action on any and all matters regarding the appointment of seven members to the San Luis Economic Development Commission. (Jenny Torres, Economic Development Manager)

Ms. Jenny Torres, Economic Development Manager, informed that the seven (7) members' term expired on October 18, 2018. She stated that the vacancies were published in social media, the city's website and the LED sign to recruit new members. She informed that four (4) letters of interests were received from the existing Economic Development Commission members and three (3) additional applications of interested candidates. Ms. Torres stated that staff reached out to Mr. Mario Jauregui to see if he was interested in becoming a member to represent the industrial industry and also Mr. Gustavo McGrew. She added that they did express their interest but they did not meet the deadline to submit their application. Furthermore, she stated that she would like to have a diversification of members, and have members bring different input for the sector they represent. Ms. Torres stated that staff did not find anything in the bylaws that states that the application deadline cannot be extended if Council wishes to promote additional candidates.

Ms. Kay Marion Macuil, stated that if it is not in the bylaws then it is allowed to extend the deadline if that is Council's desire.

Ms. Torres asked Council if there are additional members that they would like to encourage, then she will reach out to them.

Vice-Mayor Maria Cecilia Torres stated that Council should choose from the current applicants, she mentioned that if the application process is opened again, then it will take longer to recruit interested candidates. She informed that she would like to recommend Joselyn Medina to the Economic Development Commission Board as she has expressed her interest in becoming a member of this board.

Mayor Gerardo Sanchez agreed with Vice-Mayor Ramos, to appoint Ms. Medina. He stated that he would like to extend the application process for two (2) weeks.

Ms. Torres asked if there is a specific person(s) that Council would like to reach out to.

Mayor Gerardo Sanchez asked Ms. Torres to reach out to Denny's to see in one of the managers will be interested.

Council Member Jose Ponce asked if there are requirement for a person to become a member of this board.

Ms. Torres replied that a member should be a resident, a business person in San Luis or they will have to have a special interest in the community.

2. C. Discussion and possible directions to staff on any and all matters regarding appointing a director to the San Luis Facility Development Corporation. (Kay Marion Macuil, City Attorney and Attorney for the Corporation and Jenny Torres, President of the Board)

Ms. Jenny Torres, Economic Development Manager, informed that the San Luis Facility Development Corporation has a vacancy. She stated that two (2) applications were received one from Mr. Carlos Arroyo Pelayo and Mr. Marco Pinzon.

Mayor Gerardo Sanchez recommended appointing Mr. Marco Pinzon to the board.

Mr. Torres stated that she will place the item in the next regular council meeting, so that Council make the appointment to the board.

2. D. Discussion and possible directions to staff on any and all matters regarding Ordinance No. 389. An ordinance of the Mayor and City Council of the City of San Luis, Arizona cleaning up sections of the City Code regarding the appointment of officers; repealing all conflicting provisions; and providing for severability. (Kay Marion Macuil, City Attorney)

Ms. Kay Marion Macuil, City Attorney, informed that this ordinance is a clean-up measure to the city code. She mentioned that there are different and conflicting City Codes on the appointment of the Chief of Police and City Clerk. She stated that the city adopted an ordinance in 1981 where Council directly appoints the Chief of Police and City Clerk. She informed that there is a newer ordinance in which the Chief of Police is appointed by the City Manager with the approval of City Council; with this clean-up it will also change the appointment of the City Clerk which will be appointed by the City Manager subject to ratification of the City Council.

2. E. Discussion and possible directions to staff on any and all matters regarding the proposal of a contract between the City of San Luis and La Cachimba Promotions for musical performances for the 4th of July Celebration event. (Lizandro Galaviz, Director of Parks & Recreation)

Mr. Lizandro Galaviz, Director of Parks & Recreation, informed that this is a proposal for the 4th of July event. He provided Mayor and Council with a list of other bands which included other bands and pricing. He informed that pricing include a rider, which is to cover for additional things that they need. He stated that staff would like to get direction from Council as how to proceed. Furthermore, he stated that a proposed band is being presented presented for consideration. He mentioned that this year's proposed budget for this event is approximately \$60,000.00, last year staff spent \$71,000.00 and received close to \$15,000.00 in sponsorships. He commented that this year staff is planning in obtaining sponsorships as last year, this will reduce the burden on the city's general fund.

Mr. Galaviz commented that if they would like to have a specific band there is still room for one more band from the three (3) being proposed. He stated that staff is looking for a bigger closing band for this event.

Mayor Gerardo Sanchez thanked Mr. Galaviz and stated that staff should guarantee the three proposed bands and to look for a 4th band. He informed that the 4th of July event is the biggest event the city provides to its citizens.

2. F. Discussion and possible directions to staff on any and all matters regarding the proposal of an agreement contract between Radikal Magazine and the City of San Luis for a baseball exhibition game between the Tomateros de Culiacan, Sinaloa and Cañeros de Los Mochis, Sinaloa or Mayos de Navojoa, Sonora on Saturday, September 27, 2019 at the Joe Orduño Park. (Lizandro Galaviz, Director of Parks & Recreation)

Mr. Lizandro Galaviz, Director of Parks & Recreation, informed that this item is to contract with one of the teams provided in the contract. The agreement will secure the date and provide a deposit. He stated that staff has worked with Radikal Magazine before without any issues.

3. MOTION TO ADJOURN AS CITY COUNCIL AND CONVENE AS BOARD OF DIRECTORS OF THE SAN LUIS HEALTH COMMUNITY FACILITIES DISTRICT

Ms. Kay Marion Macuil, City Attorney, explained that this district was formed to create the San Luis Walk-In Clinic. She stated that Council is the board for the district. She mentioned that there is currently a project that needs financing, for this reason the board needs to convene.

MOTION: Council Member Jose Ponce/Council Member Gloria Torres to adjourn as City Council and convene as Board of Directors of the San Luis Public Health Community Facilities District. Motion passed unanimously.

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

3. A. Discussion and possible directions to staff on any and all matters regarding a possible lien on the lease for the Regional Center for Border Health Facility at 1896 East Babbit Lane and in favor of Western Alliance Bank as part of the Medical Mall project of Regional Center for Border Health. (Glenn Gimbut, Assistant City Attorney)

Mr. Glenn Gimbut, City Attorney, informed that this district was formed in around year 2000, during this year San Luis lack of medical health providers inside city limits. This board was created to bring medical office in the city through the Western Area Health Education Center (WAHEC) which is now Regional Center for Border Health (Border Health). This facility was built in four (4) lots that are owned by the city, the lease agreement with this organization is for 30 years and the deal was that at the end of the 30-year lease, all improvements done will be owned by the City including the additional lot. He stated that one of the provisions of the lease agreement is that the project was financed through United States Department of Agriculture (USDA), for this reason there is a lien on a leasehold to secure the USDA loan. Mr. Gimbut, added that as part of the medical mall project the financing agency is Western Alliance Bank which is providing the construction lending; permanent lending will be provided to USDA, Western Alliance Bank is requiring a blanket lien on all property interests of order health including the leasehold. He informed that he has explained during several meetings with the financing group that there is no equity; that there is a first lien ahead. Western Alliance Bank attorney explained that they are under federal reserve requirements, which requires that bank in their loans do things in certain way, including on a loan like this one is to put a lien on everything. Therefore, this item is asking for permission to put an extra lien on the leasehold, with a proposed motion that will state that the lien must leave at any time the lease terminates or ends; this way the city's interested will be protected.

Mr. Chris Thompson, Architect for the Medical Mall presented Mayor and Council with drawings and exhibits of the project. He informed that this Medical Mall will have an outpatient medical facility with separate tenant spaces that will serve different functions under one roof. This project is a \$35 million new construction project proposed in the City of San Luis that will be located off Avenue E and near County 24th Street. This project consists of two (2) different buildings. The smaller building will be an urgent care which will be a 24-hour facility, the bigger building will include the administration offices, administration and training conference center, wellness center, fitness center, cooking and food demonstration, outpatient clinic, infusion center for cancer patients, outpatient ambulatory surgery center, Xray/CT scan and MRI facilities. He also informed that this facility will include a helipad for emergency evacuations or patients being brought to the facility. He added that a healing garden will also be included in this facility. The project has been submitted to the city for review and will be presented before Council for a conditional use permit required for the project. The project will go out to bid for contractors. He stated that Ms. Amanda Aguirre has focused in using local services whenever possible.

Mayor Gerardo Sanchez thanked Mr. Thompson and Ms. Aguirre for the great project as it is needed in the City of San Luis.

Mr. Gimbut informed that it is anticipated that the loan will be closed sometime in May 2019, as soon as the loan closes, Ms. Aguirre is anticipating in breaking ground the following day.

Council Member Matias Rosales asked what will be the date for completion of the project.

Mr. Thompson replied that the project is set to receive approval in May 2019, it is anticipated that construction will take 12 to 14 months.

4. MOTION TO ADJOURN AS BOARD OF DIRECTORS OF THE SAN LUIS HEALTH COMMUNITY FACILITIES DISTRICT AND RECONVENE AS CITY COUNCIL

MOTION: Council Member Jose Ponce/Council Member Gloria Torres to adjourn as Board of Directors of the San Luis Public Health Community Facilities District and reconvene as City Council. Motion passed unanimously.

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

5. ADJOURNMENT

MOTION: Council Member Jose Ponce/Council Member Gloria Torres to adjourn the work session at approximately 7:46 p.m. Motion passed unanimously.

Vote was as follow:

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

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
March 13, 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 (arrived at approximately 7:04 p.m.)

OTHERS PRESENT: Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Angel Ramirez, Fire Chief
Axel Chaira, IT Technician
Derek Duenas, IT Manager
Eulogio Vera, Director of Public Works
Francia Alonso, PIO/Assistant to Council
Jenny Torres, Economic Development Manager
Jesus Meza, Assistant Director of Parks & Recreation
Jorge Perez, Billing & Collections Manager
Jose Guzman, Director of Planning & Zoning
Lizandro Galaviz, Director of Parks & Recreation
Ric Bauermann, Fire Inspector
Cesar Neyoy, Reporter
Christian Cuevas, Simultaneous Interpreter
Concepcion Ulloa, Resident
Gary Black, Comite de Bienestar
Greg LaVann, Greater Yuma Economic Development Corporation
Juan Carlos Cornelio, Resident
Julie Engel, Greater Yuma Economic Development Corporation
Karime Hager, Greater Yuma Economic Development Corporation
Lucy Lopez, Reporter
Marco Pinzon, Resident
Maria Nuñez, Resident

Mercedez Pinzon, Resident
Vianey Vega, Vega & Vega Engineering

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Africa Luna-Carrasco.

3. INVOCATION

The Invocation was led by Vice Mayor Maria Cecilia Ramos

4. CONSENT AGENDA

4. A. MINUTES OF

-Regular Council meeting held February 27, 2019

4. B. DISBURSEMENTS FROM FEBRUARY 16, 2019 THROUGH FEBRUARY 28, 2019.

Total Disbursements \$1,539,375.85

(One Million, Five Hundred Thirty-Nine Thousand, Three Hundred Seventy-Five Dollars and Eighty-Five Cents)

4.C. Discussion and possible action on any and all matters regarding the proposal of an agreement contract between Radikal Magazine and the City of San Luis for a baseball exhibition game between the Tomateros de Culiacan, Sinaloa and Cañeros de Los Mochis, Sinaloa or Mayos de Navojoa, Sonora on Saturday September 27, 2019 at the Joe Orduño Park. (Lizandro Galaviz, Director of Parks & Recreation)

MOTION: Council Member Matias Rosales/Council Member Jose Ponce 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

5. DISCUSSION AND POSSIBLE ACTION ITEMS:

5. A. Presentation, followed by discussion and possible directions to staff on any and all matters regarding the economic development activity update by Greater Yuma Economic Development Corporation (GYEDC). (Greg La Van, Economic Architect – Greater Yuma Economic Development Corporation)

Ms. Karime Hager, GYEDC Mexico/U.S. Bridger, provided an update when working with Mexico in promoting the area and activities such as the 3-year anniversary agreement Memorandum of Understanding (MOU) with the universities of Mexicali, Baja California and Sonora. Ms. Hager briefly spoke about the Regional Center for Border Health and the Start-Up Weekend in April as well as touring Mexicali Industry Associations.

Mr. Greg LaVann, Economic Architect - GYEDC, added that they are also promoting to the Mexicali businesses the City of San Luis Commercial Port of Entry that is ready to be used. He also provided the project update about the hot sauce processor who is still looking for a facility at Spindle Cooling and the trouble right now is that they have not found the financing as all their sales have originated in Mexico.

In the logistics manufacturer, whom the Council engaged with a couple years ago on incentive negotiations at that point and time, they decided it was not time to initiate the project, since then some acquisitions have occurred and have found out that the opportunity zones are very rewarding for them. GYEDC is marketing the area with them again within the Spindle Cooling park, this is a serious group and they have a presence in Rio Colorado.

GYEDC met with the owner from Piana two (2) weeks ago and discussed the different work force support for training and for supplementing some of the costs they are going to incur, the state is going to help them with some funding as well for equipment acquirement and tax credits.

Ms. Julie Engel, GYEDC President/CEO, explained that on March 19th Council Member Matias Rosales, Mayor Nicholls and Mr. Russ Jones will attend the luncheon in Phoenix with Ambassador Barcena from Mexico and Governor Ducey. On March 29th, the Arizona/Mexico will hold their plenary, interplenary planning for the summit which will be held on June 26 - 28. The Arizona/Mexico Commission is turning 60 years old this year, therefore it will be more of a celebration rather than a working summit. On April 23 GYEDC will be partnering with Consul Larios from the Mexico Consulate to hold a US/Mexico - Canada agreement symposium called NAFTA 2.0 and speakers from the three (3) nations will be present.

GYEDC also met with Mr. Tomas Sibaja from Aerospace Cluster President for Baja California, they are working in partnering with PIMSA to launch a Maintenance, Repair and Overhaul (MRO) opportunity in Yuma County. She also reported that Puerto Rico is challenging their opportunity zones and GYEDC was concerned as to why the port of entry was not part of the opportunity zones, therefore GYEDC spoke to Congresswoman McSally regarding this issue and were informed to submit a letter to the federal government asking that the opportunity zones boundaries be revisited for modifications. Ms. Engel proceeded to explain how this would affect if the port of entry is added in lieu of removing something else. They also met with PIMSA and they introduced Mr. Jose Hernandez, the first Latino Astronaut, he was a field worker before he became an astronaut and will be the keynote speaker at GYEDC's annual dinner in October. Furthermore, she explained that they are trying to have legislation pass to allow for commercial space activity in Arizona and added that if they are successful they will apply for an FA license to have a launch site in south Yuma County.

Mayor Gerardo Sanchez thanked GYEDC and stated that exciting things are happening and the results can be seen.

Vice Mayor Matias Rosales thanked GYEDC for helping with the opportunity zones expansion and added that if anything is needed from the Yuma Port Authority to let them know. He asked if there is a benefit regarding if they are able to expand the opportunity zones and if a company wants back the foreign trade zone.

Ms. Engel responded that there are two (2) types of benefits; a new market tax credit and opportunity zones which are very similar and is still undecided if they will allow both of those things to occur.

No action was taken by the City Council.

5. B. Discussion and possible action on any and all matters regarding amending the terms of the Trustees of the City of San Luis Employee Benefit Trust. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, explained that the Benefits Trust has fiduciary duties to take care that the money that the city allocates for benefits is properly spent, they review all the plans, extensive benefits for health, disabilities and they look at the expenses and claims.

Mayor Gerardo Sanchez indicated that he is excited that the current members decided to continue serving the Benefits Trust. The City of San Luis is self-insured and the benefits are that the city can offer more benefits and the premiums are different.

The city has been able to maintain lower premiums than any other organization in Yuma County, the city's broker, Ms. Susan Posada, looks at other premiums. They have been able to self-audit, every two (2) years there is an audit on the administrator and providers. They have a healthy balance and continue to provide the best benefits to 268 employees and their families. The trust meets quarterly in the evenings; the board members are very committed. The city also provides Mexican health insurance at no cost to the employees. If a member has prior commitments, he/she can request to quit serving on the trust without any problems.

Ms. Macuil said that all the trustees want to continue serving and would like to amend the trust to allow for three (3) consecutive terms.

MOTION: Council Member Africa Luna-Carrasco/Council Member Jose Ponce to approve amending the trust to three (3) consecutive terms 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

5. C. Discussion and possible action on any and all matters regarding three (3) successor Trustees for the Employee Benefit Trust. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, stated that three (3) terms are expiring on the trust for the Employee Benefits for the health benefits so the current members would like to be re-appointed which are Ms. Maria Sabori, Ms. Maria Gonzalez and the new member would be Mr. Gustavo McGrew who has expressed interest in serving. In this item the Mayor will recommend and there is a second action needed by the City Council. There are two (2) actions, the Mayor has to do a recommendation by himself and then the City Council moves to designate.

A. Action by Mayor only, to nominate and recommend three (3) Trustees.

Mayor Gerardo Sanchez designated Ms. Maria Sabori, Ms. Maria Gonzalez and Mr. Gustavo McGrew as trustees to the Employee Benefits Trust.

B. Action by City Council on the recommendations.

MOTION: Council Member Matias Rosales/Vice Mayor Maria Cecilia Ramos to designate Maria Sabori, Maria Gonzalez and Gustavo McGrew as trustees to the Employee Benefit Trust. 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

5.D. Discussion and possible action on any and all matters regarding appointing a director to the San Luis Facility Development Corporation. (Kay Marion Macuil, City Attorney and Attorney for the Corporation and Jenny Torres, President of the Board)

Ms. Jenny Torres, President of the Board, stated that there is a vacancy in the San Luis Facilities Development Corporation, she did have two (2) candidates that submitted an application and as recommended by staff, who are hoping that Mr. Marco Pinzon be appointed since he has already served on this board and understands the facility and operations.

Mr. Marco Pinzon, 1599 N. Iran Avenue, San Luis, AZ, thanked the Mayor and Council for the consideration to allow him to serve on the board. He stated that he has served in the past and due to work commitments he withdrew from it, but he is now available to serve on the board again.

MOTION: Council Member Matias Rosales/Vice Mayor Maria Cecilia Ramos to appoint Marco A. Pinzon as director to the San Luis Facility Development Corporation. 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

5.E. Discussion and possible action on any and all matters regarding Ordinance No. 389. An ordinance of the Mayor and City Council of the City of San Luis, Arizona cleaning up sections of the City Code regarding the appointment of officers; repealing all conflicting provisions; and providing for severability. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, explained that this ordinance is a cleanup measure. There are different and conflicting City Codes on the appointment of the Chief of Police and the City Clerk.

**A. Motion to approve the reading of Ordinance No. 389 by title only
(City Clerk to read Ordinance No. 389 by title only)**

MOTION: Council Member Gloria Torres/Council Member Jose Ponce to approve the reading of Ordinance No. 389 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. 389 by title only.

B. Action on Ordinance No. 389

MOTION: Vice Mayor Maria Cecilia Ramos/Council Member Jose Ponce to approve and adopt Ordinance No. 389. 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

5.F. Discussion and possible action on any and all matters regarding the contract between the City of San Luis and La Cachimba Booking for musical performances for the 4th of July Celebration event. (Lizandro Galaviz, Director of Parks & Recreation)

Mr. Lizandro Galaviz, Director of Parks & Recreation, said that they are still looking for the other band and will provide the information to Ms. Francia Alonso, Assistant to the City Council/PIO, for the City Council's review and to obtain directive from the City Council.

MOTION: Council Member Matias Rosales/Council Member Jose Ponce to approve the contract with La Cachimba Booking in the amount of \$8,800.00 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

5.G. Discussion and possible action on any and all matters regarding Subdivision Case No. 2018-0634F. 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 Townhouses to be located at 495 N. Janet Napolitano Boulevard, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

A. Staff presentation

Mr. Jose Guzman, Director of Planning & Zoning, indicated that the property is located at the east mesa of the City of San Luis. It is located within Bienestar Estates 9B Subdivision, Bienestar Estates 9B is a single-family residential subdivision zoned as Medium-High Density Residential (R-2).

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

This project was originally proposed to develop the land as a condominium complex with 12 units, common areas and three (3) tracts to be used for a private road. Since it is a private road, a homeowner's association will be required with a similar mechanism to get funds for the maintenance of the road and retention basin.

This item was presented to the Planning and Zoning Commission during their regular meeting of January 8, 2019. Staff recommends approval of Subdivision Case No. 2018-0634F subject to the conditions of approval that they addressed with the comments listed on the approval and conditions of approval.

B. Action on Subdivision Case No. 2018-0634F

MOTION: Council Member Matias Rosales/Vice Mayor Maria Cecilia Ramos to approve Subdivision Case No. 2018-0634F subject to the conditions of approval as recommended by staff. Motion passed with 6 aye votes and one abstention from Council Member Gloria Torres due to a possible conflict of interest.

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	Abstained due to a possible conflict of interest

6. MOTION TO ADJOURN AS CITY COUNCIL AND CONVENE AS SAN LUIS PUBLIC HEALTH COMMUNITY FACILITIES DISTRICT

MOTION: Council Member Africa Luna Carrasco/Council Member Matias Rosales to adjourn as City Council and convene as San Luis Public Health Community Facilities District. 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.A. Discussion and possible action on any and all matters regarding permitting a second lien on the leasehold the District granted on December 5, 2001 for the Walk-In Clinic at 1896 East Babbit Lane. (Glenn Gimbut, Assistant City Attorney)

Ms. Kay Macuil, City Attorney, explained that the owner of the walk-in clinic and the owner of the project for the new medical mall are the same entity, Border Health. In order to get financing for the medical mall, federal laws require liens on everything they own. The walk-in clinic leases the land from the public health district; this item is for the district to approve the lien on the lease. It is very specific in the motion that it is not a lien on the land, it is a lien on the lease only because that is all the operation owns.

Mayor Gerardo Sanchez, asked if they default on the loan and the federal government or entity say that they have a lease on the property but it is a second lien what will happen.

Ms. Macuil responded that the original financing also puts a lien on the lease so all they get with a lien on a lease is the right to lease the land from the district. It does not affect the underline land, there is no money there to obtain to get their debts paid off; USDA has the right to lease that land and pay themselves.

Council Member Africa Luna-Carrasco asked if this affects the city in any way, is the city liable for anything.

Ms. Macuil responded that the city is not affected nor liable, the debt/lien is on the lease, the lease is \$2,500.00 a year so they would have the right to occupy the land and pay the city the \$2,500.00, they could sublease it and try to get the money that way.

Council Member Matias Rosales expressed that the motion is confusing.

Ms. Macuil stated that the document that created the lease says that in order to do anything with the lease, the district needs to resolve, but staff did not want to do an actual resolution because there are laws that say that resolutions take 30 days to become effective, so not to holdup the financing, staff used the word resolve in the motion. This is for the protection to make extra sure that it is just the leasehold and not the land that is being liened.

MOTION: Council Member Matias Rosales/Vice Mayor Maria Cecilia Ramos to resolve to approve a lien in favor of Western Alliance Bank as part of the financing for the San Luis Medical Mall project of the Regional Center for Border Health, Inc. (which is the successor in interest to the Western Arizona Health Education Center, Inc.) to be placed upon the leasehold interest of the Regional Center for Border Health, Inc. and its subsidiary, San Luis Walk-In Clinic, Inc., for its lease of property located at 1896 E. Babbit Lane, San Luis, Arizona; and to condition the approval for the lien on the leasehold upon any such lien terminating before or upon termination of the leasehold interest of the tenant. 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

7. MOTION TO ADJOURN AS SAN LUIS PUBLIC HEALTH COMMUNITY FACILITIES DISTRICT AND RECONVENE AS CITY COUNCIL

MOTION: Council Member Jose Ponce/Council Member Africa Luna-Carrasco to adjourn as San Luis Public Health Community Facilities District and reconvene as City Council. 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

8. SUMMARY OF CURRENT EVENTS

Mayor Gerardo Sanchez reported that under the President's fiscal year 2020 budget, they are proposing the City of San Luis Port of Entry I to be one of the top priorities for funding in the amount of \$248.3 million to expand and modernize this port. This is the only port in the federal budget for 2020. Last year the City of San Luis Port of Entry I was competing with two (2) other ports of entry. Elected Officials will be making trips to Washington D.C. to thank and emphasize the support needed from the congressional delegation. There will be a public forum on April 17, he will not get excited yet until the budget is approved. Hopefully the two (2), three (3), four (4) hour wait time will get fixed.

Council Member Jose Ponce reminded everyone about tomorrow's events/activities regarding the renaming of the street to Cesar Chavez Boulevard.

Mayor Gerardo Sanchez thanked Parks & Recreation for organizing the baseball game between the Ocean Breeze from Japan and Tigres de Quintana Roo. He spoke to the Manager from Ocean Breeze who was very impressed with the city's sunset and stated that he had been in the City of San Luis in the past and wants to participate again at a future game just like Los Algodoneros.

Vice Mayor Maria Cecilia Ramos reported that there was a fire in her neighborhood and the City of San Luis Fire Department's response was fast and congratulated them on their awesome job.

9. CALL TO THE PUBLIC

There were no comments from members of the public.

10. ADJOURNMENT

MOTION: Council Member Africa Luna-Carrasco/Council Member Mario Buchanan Jr. to adjourn the Regular Council meeting at approximately 7:56 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



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

5.B.

Meeting Date: 03/27/2019

Summary

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)

Attachments

Disbursements



City of San Luis

Finance Department

COUNCIL MEETING MARCH 27, 2019 Disbursement Reports from 3/1/2019 to 3/15/2019

<u>Bank Accounts</u>	<u>Check Date</u>	<u>Amount</u>	<u>Schedule</u>
Payroll Check Account	3/5/2019	\$ 286,715.37	Schedule A
Accounts Payable Check Account	3/7/2019	\$ 164,008.82	Schedule B
Payroll Check Account	3/11/2019	\$ 4,556.39	Schedule C
Accounts Payable Check Account	3/11/2019	\$ 169,660.50	Schedule D

Total Disbursements: \$ 624,941.08

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

Prepared by Angelica V. Castro:

Angelica V. Castro
Monica Castro

Verified by Director of Finance:

For Council approval on: _____

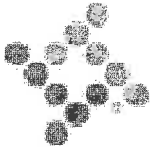
Mayor: _____

Council: _____

RECEIVED

2019 MAR 20 P 2:40

CITY OF SAN LUIS
OFFICE OF THE CITY CLERK



Schedule A

Pay Day Register

Pay Date Range 02/16/19 - 03/01/19

Pay Batch 201905

PSPRS POLICE DB RATE - TIER 3	1,073.07	10,795.41	BUS COMPANY AND DRIVERS	138.40	2,507.21
STANDARD LIFE ADDTNL	817.28	.00	CLERICAL OFFICE/ LIBRARY/	224.64	93,606.66
TRANSWESTERN MEXICAN	96.26	.00	Electrician	58.53	1,864.00
U.S. MEX DENTAL - EE &	571.32	.00	FIREFIGHTERS & DRIVERS	2,538.40	72,112.73
U.S. MEX DENTAL - EE &	84.64	.00	GARBAGE/ ASH/ REFUSE	265.30	4,244.81
UNITED WAY	14.00	.00	MUNICIPAL/ TOWN/	90.72	5,184.00
US & MEX DENTAL= FAMILY	554.82	.00	PARKS- NOC ALL EMPLOYEES	532.43	17,175.08
US & MEX HEALTH = C	5,992.00	.00	POLICE OFFICERS	3,991.48	91,129.00
US & MEX HEALTH = FAMILY	4,124.70	.00	RECREATION- ALL EMPLOYEES/	215.31	15,715.57
US & MEX HEALTH = SP	1,198.40	.00	SEWAGE DISPOSAL/ PLANT	682.16	19,830.62
VSP - VISION FAMILY	578.10	.00	Street or Road Construction	1,620.99	20,186.48
Net	<u>\$286,715.37</u> ✓		WATERWORKS OPERATIONS	598.62	17,251.61
			Total	<u>\$12,123.64</u>	

Direct Deposits	Amount
1st Bank Yuma	24,278.25
ACADEMY BANK	3,254.27
Bank of America	200.00
BBVA COMPASS	846.65
Charles Sch	200.00
Chase Bank	130,860.79
CHASE BANK CA	2,160.09
CHASE BANK MORGAN	1,639.96
chase centro	1,023.92
Federal Credit Union	36,390.41
FF CREDIT UNION	300.00
GREEN DOT BANK	1,480.03
National Bank	500.00
Navy Federal	8,304.53
NetSpend Corporation DD	120.00
NORTH ISLAND CREDIT UNION	1,067.99
Sunbank	1,520.69
USAA FEDERAL SAVING	1,056.37
WASHINGTON FEDERAL	1,201.58
Wells Fargo	52,939.81
WELLS FARGO ARKANSAS	1,668.07
Total	<u>\$271,013.41</u>

Check \$15,701.96

Prepared by:
Debora Luna

Date:

Schedule B

Payment Register

From Payment Date: 3/4/2019 - To Payment Date: 3/7/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
				Checks					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	66	\$164,008.82	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	66	\$164,008.82	\$0.00	
				All					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	66	\$164,008.82	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	66	\$164,008.82	\$0.00	
Grand Totals:				Checks					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	66	\$164,008.82	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	66	\$164,008.82	\$0.00	
				All					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	66	\$164,008.82	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	66	\$164,008.82	\$0.00	

Prepared By:
 Maggie Dominguez
 Date: Maggie D.
 3/7/19
 C

Payment Register

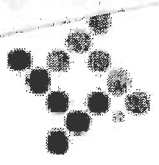
From Payment Date: 3/4/2019 - To Payment Date: 3/7/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
<u>Check</u>									
88421	03/07/2019	Open			Accounts Payable	BALSINO, PETER, M	\$159.98		
88422	03/07/2019	Open			Accounts Payable	CALIFORNIA STATE DISBURSEMENT UNIT	\$252.91		
88423	03/07/2019	Open			Accounts Payable	FOP/ALC	\$225.00		
88424	03/07/2019	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$100.00		
88425	03/07/2019	Open			Accounts Payable	PIONEER CREDIT RECOVERY, INC	\$147.29		
88426	03/07/2019	Open			Accounts Payable	SAN LUIS POLICE OFFICERS ASSOC	\$390.00		
88427	03/07/2019	Open			Accounts Payable	SUPPORT PAYMENT CLEARINGHOUSE	\$4,178.49		
88428	03/07/2019	Open			Accounts Payable	UNITED WAY OF YUMA COUNTY INC.	\$14.00		
88429	03/07/2019	Open			Accounts Payable	UNITED YUMA FIRE FIGHTERS- IAFF	\$1,055.00		
88430	03/07/2019	Open			Accounts Payable	24-7 GET FIT SL, LLC	\$1,359.32		
88431	03/07/2019	Open			Accounts Payable	AFLAC	\$4,174.40		
88432	03/07/2019	Open			Accounts Payable	ALBERT HOLLER & ASSOCIATES	\$2,000.00		
88433	03/07/2019	Open			Accounts Payable	ALSCO, INC	\$550.33		
88434	03/07/2019	Open			Accounts Payable	AMERICAN INTEGRATED TRAINING SYSTEMS, INC	\$225.00		
88435	03/07/2019	Open			Accounts Payable	AMERICAN PLANNING ASSOCIATION	\$331.00		
88436	03/07/2019	Open			Accounts Payable	ANGEL'S TOWING SERVICE/AUTO SALES	\$600.00		
88437	03/07/2019	Open			Accounts Payable	AVILA, JULIO	\$220.00		
88438	03/07/2019	Open			Accounts Payable	AZ STATE PRISON COMPLEX - YUMA	\$297.50		
88439	03/07/2019	Open			Accounts Payable	AZ STATE PRISON COMPLEX - YUMA	\$89.00		
88440	03/07/2019	Open			Accounts Payable	AZ STATE PRISON COMPLEX - YUMA	\$207.50		
88441	03/07/2019	Open			Accounts Payable	AZ STATE PRISON COMPLEX - YUMA	\$80.10		
88442	03/07/2019	Open			Accounts Payable	BILL ALEXANDER FORD	\$276.94		
88443	03/07/2019	Open			Accounts Payable	CAMPA, JOAQUIN	\$160.00		
88444	03/07/2019	Open			Accounts Payable	CONTRERAS, ALFONSO	\$150.00		
88445	03/07/2019	Open			Accounts Payable	CUEVAS, CHRISTIAN	\$112.50		
88446	03/07/2019	Open			Accounts Payable	DANA-KEPNER COMPANY INC.	\$26,652.00		
88447	03/07/2019	Open			Accounts Payable	DESERT WATER	\$79.95		
88448	03/07/2019	Open			Accounts Payable	FRAGOZO, CERVANDO	\$150.00		
88449	03/07/2019	Open			Accounts Payable	FRESH TERRA SERVICES LLC	\$1,585.00		
88450	03/07/2019	Open			Accounts Payable	GARCIA, MICHAEL	\$114.98		
88451	03/07/2019	Open			Accounts Payable	GONZALEZ, SANTIAGO, A	\$1,956.84		
88452	03/07/2019	Open			Accounts Payable	GUST ROSENFELD P.L.C.	\$671.39		
88453	03/07/2019	Open			Accounts Payable	GUZMAN, JOSE, A	\$108.00		
88454	03/07/2019	Open			Accounts Payable	INDUSTRIAL SCIENTIFIC CORPORATION	\$377.75		
88455	03/07/2019	Open			Accounts Payable	JAMES COOKE & HOBSON INC.	\$64,889.61		
88456	03/07/2019	Open			Accounts Payable	JIMENEZ, MARTHA	\$160.00		

Payment Register

From Payment Date: 3/4/2019 - To Payment Date: 3/7/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
88457	03/07/2019	Open			Accounts Payable	LOPEZ RIOS, JOSE , A	\$48.00		
88458	03/07/2019	Open			Accounts Payable	MANHATTANLIFE ASSURANCE CO	\$317.84		
88459	03/07/2019	Open			Accounts Payable	MEDINA, JOSE, ENRIQUE	\$595.00		
88460	03/07/2019	Open			Accounts Payable	NEW YORK LIFE INSURANCE CO.	\$169.12		
88461	03/07/2019	Open			Accounts Payable	O'REILLY AUTO PARTS	\$68.43		
88462	03/07/2019	Open			Accounts Payable	PACHECO, ROMAN	\$108.00		
88463	03/07/2019	Open			Accounts Payable	PEREZ, JORGE	\$13.92		
88464	03/07/2019	Open			Accounts Payable	PINNACLE MEDICAL GROUP, AZ- P.C	\$1,379.00		
88465	03/07/2019	Open			Accounts Payable	PITNEY BOWES INC.	\$1,529.31		
88466	03/07/2019	Open			Accounts Payable	PUBLIC RECORDS AND INFO MGMT GRP	\$390.00		
88467	03/07/2019	Open			Accounts Payable	QUINONEZ, FRANCISCO	\$75.00		
88468	03/07/2019	Open			Accounts Payable	RAMIREZ, TERESITA, D	\$80.00		
88469	03/07/2019	Open			Accounts Payable	RAMIREZ ADVISORS INTER- NATIONAL,LLC	\$4,166.66		
88470	03/07/2019	Open			Accounts Payable	RAMIREZ MUNGUIA, ARTURO, I	\$20.00		
88471	03/07/2019	Open			Accounts Payable	SAN LUIS WALK IN CLINIC, INC	\$300.00		
88472	03/07/2019	Open			Accounts Payable	SANDOVAL, THELMA	\$500.00		
88473	03/07/2019	Open			Accounts Payable	SHUCK DRILLING COMPANY LLC	\$1,501.57		
88474	03/07/2019	Open			Accounts Payable	STANDARD INSURANCE CO.	\$1,614.25		
88475	03/07/2019	Open			Accounts Payable	THE FIBER OPTIC MARKETPLACE LLC	\$988.09		
88476	03/07/2019	Open			Accounts Payable	TORNADO FENCE LLC	\$450.00		
88477	03/07/2019	Open			Accounts Payable	VALENZUELA, SERGIO	\$138.21		
88478	03/07/2019	Open			Accounts Payable	VERA, JOSE	\$150.00		
88479	03/07/2019	Open			Accounts Payable	VILLEGAS, LITZY	\$50.00		
88480	03/07/2019	Open			Accounts Payable	VIRAMONTES, NICOLAS	\$150.00		
88481	03/07/2019	Open			Accounts Payable	WESTERN SUN SYSTEMS, INC	\$3,929.28		
88482	03/07/2019	Open			Accounts Payable	YUMA OFFICE EQUIPMENT	\$92.14		
88483	03/07/2019	Open			Accounts Payable	YUMA SUN INC	\$614.28		
88484	03/07/2019	Open			Accounts Payable	BLX GROUP LLC, DEPT 34461	\$1,000.00		
88485	03/07/2019	Open			Accounts Payable	CENTURYLINK	\$6,651.06		
88486	03/07/2019	Open			Accounts Payable	MCNEECE BROS. OIL COMPANY, INC	\$22,817.88		
Type Check Totals:						66 Transactions	\$164,008.82		
1BYPAYABLE - 1st BY Accounts Payable Totals									



Schedule C
Pay Day Register
 Pay Date Range 03/01/19 - 03/31/19
 Pay Batch 201903M

Pay Batch 201903M 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
806 - TELEPHONE STIPEND	.0000	150.00	Imputed Income		EODCRS - COUNCIL	108.00
Total	0.0000	\$7,700.00	FEDERAL TAX WITHHOLDING	28.70	EODCRS - DISABILITY	2.26
			SOCIAL SECURITY TAX	477.40	EODCRS/EORP LEGACY RATE	999.00
			MEDICARE	111.63	Health Council	6,693.88
			STATE WITHHOLDING	151.63	Retirement Council EORP	3,536.25
			Council Retirement EORP	588.50	Vision Council	74.90
			Dental Council	147.98	Total	\$11,679.60
			EODCRS - COUNCIL	144.00		
			EODCRS - DISABILITY	2.26	Workers' Comp	
			GARNISHMENT	221.11	MUNICIPAL/ TOWN/	134.77
			Medical Council	1,216.20	Total	\$134.77
			MISCELLANEOUS	5.00		
			Vision Council	49.20	Direct Deposits	Amount
			Net	\$4,556.39 ✓	1st Bank Yuma	728.71
					Chase Bank	738.14
					Federal Credit Union	918.38
					Sunbank	1,005.83
					WASHINGTON FEDERAL	751.40
					Wells Fargo	413.93
					Total	\$4,556.39
					Check	\$0.00

Prepared by:
 Debora Luna

Date:

(Handwritten signature)

Payment Register

From Payment Date: 3/11/2019 - To Payment Date: 3/14/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Voided		0	\$0.00	\$0.00
					Stopped		0	\$0.00	\$0.00
					Total		90	\$169,660.50	\$0.00
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	90	\$169,660.50	\$0.00	\$0.00
					Reconciled	0	\$0.00	\$0.00	\$0.00
					Voided	0	\$0.00	\$0.00	\$0.00
					Stopped	0	\$0.00	\$0.00	\$0.00
					Total	90	\$169,660.50	\$0.00	\$0.00
Grand Totals:									
				Checks	Status	Count	Transaction Amount	Reconciled Amount	
					Open	90	\$169,660.50	\$0.00	\$0.00
					Reconciled	0	\$0.00	\$0.00	\$0.00
					Voided	0	\$0.00	\$0.00	\$0.00
					Stopped	0	\$0.00	\$0.00	\$0.00
					Total	90	\$169,660.50	\$0.00	\$0.00
				All	Status	Count	Transaction Amount	Reconciled Amount	
					Open	90	\$169,660.50	\$0.00	\$0.00
					Reconciled	0	\$0.00	\$0.00	\$0.00
					Voided	0	\$0.00	\$0.00	\$0.00
					Stopped	0	\$0.00	\$0.00	\$0.00
					Total	90	\$169,660.50	\$0.00	\$0.00

Prepared By:
 Maggie Dominguez
 Date: Maggie D.
 3/14/19
 C

Payment Register

From Payment Date: 3/11/2019 - To Payment Date: 3/14/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
1BYPAYABLE - 1st BY Accounts Payable									
<u>Check</u>									
88487	03/13/2019	Open			Accounts Payable	ADVANCED CALL CENTER TECHNOLOGIES LLC	\$4,999.99		
88488	03/13/2019	Open			Accounts Payable	BABE RUTH LEAGUE, INC	\$2,653.95		
88489	03/13/2019	Open			Accounts Payable	INTERNAL REVENUE SERVICE	\$221.11		
88490	03/14/2019	Open			Accounts Payable	24 KARAT JEWELERS	\$133.17		
88491	03/14/2019	Open			Accounts Payable	ALSCO, INC	\$120.43		
88492	03/14/2019	Open			Accounts Payable	AMERICANA POLYGRAPH & PRIVATE INVESTIGATION	\$150.00		
88493	03/14/2019	Open			Accounts Payable	AMMO, INC	\$936.56		
88494	03/14/2019	Open			Accounts Payable	ANGEL'S TOWING SERVICE/AUTO SALES	\$75.00		
88495	03/14/2019	Open			Accounts Payable	ARIZONA SOUTHWEST UNIFORMS LLC	\$326.23		
88496	03/14/2019	Open			Accounts Payable	ARIZONA WESTERN COLLEGE	\$1,304.63		
88497	03/14/2019	Open			Accounts Payable	BOUND TREE MEDICAL, LLC.	\$1,361.42		
88498	03/14/2019	Open			Accounts Payable	CEMEX	\$51,118.79		
88499	03/14/2019	Open			Accounts Payable	CITY OF YUMA/PARKS AND REC	\$104.00		
88500	03/14/2019	Open			Accounts Payable	CLEAR CHANNEL AIRPORTS	\$167.79		
88501	03/14/2019	Open			Accounts Payable	CUEVAS, CHRISTIAN	\$75.00		
88502	03/14/2019	Open			Accounts Payable	DPE CONSTRUCTION, INC	\$50,604.30		
88503	03/14/2019	Open			Accounts Payable	ELLIOTT AUTO SUPPLY CO INC	\$107.33		
88504	03/14/2019	Open			Accounts Payable	EMPIRE MACHINERY	\$1,368.46		
88505	03/14/2019	Open			Accounts Payable	ESPINOZA, MARITZA	\$30.00		
88506	03/14/2019	Open			Accounts Payable	FACTOR SALES, INC.	\$132.85		
88507	03/14/2019	Open			Accounts Payable	FELIX, ALVARO	\$167.00		
88508	03/14/2019	Open			Accounts Payable	FERRELLGAS, LP	\$539.27		
88509	03/14/2019	Open			Accounts Payable	FERTIZONA-YUMA L.L.C.	\$245.44		
88510	03/14/2019	Open			Accounts Payable	FNP-C & ASSOCIATES PLLC	\$90.00		
88511	03/14/2019	Open			Accounts Payable	FRAGOZO, WALTER	\$150.00		
88512	03/14/2019	Open			Accounts Payable	FRED PRYOR SEMINARS	\$199.00		
88513	03/14/2019	Open			Accounts Payable	GOMEZ, ALVARO	\$150.00		
88514	03/14/2019	Open			Accounts Payable	HUGHES FIRE EQUIPMENT, INC.	\$2,861.82		
88515	03/14/2019	Open			Accounts Payable	JAMES DAVEY AND ASSOCIATES	\$8,602.80		
88516	03/14/2019	Open			Accounts Payable	JUAREZ, EDGAR	\$118.00		
88517	03/14/2019	Open			Accounts Payable	KS STATE BANK	\$1,878.32		
88518	03/14/2019	Open			Accounts Payable	LOPEZ, FAUSTO	\$150.00		
88519	03/14/2019	Open			Accounts Payable	MASTER AUTO GLASS LLC	\$257.93		
88520	03/14/2019	Open			Accounts Payable	MEDORA ENVIRONMENTAL, INC	\$3,644.21		
88521	03/14/2019	Open			Accounts Payable	NAVARRETE PAINTING LLC	\$5,521.60		
88522	03/14/2019	Open			Accounts Payable	NEW BORDER TACTICAL, INC.	\$1,546.65		
88523	03/14/2019	Open			Accounts Payable	NORTHWESTERN UNIVERSITY	\$300.00		
88524	03/14/2019	Open			Accounts Payable	PHILIPS ELECTRONICS NORTH AMERICA CORP	\$2,815.00		
88525	03/14/2019	Open			Accounts Payable	POLAR ICE LLC	\$316.08		
88526	03/14/2019	Open			Accounts Payable	PREVILLE, JULES	\$50.00		
88527	03/14/2019	Open			Accounts Payable	PUBLIC RECORDS AND INFO MGMT GRP	\$195.00		
88528	03/14/2019	Open			Accounts Payable	PURCHASE POWER	\$539.61		

Payment Register

From Payment Date: 3/11/2019 - To Payment Date: 3/14/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
88529	03/14/2019	Open			Accounts Payable	QUINONEZ, FRANCISCO	\$75.00		
88530	03/14/2019	Open			Accounts Payable	REDBURN TIRE COMPANY	\$242.84		
88531	03/14/2019	Open			Accounts Payable	ROBLES, VIVIANA	\$50.00		
88532	03/14/2019	Open			Accounts Payable	RUIZ, ANDREA	\$145.00		
88533	03/14/2019	Open			Accounts Payable	RUSH TRUCK CENTERS OF ARIZONA, INC	\$119.30		
88534	03/14/2019	Open			Accounts Payable	SIGN MASTERS	\$107.33		
88535	03/14/2019	Open			Accounts Payable	SM TOURS LLC	\$2,180.00		
88536	03/14/2019	Open			Accounts Payable	SMITH, RALPH E. SR.	\$2,730.00		
88537	03/14/2019	Open			Accounts Payable	TORO, JOSE	\$167.00		
88538	03/14/2019	Open			Accounts Payable	TORRES, ALEJANDRA , S	\$204.00		
88539	03/14/2019	Open			Accounts Payable	TORRES, CRISTIAN	\$408.00		
88540	03/14/2019	Open			Accounts Payable	TORRES, GLORIA	\$95.31		
88541	03/14/2019	Open			Accounts Payable	VISION SERVICE PLAN OF ARIZONA	\$3,742.90		
88542	03/14/2019	Open			Accounts Payable	VR WHOLESAL, INC	\$66.00		
88543	03/14/2019	Open			Accounts Payable	YUMA COUNTY HUMANE SOCIETY	\$4,166.67		
88544	03/14/2019	Open			Accounts Payable	YUMA TRUCK PARTS	\$49.82		
88545	03/14/2019	Open			Utility Management Refund	BUSTILLOS, NOHEMI	\$227.95		
88546	03/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR INC	\$84.04		
88547	03/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR INC	\$26.34		
88548	03/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR INC	\$21.15		
88549	03/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR INC	\$17.87		
88550	03/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR INC	\$17.16		
88551	03/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR INC	\$17.16		
88552	03/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR, INC	\$29.61		
88553	03/14/2019	Open			Utility Management Refund	COMITE DE BIENESTAR, INC	\$17.31		
88554	03/14/2019	Open			Utility Management Refund	DAVILA OJEDA , HERIBERTO	\$14.72		
88555	03/14/2019	Open			Utility Management Refund	DUARTE, MARTHA I & BERNARDO	\$182.36		
88556	03/14/2019	Open			Utility Management Refund	GARCIA, KARINA	\$133.71		
88557	03/14/2019	Open			Utility Management Refund	GUTIERREZ, ALEXIA	\$234.51		
88558	03/14/2019	Open			Utility Management Refund	HACIENDA FARM SERVICES INC/JUAN PULIDO	\$173.50		
88559	03/14/2019	Open			Utility Management Refund	HOUSE OF CONTRACTORS LLC	\$12.28		
88560	03/14/2019	Open			Utility Management Refund	LOS ALAMOS BUILDERS	\$23.20		

Payment Register

From Payment Date: 3/11/2019 - To Payment Date: 3/14/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
88561	03/14/2019	Open			Utility Management Refund	LOS ALAMOS BUILDERS	\$70.24			
88562	03/14/2019	Open			Utility Management Refund	LOS ALAMOS BUILDERS LLC	\$61.52			
88563	03/14/2019	Open			Utility Management Refund	MEJIA, HELADIA & ELIZABETH VASQUEZ	\$170.81			
88564	03/14/2019	Open			Utility Management Refund	MUNOZ, CLARISA & JOSE	\$124.10			
88565	03/14/2019	Open			Utility Management Refund	OLIVARES, JESUS & VIRIDIANA ZEREGA	\$178.38			
88566	03/14/2019	Open			Utility Management Refund	RASCON HERNANDEZ, NIDIA, C	\$61.71			
88567	03/14/2019	Open			Utility Management Refund	ROBLES, JOSE, M	\$4.59			
88568	03/14/2019	Open			Utility Management Refund	ROJAS, DIANA, G	\$234.05			
88569	03/14/2019	Open			Utility Management Refund	SALMOS 127:1 LLC	\$8.23			
88570	03/14/2019	Open			Utility Management Refund	SERRATO, SILVIA	\$125.88			
88571	03/14/2019	Open			Utility Management Refund	SILVA, RAFAEL	\$169.49			
88572	03/14/2019	Open			Utility Management Refund	SOTELO, GUILLERMO, N	\$180.25			
88573	03/14/2019	Open			Utility Management Refund	TREVINO, CAROL & MARIA DE JESUS VERDUGO	\$175.34			
88574	03/14/2019	Open			Utility Management Refund	VERA, MIGUEL	\$185.13			
88575	03/14/2019	Open			Accounts Payable	RADIKAL FASHION ENTERTAINMENT MAGAZINE LLC	\$1,800.00			
88576	03/14/2019	Open			Accounts Payable	RADIKAL FASHION ENTERTAINMENT MAGAZINE LLC	\$4,000.00			
Type Check Totals:							90 Transactions	\$169,660.50		
1BYPAYABLE - 1st BY Accounts Payable Totals										

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	90	\$169,660.50	\$0.00
	Reconciled	0	\$0.00	\$0.00



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.A.

Meeting Date: 03/27/2019

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

ITEM:

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
 - 1. Staff presentation
 - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Conditional Use Permit Case No.2019-066

SUMMARY:

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), Assessor Parcel ID # 227-15-006. The Conditional Use Permit is required as per the Zoning Ordinance codified as City Code §152.107(C)1.

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 adjacent properties to the west and south are within the same subdivision but are zoned as Light Industrial (L-I) and are vacant lots. Properties to the north and east across the street are zoned as Community Commercial (C-2) and are vacant and considered acreage (not part of a subdivision).

CITIZEN REVIEW MEETING:

The Citizen Review Meeting was held on March 5, 2019, at City Hall 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.

GENERAL PLAN:

This area is designated as Business in the City of San Luis 2020 General Plan. The Business Land Use Designation is planned for areas suitable for higher intensity commercial, office, employment and appropriate industrial uses along major roadway corridors. The property is zoned as Community Commercial (C-2) and the proposed use is a medical facility; the zoning and the proposed use are

appropriate in the Business designation.

AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies. We have received only one comment from the San Luis Fire Department (2-27-19).

As required by state statute, staff sent notification letters to property owners within 300 feet of the proposed project (4 letters). The city has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

PLANNING AND ZONING COMMISSION MEETING:

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.

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for review of the Conditional Use Permit.

The Conditional Use Permit is to allow a medical office building over 50,000 square feet in size to be located at 151 S. Oak Avenue, a property zoned Community Commercial (C-2).

Staff recommends approval of Conditional Use Permit Case No. 2019-066.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE THE CONDITIONAL USE PERMIT FOR THE REGIONAL CENTER FOR BORDER HEALTH AS PRESENTED.

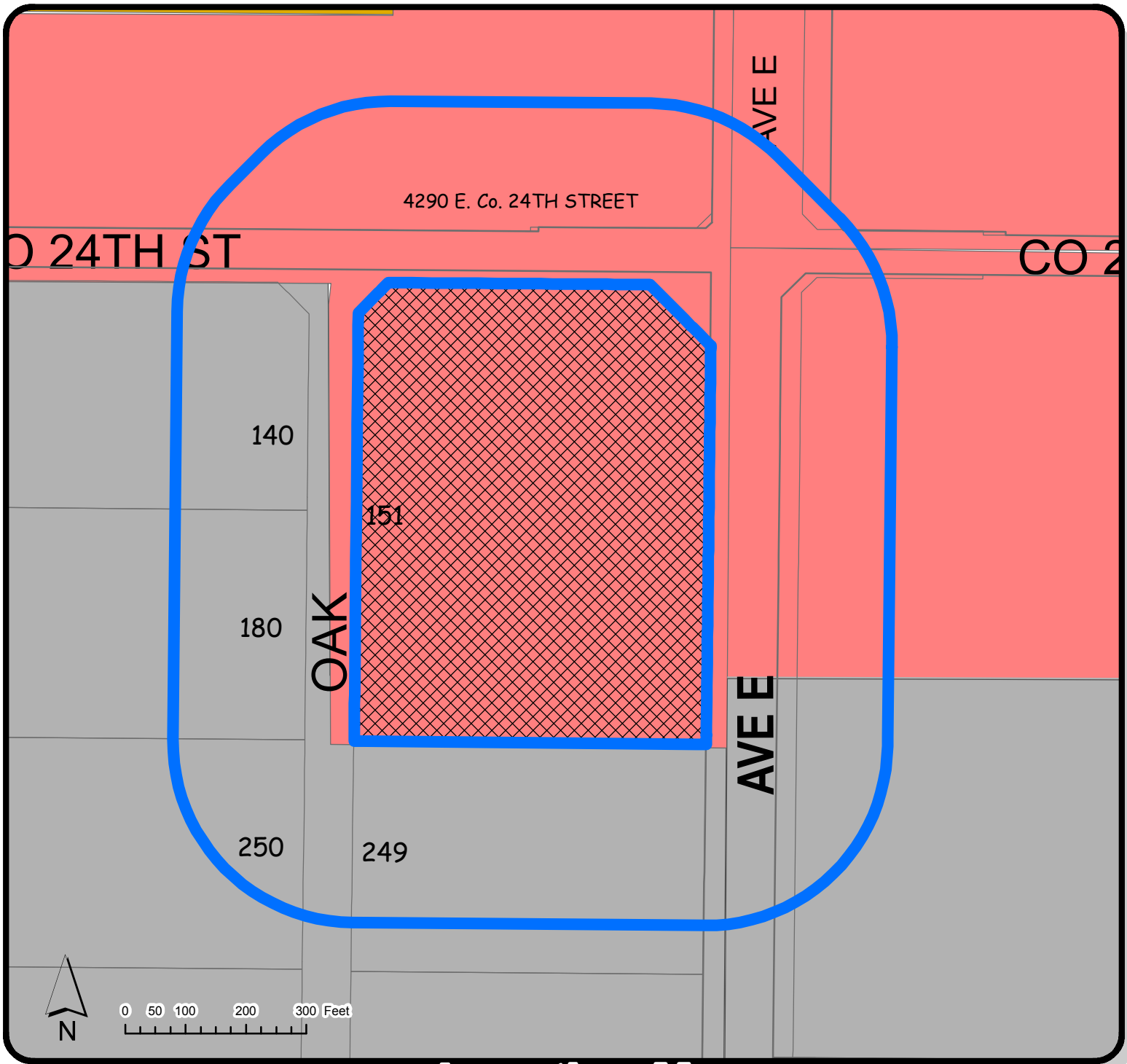
N/A

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


Location Map
Site Plan
Aerial Picture
Fire Department Comments



LOCATION OF SUBJECT PROPERTY



Location Map

CONDITIONAL USE PERMIT

 151 S OAK AVE
 Parcel :227-15-006
 Legal: Subdivision: SOUTHWEST ARIZONA INDUSTRIAL SUB
 PHASE 1 Lot: 1 Quarter: NE Section: 15 Township: 11S Range: 14W

 300ft Notification Area

Zoning Legend

- COMMERCIAL ZONING DISTRICTS
-  C-2
- INDUSTRIAL ZONING DISTRICTS
-  LI

Date:
2/19/2019

Checked By:
ROMAN PACHECO

PLANNING & ZONING



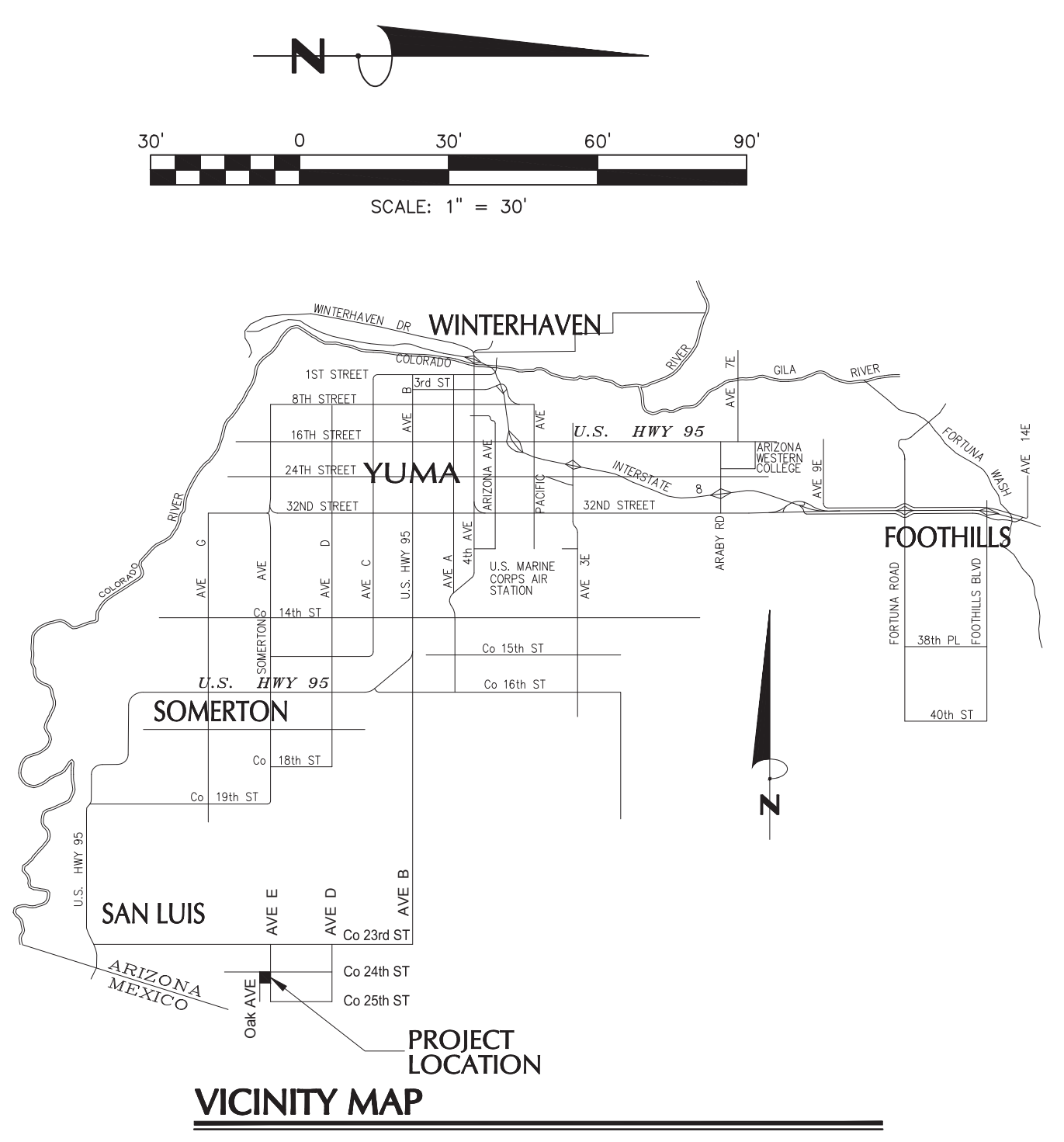
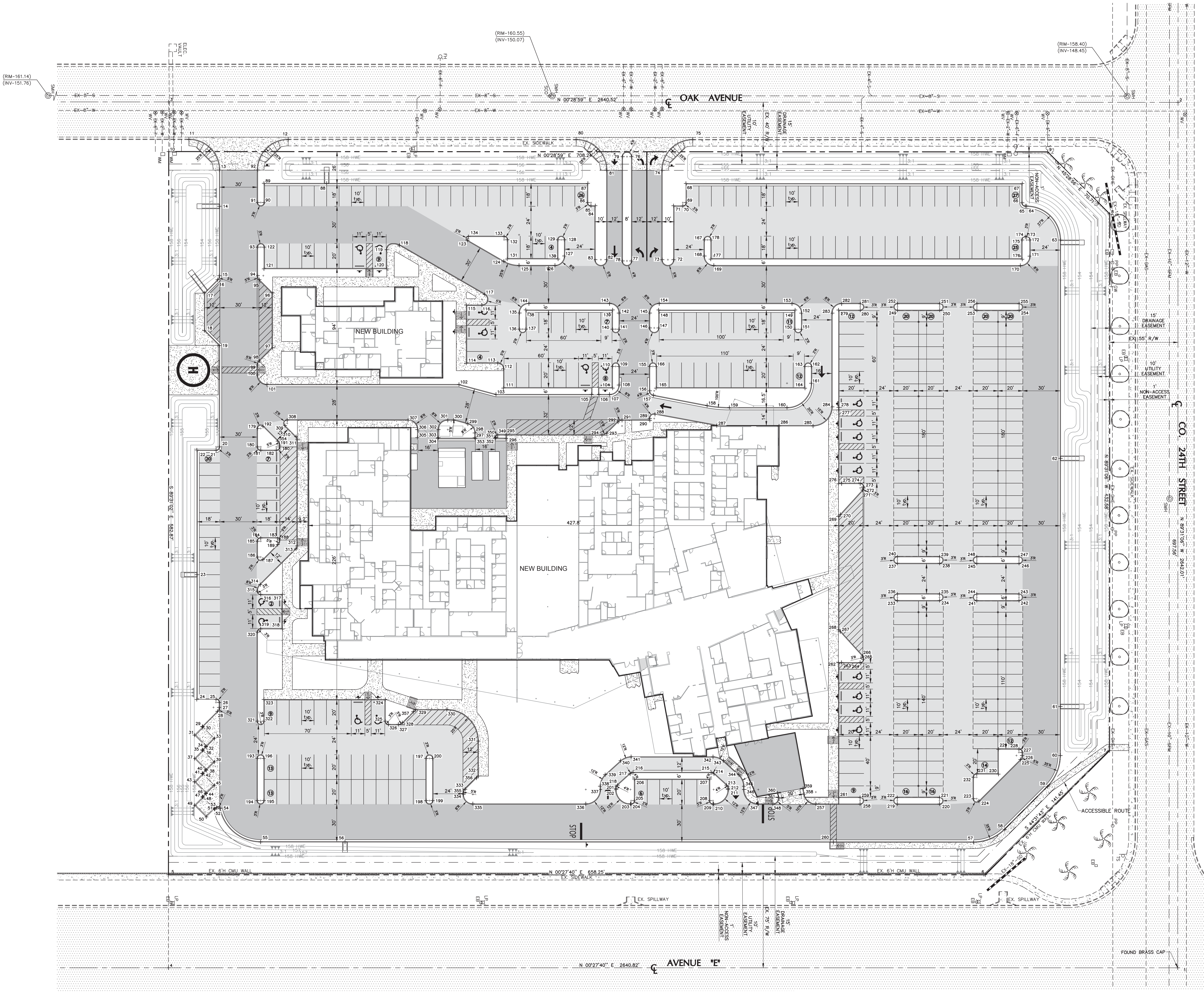
CITY OF SAN LUIS, AZ
INC. 1979

GIS

Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.:
2019-066



- NOTES**
1. DIMENSIONS ARE FROM FACE OF CURB.
 2. REFER TO BUILDING FLOOR PLANS, FOUNDATION PLANS AND WALL SECTIONS FOR COMPLETE DIMENSIONS OF BUILDING.
 3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN.
 4. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT FOR ALL WORK WITHIN CITY OR COUNTY RIGHT-OF-WAY.
 5. CONTRACTOR SHALL MAINTAIN ACCESS AT ALL TIMES.
 6. CONTRACTOR TO PREPARE AND SUBMIT STORM WATER POLLUTION PREVENTION PLAN TO MEET ADO SPECIFICATIONS. NOTICE OF INTENT SHALL BE SUBMITTED TO ADO PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY.

BENCHMARK
 TOP OF BRASS CAP LOCATED AT THE SE CORNER OF SECTION 9, T11S, R24W, Q&S.R.B.M., YUMA COUNTY, ARIZONA. FOUND BRASS CAP IN HAND HOLE "GLO 1920." ELEVATION = 156.89'

BASIS OF BEARINGS
 THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, Q&S.R.B.M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE 'E') AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDS, YUMA COUNTY, ARIZONA. NAMELY: N 00°27'40" E.

SITE ADDRESS
 LOT 1 OF THE SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 1)
 BK. 28 OF PLATS, PG. 49, Y.C.R.
 151 S. OAK AVENUE
 SAN LUIS, ARIZONA 85349

ASSESSORS PARCEL NUMBER
 227-15-006

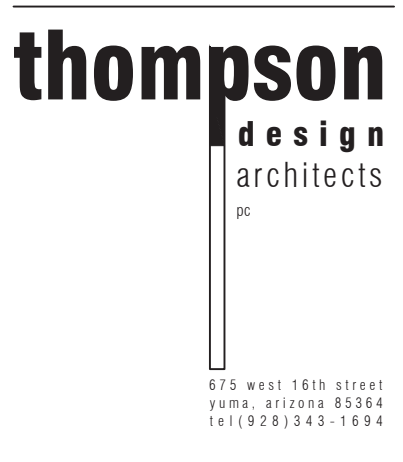
ZONING
 C-2 (GENERAL COMMERCIAL DISTRICT)

PARCEL AREA
 435,601.74 S.F. / 10.00 NET ACRES

PARKING SPACE COUNT
 PARKING SPACES = 337
 HC PARKING SPACES = 19
 TOTAL PARKING SPACES = 356

FLOOD ZONE DESIGNATION
 THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE X DESIGNATION. ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. REFERENCE - FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 44027 C215E, MAP EFFECTIVE AUGUST 26, 2008

**REGIONAL CENTER FOR BORDER HEALTH
 SAN LUIS MEDICAL MALL
 SAN LUIS, ARIZONA**



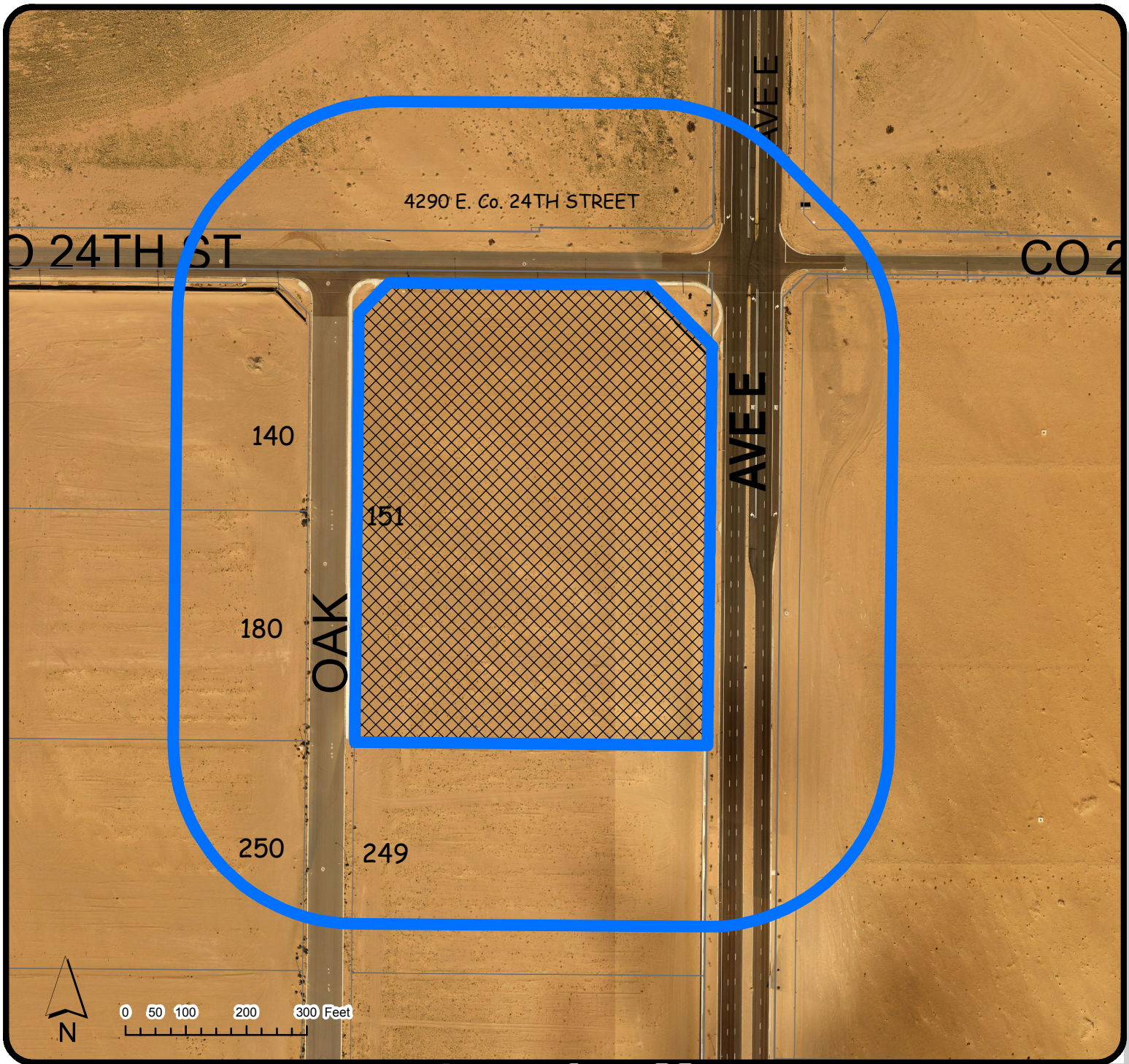
JOB NO: 2018-27
DATE: DECEMBER 2018
REVISIONS:



DAHL, ROBINS & ASSOCIATES, INC.
 1560 S. 5th Avenue
 Yuma, AZ 85304
 Phone: (928) 819-0825
 Fax: (928) 819-0828
 www.darobins.com
 DRA Job No. 18250

C1.1
 CONSTRUCTION DOCUMENTS

2/13/2019 4:23 PM



LOCATION OF SUBJECT PROPERTY

Location Map

CONDITIONAL USE PERMIT



151 S OAK AVE
 Parcel :227-15-006
 Legal: Subdivision: SOUTHWEST ARIZONA INDUSTRIAL SUB
 PHASE 1 Lot: 1 Quarter: NE Section: 15 Township: 11S Range: 14W



300ft Notification Area

Date:

2/19/2019

PLANNING & ZONING



GIS

Prepared By:

ISAAC GUTIERREZ

Case No.

2019-066

Checked By:

ROMAN PACHECO

APPROVED BY:

JOSE A. GUZMAN



February 20, 2019

CONDITIONAL USE PERMIT CASE NUMBER: 2019-066

CASE SUMMARY: A request by Thompson Design Architects, applicant, on behalf of Regional Center For Border Health, owner, for a Conditional Use Permit as per Section 152.107 C.3 of the City of San Luis Code of Ordinances to allow the construction of a Regional Center For Border Health San Luis Medical Mall in a Community Commercial (C-2) zoning district, Assessor's Parcel No. 227-15-006, located at 151 S. Oak Avenue, San Luis, Arizona.

A Citizen Review Meeting has been scheduled on the 5th day of March, 2019 at 6:00 p.m. at the San Luis City Hall Council Chambers, 1090 E. Union Street, San Luis, Arizona, in order 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: March 12, 2019

COMMENTS DUE: February 27, 2019

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 site plan

.....
 COMMENTS NO COMMENTS

Enter Comments below:

The City of San Luis Fire Department would require assurances that the turning radiuses, within the site, will be able to accommodate our largest fire apparatus, prior to any structures going vertical, above foundations. Included is our pre-development packet with the required information to determine if the turning radiuses are adequate or not.

Date:

02/27/2019

Agency:

The City of San Luis Fire Department

Phone:

928/941-8550

Return to: P&Z@cityofsanluis.org

City of San Luis Fire Department
Subdivision and Building Pre-Construction Meeting
Fire Code Requirements and Information
NFPA 1 – Fire Code; 2012, unless otherwise stated

Multiple Road Access

18.2.3.3

More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

The City of San Luis Fire Department requires two points of access to every subdivision. One route of access may be for emergency vehicles only and be gated to preclude unauthorized use. If secured, locking mechanism must be approved by the City of San Luis Fire Department.

Fire Department Access Roads

18.2.3.4.1.1 & .2

Fire Department access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Road Surface

18.2.3.4.2

Fire Department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with surface suitable for all-weather driving capabilities.

NOTE: please refer to attached fact sheet for vehicle specifications; weight, dimensions, etc.

Dead Ends

18.2.3.4.4

Dead-end Fire Department access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

CONSTRUCTION INFORMATION

City of San Luis Fire Department Fire Apparatus

Ladder #1

2003 Pierce Dash 51' Telesquirt

Center of axle to center of axle: 18' 2"
Bumper to bumper: 33'
Rear bumper to forward overhang: 36' 6"

Vehicle height: 11' 4"
Requested clearance: 14' 0"

Vehicle width, road configuration: 8' 6"
Vehicle width, outriggers deployed: 16' 0"

Gross Vehicle Weight (GVW): 50,500 lbs
Max. Capacity, front axle: 20,800 lbs
Max. Capacity, rear axle: 31,000 lbs

Weight imposed, front axle: 18,100 lbs
Weight imposed, rear axle: 26,100 lbs

NFPA 1, 2003; 18.2.2.5.1.1

Fire Lane access:

- A minimum of 20 feet, unobstructed width,
- 13 feet, 6 inches unobstructed vertical clearance.



Portable Fire Extinguishers

13.6.8.1.3.1 & .2

Portable fire extinguishers shall be conspicuously located where they will be readily accessible immediately available in the event of a fire. Preferably, they shall be located along normal paths of travel, including exits from areas.

Portable Fire Extinguishers - minimum required

13.6.8.1.1

The minimum number of fire extinguishers needed to protect a property shall be determined as outlined in Chapter 13 of NFPA 1 and Chapter 5 of NFPA 10.

Access Box(es)

18.2.2.1

The AJH shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.

Access to gated Subdivisions or Developments

18.2.2.2

The AHJ shall have the authority to require Fire Department access be provided to gated subdivisions or developments through the use of an approved device or system.

Access for Firefighting

16.3.4.3

Where access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposed, the AHJ shall be permitted to require a key box to be installed in an accessible location

16.3.7.4

The key box shall be an approved type and shall contain keys to gain access as required by the AHJ.

NOTE: The City of San Luis Fire Department utilizes KNOX BOX devices. Information and order forms, which require an authorized signature, are available for your use and maybe obtained at the City of San Luis Fire Department, Fire Administration Office. We are located at 1165 North McCain Avenue, immediately north of San Luis City Hall.

Fire Protection During Construction: Water Supply

16.4.3.1.1

A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates

16.4.3.1.2

There shall be no delay in the installation of fire protection equipment.

16.4.3.1.3

Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in services prior to construction work.

Fire Department Connections

3-9.1

The fire department connection(s) shall use an NH internal threaded swivel fitting(s) with an NH standard thread(s). At least one of the connections shall be the 2.5-7.5 NH standard thread, as specified in NFPA 1963, *Standard for Fire Hose Connections*.

Exception No. 1: Where local fire department connections do not conform to NFPA 1963, the authority having jurisdiction shall designate the connection to be used.

Exception No. 2: The use of threadless couplings shall be permitted where required by the authority having jurisdiction and where listed for such use.

3-9.2

Fire Department connections shall be equipped with listed plugs or caps, properly secured and arranged for easy removal by fire departments.

3-9.3

Fire departments connections shall be of an approved type.

NOTE: The City of San Luis Fire Department uses KNOX brand, STORZ locking cap and FDC connection adaptors. These adaptors are available from the KNOX Company, may be ordered on line (knoxbox.com).

(Attachment 1)

- When you have accessed the website, Select STORZGUARD CAPS AND KITS from the left hand column,
- Enter San Luis in the DEPARTMENT NAME and enter “Search Departments”,
- FROM THE **San Luis Fire Dept, PO Box 445 SAN LUIS, AZ, 85349-0445**, select the SPECIAL – “Some products available online, proceed or call Knox”,
- In the “Narrow the search by attribute” section, select;
 - ADAPTER TYPE : 30 degree,
 - FACE TYPE: Gasket,
 - FITTING DIAMATER: 4 inch
 - KIT TYPE: Both, and
 - STORZ DIAMETER: 4 inch

You should be directed to the Knox, Storz Lock Kits, 30° Elbow Kits with Cap, part # 5022, - \$623.00.

Fire Department Connection - Main Valve

NFPA 13: 8.16.1.4.2

Fire Department connection main valve must be indicating type and locked open or supervised

Fire Department Connection - Clearance and access

NFPA 25: 12.7.1

Fire Department connection requires un-obstructed clearance and access.

Fire Department Connection – Installation, Configuration, Orientation and Elevation The City of San Luis Fire Department requires the FDC and the on-site fire hydrant is located in proximity to facilitate the efficient and expedient completion of connection of fire hose to the FDC. Attachment 2 outlines options which address the concerns and desires of the City of San Luis Fire Department;

- Use of a locking, STORZ connection for our supply hose (4" large diameter hose),
- Orientation of the STORZ connection parallel to the roadway to minimize the potential of kinks to the fire hose,
- Elevation of the STORZ connection to facilitate access and ease of connection,
- Minimum of 50 foot separation between the FDC and the fire hydrant,
- Maximum of 75 foot separation between the FDC and the fire hydrant.

(Attachment 2)



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.B.

Meeting Date: 03/27/2019

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
Resolution

ITEM:

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)**

SUMMARY:

Under A.R.S. §9-812 and §39-204 Ordinances passed by City Council must be published in the newspaper. To avoid publishing all the Codes and Amendments on the Codes, A.R.S. §9-802 allows adoption by reference to three (3) copies of public records in existence and filed with the City Clerk. This Resolution declares the Codes and the Amendments to be public records so that they may be referenced in an ordinance in order to adopt them without publishing the volumes of codebooks in the newspaper and the extraordinary cost that would incur.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE AND ADOPT RESOLUTION NO. 2068.

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

Res No. 2068

City of San Luis Amendments to 2018 International Building Code

City of San Luis Amendments to 2018 International Residential Code

City of San Luis Amendments to 2018 International Existing Building Code

City of San Luis Amendments to 2012 International Mechanical Code

City of San Luis Amendments to 2012 International Plumbing Code

City of San Luis Amendments to 2018 International Property Maintenance Code

City of San Luis Amendments to 2009 International Energy Conservation Code

City of San Luis Amendments to 2018 International Swimming Pool and Spa Code

City of San Luis Amendments to 2014 National Electrical Code



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

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.

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

Section 1: That certain document entitled "2018 INTERNATIONAL BUILDING CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 2: That certain document entitled "2018 INTERNATIONAL RESIDENTIAL CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 3: That certain document entitled "2018 INTERNATIONAL EXISTING BUILDING CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 4: That certain document entitled "2012 INTERNATIONAL MECHANICAL CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 5: That certain document entitled "2012 INTERNATIONAL PLUMBING CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 6: That certain document entitled "2018 INTERNATIONAL PROPERTY MAINTENANCE CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 7: That certain document entitled "2009 INTERNATIONAL ENERGY CONSERVATION CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 8: That certain document entitled "2018 INTERNATIONAL SWIMMING POOL AND SPA CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 9: That certain document entitled "2014 NATIONAL ELECTRICAL CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 10: That certain document entitled "CITY OF SAN LUIS AMENDMENTS TO 2018 INTERNATIONAL BUILDING CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 11: That certain document entitled "CITY OF SAN LUIS AMENDMENTS TO 2018 INTERNATIONAL RESIDENTIAL CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 12: That certain document entitled "CITY OF SAN LUIS AMENDMENTS TO 2018 INTERNATIONAL EXISTING BUILDING CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 13: That certain document entitled "CITY OF SAN LUIS AMENDMENTS TO 2012 INTERNATIONAL MECHANICAL CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 14: That certain document entitled "CITY OF SAN LUIS AMENDMENTS TO 2012 INTERNATIONAL PLUMBING CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 15: That certain document entitled "CITY OF SAN LUIS AMENDMENTS TO 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 16: That certain document entitled "CITY OF SAN LUIS AMENDMENTS TO 2009 INTERNATIONAL ENERGY CONSERVATION CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 17: That certain document entitled "CITY OF SAN LUIS AMENDMENTS TO 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

Section 18: That certain document entitled "CITY OF SAN LUIS AMENDMENTS TO 2014 NATIONAL ELECTRICAL CODE", three copies of which are on file in the office of the city clerk, is hereby declared to be a public record, and said copies are ordered to remain on file with the city clerk.

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

Kay Marion Macuil, City Attorney

City of San Luis - Amendments to: 2018 International Building Code.

The following amendments, additions, and deletions are hereby made to the 2018 International Building Code, as adopted by this subchapter. Paragraph, section numbers refer to the International Building Code, 2018 edition numbering system. Code references not amended in this section shall be enforced as published in the reference document.

(A) Section [A] 101.1 Title. “These regulations shall be known as the *Building Code* of the City of San Luis, herein after referred to as ‘this code.’”

(B) Section [A] 101.4.5 Fire prevention. “The provisions of the current adopted fire code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling, or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair, alteration* or removal of fire suppression, *automatic sprinkler systems* and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.”

(C) Section [A] 103.1 Creation of enforcement agency. “The Planning and Zoning Department, Building Safety Division is hereby created and the official in charge thereof shall be known as the *building official*.”

(D) Section [A] 104.10.1 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

(E) Section [A] 105.2 Work exempt from permit. Add the following additional item under the heading, “**Building:**”

2. “Fences not over **6 feet** (1829 mm) high.

14. “Window replacements of like size where framing is not altered and any required emergency egress dimensions are not diminished from existing, in Group R3 one-and two-family dwellings and installed by either a licensed contractor or owner/occupant of the residence.”

(F) Section [A] 105.3.2 Time limitation of application. “An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.”

(G) 105.8 Construction Debris. Construction sites shall be kept reasonably clean of construction debris during the course of construction. Construction debris shall be removed or retained on the lot and not be at risk to be displaced from the lot by wind. Debris shall not be allowed to transfer to adjacent lots or City rights of way.

If the *Building Official* determines that the construction site is not in compliance with this section or the debris presents a safety hazard for inspection personnel, inspections shall not be performed until the construction site is cleaned.

(H) Section [A] 107.2.2 Fire protection system shop drawings. “Plan submittal documents shall include either a statement of the design criteria for the *fire protection system(s)* to also include a current fire flow test within the past 12 months, or the complete design, plans, calculations and data for the *fire protection system(s)*. If only the design criteria is initially submitted, the complete design, plans, calculations and data for the *fire protection system(s)* shall be submitted to indicate conformance to this code and the *construction documents* and shall be *approved* prior to the start of system installation. In addition, where applicable, shop drawings, calculations and data shall be submitted and shall contain all information as required by the referenced installation standards in Chapter 9.”

(I) Section [A] 107.2.6.1 Design flood elevations. Delete section in its entirety in favor of adopted City floodplain ordinances.

(J) Section [A] 109.2 Schedule of permit fees. In accordance with City of San Luis Building Permits Fees on Resolution # 875.

(K) [A] 109.2.1 Plan review fees. When submittal documents are required by Section [A] 107.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown, **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

The plan review fees specified in this section are separate fees from the permit fees specified in Section [A] 109.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown, , **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(L) Section [A] 109.4 Work commencing before permit issuance. Add to end of section, “An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the *building official*, based on the circumstances, nature, and severity of the infraction. The minimum investigation fee shall be \$50.00 and the maximum shall be an amount up to the same as the fee set forth, **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(M) Section [A] 109.6 Refunds. “The *building official* shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The *building official* shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.”

(N) Section [A] 110.3.5 Lath and gypsum board inspection. Delete exception to section.

(O) Section [A] 110.3.11.1 Flood hazard documentation. “If located in a *flood hazard area*, documentation of the elevation of the lowest floor as required in adopted City floodplain ordinances shall be submitted to the *building official* and the City floodplain administrator prior to the final inspection.”

(P) Section [A] 113.1 General. Add to end of section, “The membership of the Building Advisory Board, as prescribed in Ordinance # 284 of the San Luis City Code, will be the Board of Appeals.”

(Q) Section [A] 113.3 Qualifications. Delete section in its entirety.

(R) Section [A] 114.4 Violation penalties. “Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to the penalty and fine described in this ordinance.”

(S) Section [A] 115.3 Unlawful continuance. “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in this ordinance.”

(T) CHAPTER 11 ACCESSIBILITY. Delete entire text of Chapter 11 and amend to read, “Buildings and facilities shall be designed and constructed to be accessible in accordance with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).”

(U) Section 1609.3 Basic design wind speed. Add to end of Section, “The basic design wind speed, V, for all locations in City of San Luis, shall be as follows:

<u> </u>	<u>Risk Category I:</u>	<u>93 mph</u>
<u> </u>	<u>Risk Category II:</u>	<u>99 mph</u>
<u> </u>	<u>Risk Category III:</u>	<u>106 mph</u>
<u> </u>	<u>Risk Category IV:</u>	<u>110 mph”</u>

(V) SECTION 1612.3 FLOOD LOADS. Delete section in its entirety in favor of **FEMA Flood Map Service Center and FIRM (Flood Insurance Rate Map).**

(W) Section 1613.2.5 Determination of seismic design category. Add to end of section, “Regardless of design methodology utilized, all locations in City of San Luis shall be classified as *Seismic Design Category D.*”

(X) Section 1611.1 Design rain loads. Add to end of section, “Design hourly rainfall for all locations in City of San Luis shall be taken as 2.25 inches (56 mm).”

(Y) Section 1705.6 Soils. Amend exception to read: “**Exception:** Where Section 1803 does not require reporting of materials and procedures for fill placement, the *special inspector* shall verify that the in-place dry density of the compacted fill is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 1557, or not less than 95 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 698 where *approved* by the *building official*.”

(Z) Section 1804.6 Compacted fill material. Amend exception to read: “**Exception:** Compacted fill material 12 inches (305 mm) in depth or less need not comply with an *approved* report, provided that the in-place dry density is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 1557, or not less than 95 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D 698 where *approved* by the *building official*. The compaction shall be verified by *special inspection* in accordance with Section 1705.6”

(AA) Section 2304.10.5.1 Fasteners and connectors for preservative-treated wood. Add second exception to section:

“2. Fasteners for *preservative-treated wood* sill plates to studs in areas not normally subjected to high moisture.”

(BB) Section 2512.1.2 Weep screeds. Amend second sentence to read, “The weep screed shall be placed not less than 4 inches (102 mm) above the earth or $\frac{3}{4}$ ” (19 mm) above paved areas and be of a type that will allow trapped water to drain to the exterior of the building.”

(CC) Section 2902.6 Small Occupancies. Add to end of section, “In other than Assembly uses and Educational facilities, drinking fountains are not required for an occupant load of 25 or fewer.”

(DD) [P] Table 2902.1 Minimum Number of Required Plumbing Fixtures. Add second sentence to footnote "F" of table, "In other than Group A and E Occupancies, drinking fountains are not required for an occupant load of 25 or fewer."

(EE) 3304.2 Dust Control. Prior to construction, a plan shall be submitted to the *building official* outlining the steps that will be taken throughout construction to minimize and control dust associated with the project.

(FF) Section J101.1 Scope. Add to end of section, “The provisions of this chapter are intended to be used in conjunction with the provisions set forth in the City of San Luis Public Works standards for Yuma CO Vol. 3 “Storage and Disposal of Storm Water Runoff”.

(GG) Section J103.1 Permits required. Amend by adding Grading Permit Fee **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(HH) J104.5 Plan review fees. When submittal documents are required by Section J104.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

The plan review fees specified in this section are separate fees from the permit fees specified in Section J103.1 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(II) Section J107.5 Compaction. “All fill material shall be compacted to 90 percent of maximum density as determined by ASTM D 1557, Modified Proctor, or 95 percent of maximum density as determined by ASTM D 698, Standard Proctor where approved by the *building official*, in lifts not exceeding 12 inches (305 mm) in depth, or as recommended in the certified geotechnical report.”

City of San Luis – Amendments to: 2018 International Residential Code.

The following amendments, additions, and deletions are hereby made to the 2018 International Residential Code for One-and Two-Family Dwellings, as adopted by this subchapter. Paragraph, section numbers refer to the 2018 International Residential Code for One-and Two-Family Dwellings number system. Code references not amended in this section shall be enforced as published in the reference document.

(A) Section R101.1 Title. Amend to read, “These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of the City of San Luis, and shall be cited as such and will be referred to herein as ‘this code.’”

(B) Section R101.2 Scope. Add to end of **Exception:** “Subject to preemption by Arizona Revised Statutes, Title 9, Chapter 7, Article 1, Section 807, Mandated Sprinklers in Certain Residences Prohibited.”

(C) Section R102.4 Referenced codes and standards. Add to end of section, “Where reference in this code is made to the *International Fire Code*, it shall be taken to mean the current adopted fire code.”

(D) Section R103.1 Creation of enforcement agency. Amend to read, “The Planning and Zoning Department, Building Safety Division is hereby created and the official in charge thereof shall be known as the *building official*.”

(E) Section R104.10.1 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

(F) Section R105.1 Required. Add to end of section, “In addition, Park Models, as defined in Chapter 2 of the Code, require a building permit for placement. Electrical connections that are hard-wired to the unit require a separate permit. Mechanical equipment that is external to the unit requires a separate permit. Tie-down anchors are required for park model installations as specified in Chapter 4.”

(G) Section R105.2 Work exempt from permit. Add new items #11 and #12, under “**Building**”:

2. “Fences not over **6 feet** (1829 mm) high.

11. “Window replacements of like size where framing is not altered and any required emergency egress dimensions are not diminished from existing.

12. Replacement of an existing electric water heater in the same location.

Items #11 and #12 apply only to work performed by a licensed contractor or the owner/occupant of the premises.”

(H) “R105.10 Toilet facilities on construction sites. Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilets of the non-sewer type shall conform to ANSI Z4.3. Toilet facilities shall be required at a ratio of at least one toilet for a maximum of 15 lots under construction.”

(I) “R105.11 Construction Debris. Construction sites shall be kept reasonably clean of construction debris during the course of construction. Construction debris shall be removed or retained on the lot and not be at risk to be displaced from the lot by wind. Debris shall not be allowed to transfer to adjacent lots or City Rights of Way.

If the *Building Official* determines that the construction site is not in compliance with this section or the debris presents a safety hazard for inspection personnel, inspections shall not be performed until the construction site is cleaned.”

(J) Section R106.1.4 Information for construction in flood hazard areas. Delete item 4 in its entirety.

(K) Section R106.4 Amended Construction documents. Add to end of section, “Changes may be made without resubmittal that are not affecting code-related items, or when otherwise approved by the *building official*.”

(L) Section R108.2 Schedule of permit fees. Amend by adding. On Buildings, structures, electrical, gas, mechanical and plumbing systems or *alterations* requiring permit, a fee for each permit shall be paid as required, **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(M) “R108.2.1 Plan review fees. (New section) When submittal documents are required by Section R106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 50 percent of the building permit fee as shown in **City of San Luis Resolution # 875.**

The plan review fees specified in this section are separate fees from the permit fees specified in Section R108.2 and are in addition to the permit fees.

(N) Section R108.5 Refunds. Amend to read, “The *building official* shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The *building official* shall not authorize the refunding of any fee paid except upon written application filed by the original permittee or applicant not later than 180 days after the date of fee payment.”

(O) Section R108.6 Work commencing before permit issuance. Add to end of section, “An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the *building official*, based on the circumstances, nature, and severity of the infraction. The minimum investigation fee shall be \$50.00 and the maximum shall be an amount up to the same as the fee set forth in **City of San Luis Resolution # 875**”

(P) Section R109.4 Approval required. Add to end of section, “Inspection comments shall include code section references, when requested.”

(Q) Section R110.3 Certificate issued. Amend to read, “After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the *jurisdiction*, the *building official* may issue a certificate of occupancy upon request, containing the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the owner or the owner’s authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the *building official*.
7. The edition of the code under which the *permit* was issued.
8. If an automatic sprinkler system is provided and whether the sprinkler system is required.
9. Any special stipulations and conditions of the building *permit*.”

(R) Section R112.1 General. Add to end of section “The membership of the Building Advisory Board, as prescribed in Ordinance # 284 of the San Luis City Code, will be the Board of Appeals.”

(S) Section R112.3 Qualifications. Delete section in its entirety.

(T) Section R113.4 Violation penalties. Amend to read, “Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to the penalty and fine described in this ordinance.”

(U) Section R114.2 Unlawful continuance. “Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in this ordinance.”

(V) Section R202 DEFINITIONS. “Park Model. Any factory assembled portable unit, to which is affixed on Arizona recreational vehicle seal, mounted on a chassis and wheels, not more than 12 feet in width and no greater than 400 square feet nor less than 320 square feet in total area, and

permanently connected to utilities that are necessary for the operation of the installed park model with no holding tank.”

(W) Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. Add to end of footnote f, “All locations in City of San Luis shall be classified as Seismic Design Category D₀.”

(X) Section R301.2.2.6 Irregular buildings. Add exception to Item 6. **Perpendicular shear wall and wall bracing.** “**Exception:** Angled walls, per provisions of Section R602.10.1.4.”

(Y) TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.
Amend table to add values applicable to this jurisdiction:

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line depth ^b	Termite ^c					
0	90 <u>115</u>	No	D ₀	Negligible	12”	Mod. to Heavy	39	No	No Records	0	70 <u>73.9</u>
<u>Manual J Design Criteria^a</u>											
<u>Elevation</u>	<u>Latitude</u>	<u>Winter Heating</u>	<u>Summer Cooling</u>	<u>Altitude Correction Factor</u>	<u>Indoor Design Temp</u>	<u>Design Temp Cooling</u>	<u>Heating Temp Diff</u>				
<u>131</u>	<u>32.4</u>	<u>-114.8</u>	<u>107</u>	<u>0.9925</u>	<u>72</u>	<u>75</u>	<u>20</u>				
<u>Cooling Temp Diff</u>	<u>Wind Velocity Heating</u>	<u>Wind Velocity cooling</u>	<u>Coincident Wet Bulb</u>	<u>Daily Range</u>	<u>Winter humidity</u>	<u>Summer Humidity</u>					
<u>23.7</u>	<u>21</u>	<u>7.7</u>	<u>73</u>	<u>M</u>	<u>9.2</u>	<u>127.1</u>					

(Z) Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. Add to end of footnote f, “All locations in City of Yuma shall be classified as Seismic Design Category D₀.”

(AA) Section R301.2.2.6 Irregular buildings. Add exception to Item 6. **Perpendicular shear wall and wall bracing.** “**Exception:** Angled walls, per provisions of Section R602.10.1.4.”

(BB) Section R302.1 Exterior walls. Add exceptions 6 and 7 to section:

6. “In mobile home parks and other applicable zoning districts, (such as MHS and RV) that are existing at time of this code adoption, *dwelling units* and their attached accessory structures are

permitted to maintain their prior *approved fire separation distance*, subject to compliance with other City codes, but in no case shall the *fire separation distance* be less than 7 feet (2133.6 mm), with unlimited unprotected openings, and no projections allowed.

7. For existing *dwelling*s and other *structures* having legal, nonconforming setbacks at time of this code adoption, where *approved* by the zoning administrator and the *building official*, attached additions are permitted to comply with the existing nonconforming setbacks, provided the minimum *fire separation distance* is as the existing non-conforming separation distance, with unlimited unprotected openings, and no projections allowed.”

(CC) Section R304.1 Minimum area. Add to end of section, “Every *dwelling unit* shall have at least one habitable room that shall have not less than 120 square feet (11 m²) of gross floor area.”

(DD) Create new section, “R304.4 Access from bedrooms. *Bedrooms* shall not constitute the only means of access to other *bedrooms* or *habitable spaces* and shall not serve as the only means of egress from other *habitable spaces*.

Exception: Units that contain fewer than two *bedrooms*.”

(EE) Section R313.2 One- and two-family dwellings automatic fire systems. Delete section in its entirety. (Preemption by ARS § 9-807).

(FF) Section R313.2.1 Design and installation. Clarification: This section is to remain.

(GG) Section R317.3.1 Fasteners for preservative-treated wood. Add fourth exception to section:

4. “Fasteners for preservative-treated wood in areas not normally subjected to high moisture.”

(HH) Section R318.1 Subterranean termite control methods. Add to end of section, “Method 3 or 4 shall be incorporated per Section R317.1, regardless of other methods or combination of methods utilized.”

(II) SECTION R322 FLOOD-RESISTANT CONSTRUCTION. Delete section in its entirety in favor of **FEMA Flood Map Service Center**.

(JJ) Section R324.2 Solar thermal systems. Amend to read, “Solar thermal systems shall be designed and installed in accordance with Chapter 23 and the current adopted fire code.”

(KK) Section R401.2 Requirements. Add to end of section, “Engineered fill building pads shall be placed in 12-inch lifts, compacted to not less than 95% Maximum Density, per ASTM D698 or D1557. The building pads shall extend a minimum of 3-feet beyond the footprint of the building at an elevation level not less than 10-inches below the finished floor.

Park Model (RV) installations shall be provided with tie-downs using *approved* manufactured housing tie-down anchors. As a minimum, tie-down anchors shall be installed at each corner of the unit and intermediately spaced at maximum 12 feet (3658 mm) on-center.”

(LL) Section R401.2 Requirements. Add exception to section: “**Exception:** Fills depths 12-inches or less may not require testing subject to determination by the *building official*.”

(MM) Section R403.1.2 Continuous footing in Seismic Design Categories D₀, D₁ and D₂. Amend third sentence to read, “Required interior *braced wall panels* at buildings located in Seismic Design Categories D₀, D₁ and D₂ shall be supported by continuous solid or fully grouted masonry or concrete footings in accordance with Section R403.1.3.4 at intervals not exceeding 60 feet (18288 mm) in both directions.”

(NN) Section R403.1.3.4 Interior bearing and braced wall panel footings in Seismic Design Categories D₀, D₁ and D₂. Amend to read, “In Seismic Design Categories D₀, D₁ and D₂, interior footings supporting bearing walls or *braced wall panels* with a foundation, and cast monolithically with a slab on *grade*, shall extend to a depth not less than 12 inches (305 mm) below the top of the slab.”

(OO) Section R403.1.4 Minimum depth. Amend first sentence to read, “All exterior footings shall be placed at least 12 inches (305 mm) below the undisturbed ground surface, or 12 inches (305 mm) into engineered pad.”

(PP) Section R403.1.6.1 Foundation anchorage in Seismic Design Categories C, D₀, D₁ and D₂. Add item 7 to section:

7. “Interior *braced wall panels* when not supported by a continuous foundation shall be attached to the concrete slab on ground using ½ inch (12.7 mm) diameter anchor or expansion bolts spaced at not more than 6 feet (1829 mm) on center, or an equivalent method such as approved pneumatic anchor pins as per manufacturer requirements. Cut nails or adhesives shall not be permitted.”

(QQ) Section R408.7 Flood Resistance. Delete section in its entirety in favor of **FEMA Flood Map Service Center**.

(RR) Section R506.1 General. Add to end of section, “Control joints in unreinforced concrete slab-on-ground floors shall be provided at maximum 12 feet (3658 mm) on center in both directions.”

(SS) Section R506.2.3 Vapor retarder. Amend section title to read, “**Section R506.2.3 Vapor retarder (Optional).**”

(TT) Section R602.10.1.3 Spacing of braced wall lines. Add exception to section:

“**Exception:** As an exception to *braced wall line* spacing of Table R602.10.1.3, in detached one- and two-story *dwellings*, for seismic bracing, spacing between *braced wall lines* may be up to 30 feet (9144 mm) x 45 feet (13716 mm) for one single room and one attached garage, each not exceeding 1,350 square feet (125.42 m²) per *dwelling unit*. When this exception is taken all the following shall apply:

- 1.1 Wall bracing at *braced wall lines* surrounding the single room and one attached garage shall be Method WSP of Section R602.10.4.
- 1.2 *Braced wall panel* locations shall be as per Sections R602.10.2.2 and R602.10.2.2.1, and length of bracing provided as per Sections R602.10.3 and R602.10.5.
- 1.3 The entire length of *braced wall lines* surrounding the single room and garage shall be continuously sheathed with wood structural panel sheathing (WSP).
- 1.4 *Braced wall panel* locations at the single room and garage shall have a maximum 3 1/2:1 height-width ratio, except for methods ABW and PFH of Section R602.10.4.
- 1.5 *Braced wall lines* surrounding the single room and garage shall be supported by continuous foundations around the entire *braced wall lines*.
- 1.6 Spacing of all other interior braced wall lines shall not exceed 25 feet.”

(UU) Section R602.10.2.2.1 Braced wall panel location in Seismic Design Categories D₀, D₁ and D₂. Add exception 3 and 4 to section:

“3. Interior *braced wall panels* shall begin within 10 feet (3810 mm) from each end of a braced wall line as determined in Section R602.10.1.1.

4. For *braced wall panel* construction Method WSP of Section R602.10.4, the *braced wall panel* shall be permitted to begin no more than 12.5 feet (3810 mm) from each end of the *braced wall line*, where a designed collector is provided. See sketches SK1, SK2, and SK3 for designed collectors and applicable conditions.”

(VV) Section R602.10.7 Ends of braced wall lines with continuous sheathing. Add exception to section:

“**Exception:** The first *braced wall panel* shall be permitted to begin 12.5 feet (3810 mm) from each end of the *braced wall line* in Seismic Design Category D₀, where a designed collector is provided. See sketches SK1, SK2, and SK3 for designed collectors and applicable conditions.”

(WW) Section R602.10.8 Braced wall panel connections. Add to end of section, “This section also applies for connections of interior *braced wall panels* to roof trusses and rafters.”

(XX) TABLE R702.3.5 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS. Amend last sentence of footnote “d” of table to read, “Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16-inch on center framing.”

(YY) Section N1101.16 (R401.3) Certificate (Mandatory). Amend section title to read, “**Section N1101.14 (R401.3) Certificate (Optional).**”

(ZZ) Section N1102.3 (R402.3) Fenestration (Prescriptive). Add exception to section:

“**Exception:** Standard insulated garage doors shall be permitted at conditioned garages and are not subject to the fenestration air leakage requirements of Section N1102.4.3. For use of this exception the garage conditioning shall be a dedicated mechanical system.

Register/diffuser openings at the garage ceiling shall include ceiling radiation dampers or ducts shall be constructed of minimum No. 26 gage (0.48 mm) sheet steel.”

(AAA) Section N1102.4 (R402.4) Air Leakage (Mandatory). Add to end of section, “Building envelope air tightness and insulation installation shall be demonstrated to comply with one of the following options given by Section N1102.4.1.2 or N1102.4.1.3.”

(BBB) Section N1102.4.1.2 (R402.4.1.2) Testing. Amend section title to read, “N1102.4.1.2 (R402.4.1.2) Testing option.”

(CCC) “N1102.4.1.3 Visual inspection option. The components listed in Table N1102.4.1.1, applicable to the method of construction, are field verified. Where required by the *building official*, an *approved* party independent from the installer of the insulation, shall inspect the *air barrier* and insulation.”

(DDD) Table N1102.4.1.1 (R402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION. Amend as follows:

- a. “COMPONENT, ‘Shower/tub on exterior wall.’ Delete in its entirety.
- b. COMPONENT, ‘Electrical/phone box on exterior walls.’ Delete in its entirety.”

(EEE) Section N1103.5 (R403.5) Service hot water systems. Amend section title to read, “Service hot water systems (Optional).”

(FFF) Section N1103.5.1 (R403.5.1) Heated water circulation and temperature maintenance systems (Mandatory). Amend section title to read, “Heated water circulation and temperature maintenance systems (Optional).”

(GGG) Section N1103.6 (R403.6) Mechanical Ventilation. Amend to section title to read, “Section N1103.6 (R403.6) Mechanical ventilation (Optional).”

(HHH) Section N1103.10.3 (R403.10.3) Covers. Amend section title to read, “Section N1103.10.3 (R403.10.3) Covers (Optional).”

(III) Section N1103.12 (R403.12) Residential pools and permanent residential spas. Delete section in its entirety.

(JJJ) Section N1104.1 (R404.1) Lighting equipment (Mandatory). ~~Delete section in its entirety.~~ Amend section title to read, “Section N1104.1 (R404.1) Lighting equipment (Optional).”

(KKK) Section M1602.2 Return Air Openings. Amend Exception 5 to read:

“5. For other than dedicated HVAC systems, return air shall not be taken from indoor swimming pool enclosures and associated deck areas.”

(LLL) Section G2406.2 (303.3) Prohibited locations. Delete items 3 and 4 in their entirety.

(MMM) Section G2407.5 (304.5) Indoor combustion air. Add to beginning of section, “Indoor *combustion air* shall not be used in new construction within the building envelope. Garages of minimum 400 square feet in area may use combination of *infiltration* and partial exterior *combustion air* for one standard water heater fuel gas *appliance* up to 50,000 *Btu/h* total input capacity.”

(NNN) Section G2407.7 (304.7) Combination indoor and outdoor combustion air. Add to beginning of section, “Combination indoor and outdoor *combustion air* shall not be used in new construction within the building envelope. Garages of minimum 400 square feet in area may use combination of *infiltration* and partial exterior *combustion air* for one standard water heater fuel gas *appliance* up to 50,000 *Btu/h* total input capacity.”

(OOO) Section G2413.2 (402.2) Maximum gas demand. Add to end of section, “Where an input rating is not indicated, the gas supplier, *appliance* manufacturer or a qualified agency shall be contacted, or the rating from Table G2413.2 may be used for estimating the volumetric flow of gas to be supplied.

(PPP) Section G2414.5.3 (403.5.3) Copper or copper-alloy tubing. Add to end of section, “Copper or copper-alloy tubing shall not be used in natural gas piping systems, due to hydrogen sulfide content which cannot be guaranteed to be delivered from the serving utility provider to meet the code acceptable levels.”

(QQQ) Section G2415.12 (404.12) Minimum burial depth. Amend to read, “Underground *piping systems* shall be installed a minimum depth of 12 inches (305 mm) below grade.”

(RRR) Section G2415.12.1 (404.12.1) Individual outdoor appliances. Delete section in its entirety.

(SSS) Section G2415.17.1 (404.17.1) Limitations. Amend exception 3 to read:

“3. Plastic pipe shall be permitted under uncovered outdoor patio, walkway and driveway slabs provided that the burial depth complies with Section G2415.12.”

(TTT) TABLE G2427.10.2.4 (503.10.2.4) MINIMUM THICKNESS FOR GALVANIZED STEEL VENT CONNECTORS FOR LOW-HEAT APPLIANCES.

“Thickness	Gauge
0.019 inch	28 Ga
0.023 inch	26 Ga.
0.029 inch	24 Ga.
0.034 inch	22 Ga.
0.056 inch	18 Ga.”

(UUU) Section G2445.4 (621.4) Prohibited Locations. Add to end of section, “*Unvented room heaters* shall not be installed in bedrooms or bathrooms.”

(VVV) Section P2503.4 Building sewer testing. Delete section in its entirety.

(WWW) Section P2503.5.2 Finished plumbing. Delete item 2 in its entirety.

(XXX) Section P2603.5.1 Sewer depth. “*Building sewers* that connect to private sewage disposal systems shall be at not less than 12 inches (305 mm) below finished *grade* at the point of septic tank connection. *Building sewers* shall be not less than 12 inches (305 mm) below *grade*.”

(YYY) Section P2804.6.1 Requirements for discharge pipe. Amend Item #5 to read:

“5. Discharge to the floor of the garage (where the garage floor is sloped and below the floor level of the dwelling), to a waste receptor or to the outdoors.”

(ZZZ) Section P2902.5.3 Lawn irrigation systems. Rename section/title to read, “**Section P2902.5.3 Landscape irrigation systems.**” Add to beginning of section, “A landscape irrigation system shall be provided for all new dwellings, consisting of a stub-out, electric valve (or valves) and backflow protection.”

(AAAA) Section P2904.1 General. Add item #5 to end of section:

“5. The system is integral with the domestic water piping system. See Section P2902.5.4 for protection of separate/independent sprinkler piping systems.”

(BBBB) Section P2906.5 Water distribution pipe. Add to end of section, “Use of copper at inaccessible water piping under slabs shall be limited to Type K, with no joints.”

(CCCC) Section E3406.3 Minimum size of conductors. Amend first sentence to read, “The minimum size of conductors for feeders and branch circuits shall be 12 AWG copper and 1 AWG aluminum or copper-clad aluminum for current carrying conductors (shall not apply for grounding conductor).”

(DDDD) Section E3601.1 Scope. Add to end of section, “Local utility company installation regulations may exceed/supersede installation requirements of this chapter.” **(DDDD.) Section E3604.2.2 Vertical clearance from grade.** In item 1, amend 10 feet (3048 mm) to 12 feet 6 inches (3810 mm). In item 2, amend 12 feet (3658 mm) to 12 feet 6 inches (3810 mm).

(EEEE) Section E3607.3 .2 Grounded conductor, existing premises. Add exception to section:

“**Exception:** If the Load Center or Panel Board does not have provisions for a Main Disconnect and an *approved* fastening method, a permanent placard shall be installed on the Main Service to indicate the location of the detached Panel on the property. The over current protective device shall also have a lock-out device installed.”

(FFFF) TABLE E3702.14 (Table 210.24) BRANCH-CIRCUIT REQUIREMENTS-SUMMARY. Amend table to delete 14 AWG conductors.

(GGGG) Section E3901.12 HVAC outlet. Amend exception to read:

“Exception: A receptacle outlet shall not be required for the servicing of evaporative coolers or rooftop HVAC equipment.”

(HHHH) Section E3902.2 Garage and accessory building receptacles. Add exception to section:

“Exception: GFCI protection shall not be required for single receptacle outlets dedicated for a specific use (such as a freezer) and single receptacle outlets for garage door openers.”

City of San Luis – Amendments to: 2018 International Existing Building Code.

The following amendments, additions, and deletions are hereby made to the 2018 International Existing Building Code, as adopted by this subchapter. Paragraph, section numbers refer to the 2018 International Existing Building Code edition number system. Code reference not amended in this section shall be enforced as published in the reference document.

(A) Section [A] 101.1 Title. Amend to read, “These regulations shall be known as the *Existing Building Code* of City of San Luis, hereinafter referred to as ‘this code.’”

(B) Section [A] 103.1 Creation of enforcement agency. Amend to read, “The Planning and Zoning Department, Building Safety Division is hereby created and the official in charge thereof shall be known as the *building official*.”

(C) “[A] 103.1.1. Amend all sections of this code to substitute ‘*building official*’ for the term ‘*code official*.’”

(D) Section [A] 105.2 Work exempt from permit. Add new item #7, under “**Building:**”
“7. Window replacements of like size where framing is not altered and any required emergency egress dimensions are not diminished from existing, in Group R-3 one and two-family dwellings and installed by either a licensed contractor or owner occupant of the residence.”

(E) Section [A] 105.3.2 Time limitation of application. Amend first sentence to read, “An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each.”

(F) Section [A] 106.2.2 Fire protection system(s) shop drawings. Amend to read, “Plan submittal documents shall include either a statement of the design criteria for the fire protection system(s) to also include a current fire flow test within the past 12 months or the complete design, plans, calculations and data for the fire protection system(s). If only the design criteria is initially submitted, the complete design, plans, calculations and data for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be *approved* prior to the start of system installation. In addition, where applicable, shop drawings, calculations and data shall be submitted and shall contain all information as required by the referenced installation standards in Chapter 9 of the *International Building Code*.”

(G) Section [A] 108.2 Schedule of permit fees. Amend by adding Building Permit Fee **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(H) “[A] 108.2.1 Plan review fees. When submittal documents are required by Section [A] 106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 50 percent of the building permit fee as shown **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

The plan review fees specified in this section are separate fees from the permit fees specified in Section [A] 108.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(I) Section [A] 108.6 Refunds. “The *building official* shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The *building official* shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.”

(J) Section [A] 108.4 Work commencing before permit issuance. Add to end of section, “An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the *building official*, based on the circumstances, nature, and severity of the infraction. The minimum investigation fee shall be \$50.00 and the maximum shall be an amount up to the same as the fee set **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(K) Section [A] 109.3.5 Lath or gypsum board inspection. Delete exception to section.

(L) Section [A] 112.1 General. Add to end of section, “The membership of the Residential Board of Appeals, as prescribed in of the San Luis City Code, will be the Board of Appeals for Residential appeals (one-and two-family dwellings) and for Commercial appeals.”

(M) Section [A] 112.3 Qualifications. Delete section in its entirety.

(N) Section [A] 113.4 Violation penalties. Amend to read, “Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who *repairs* or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the *building official* or of a permit or certificate issued under the provision of this code, shall be subject to the penalty and fine described in this ordinance.”

(O) Section [A] 114.3 Unlawful continuance. Amend to read, “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in this ordinance.”

(P) Section 302.3 Additional codes. Amend “International Fire Code” in first sentence to “current adopted fire code”. Add to end of section, “Substitute ‘current adopted fire code’ throughout this code for the term ‘International Fire Code’.”

(Q) Section 305 ACCESSIBILITY FOR EXISTING BUILDINGS. Delete section and subsections in its entirety and add new section to read, “**Section 305**

ACCESSIBILITY FOR EXISTING BUILDINGS.

Create new Section, “**305.1 Scope.** Accessibility provisions for maintenance, *change of occupancy, additions and alterations to existing buildings*, including those identified as *historic buildings*, shall comply with Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodations and Services, The Arizonans with Disabilities Act, R10-3-401 through R10-3-404, which includes – 28 CFR 35 and 28 CFR 36 and Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG), unless it is *technically infeasible*. Where compliance with this section is *technically infeasible*, the alteration shall provide access to the maximum extent that it is technically feasible.”

(R) Section [BS] 401.3 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

(S) Section [BS] 502.3 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

(T) Section [BS] 503.2 Flood hazard areas. Delete section in its entirety in favor of adopted City floodplain ordinances.

(U) Section [BS] 701.3 Flood hazard areas. Delete section in its entirety in favor of adopted city floodplain ordinances.

(V) Section 805.4.4 Panic Hardware. Amend first sentence to read, “In any *work area*, and in the egress path from any *work area* to the exit discharge, in buildings or portions thereof of Group A assembly occupancies and Group E educational occupancies with an occupant load greater than 50, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.”

(W) Section [B] 1201.4 Flood hazard areas. Delete section in its entirety in favor of adopted city floodplain ordinances.

(X) Section [BS] 1301.3.3 Compliance with flood hazard provisions. Delete section in its entirety in favor of adopted City floodplain ordinances.

CITY OF SAN LUIS – AMENDMENTS TO: 2012 International Mechanical Code.

(A) Section [A] 101.1 Title. Amend to read, “These regulations shall be known as the *Mechanical Code* of the City of San Luis, hereinafter referred to as ‘this code’.”

(B) Create a new sub-section, “[A] 101.2.2 Fire Code. Where a section references the *International Fire Code*, amend to read the ‘current adopted fire code’.”

(C) Section [A] 103.1 General. Amend to read, “The Planning and Zoning Department, Building Safety Division is hereby created and the official in charge thereof shall be known as the ‘building official’. Amend all sections of this code that reference the *code official* by replacing to read the ‘building official’.”

(D) Section [A] 106.4.4 Extensions. Delete last two sentences of this section

(E) Section [A] 106.5.1 Work commencing before permit issuance. Amend to read, “Any person who commences work on a mechanical system before obtaining the necessary permits shall be subject to the usual permit fee and an additional investigative fee. An investigative fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigative fee shall be determined by the building official, based on the circumstances, nature and severity of the infraction. The minimum investigative fee shall be \$50 and the maximum shall be an amount up to the same as the fee set forth in **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**”

(F) Create a new section “[A] 106.6 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the building official.”

(G) Section [A] 108.4 Violation penalties. Amend first sentence to read, “Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, or repair mechanical work in violation of the *approved construction documents* or directive of the building official, or of a permit or certificate issued under the provision of this code, shall be subject to the penalty and fine described in this ordinance.”

(H) Section [A] 108.5 Stop work orders. Amend last sentence to read, “Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in this ordinance.”

(I) Section [A] 109.2 Membership of board. Amend to read, “The membership of the Building Board of Appeals as prescribed in the City of San Luis Code will be the Board of Advisors.”

(J) Sections [A] 109.2.1 through [A] 109.3. Delete sections in their entirety.

(K) Section [A] 109.5 Postponed hearing. Amend to read, “When seven members are not present to hear an appeal, either the appellant or the appellant’s representative shall have the right to request a postponement of the hearing.”

(L) Section [B] 301.16 Flood hazard. Amend to read, “For structures located in flood hazard areas, *mechanical systems, equipment and appliances* shall be located at or above the elevation required in **FEMA Flood Map Service Center** and the utilities and attendant *equipment specifications*.”

Exception: *Mechanical systems, equipment and appliances* are permitted to be below the elevation required by **FEMA Flood Map Service Center** and the utilities and attendant equipment specifications provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.”

(M) Section 303.3 Prohibited locations. Amend Exception #2 to read, “Solid fuel-fired appliances, provided that the room is not a confined space and as long as outdoor *combustion air* is provided.”

(N) Section 304.11 Guards. Add exception to section to read, “Where due to roof size or other constraints the building official may approve alternate means to achieve compliance.”

(O) Section 306.5.1 Sloped roofs. Amend first sentence to read, “Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of greater than 4 units vertical in 12 units horizontal (33-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a level platform shall be provided on each side of the *appliance* or *equipment* to which *access* is required for service, repair, or maintenance.”

(P) Section 307.2.1 Condensate disposal. Amend first sentence to read, “Condensate from all cooling and evaporators shall be conveyed from the drain pan outlet to an *approved* sanitary sewer connection, or other *approved* method of condensate disposal designed by a registered design professional.”

Add exceptions to section:

“Exceptions:

1. Condensate from cooling coils and evaporators up to and including (4) ton units may drain into an *approved* bottom disposal pit. The approved bottom disposal pit shall consist of a pit excavated in the earth not less than 24 inches (61 mm) in any dimension completely filled with coarse gravel. The drainpipe shall extend into the pit not less than 6 inches (15 mm) below grade and shall be securely anchored in place. The drain shall not be covered with sod or earth until it has been inspected.

2. *Equipment* provided with a factory, or other *approved*, condensate evaporation device.”

(Q) Section 401.2 Ventilation required. Delete second sentence of this section.

(R) Section 1101.6 General. Add to end of section, “Wind socks shall be installed on all industrial facilities utilizing ammonia refrigerant as required by the building official.”

CITY OF SAN LUIS - AMENDMENTS TO: 2012 International Plumbing Code.

(A) Section [A] 101.1 Title. Amend to read, “These regulations shall be known as the *International Plumbing Code* of the City of San Luis, hereinafter referred to as ‘this code’.”

(B) Create a new sub-section, “Section [A] 101.2.1 Fire Code. Where a section references the International Fire Code, amend to read ‘current adopted fire code’.”

(C) Section [A] 103.1 General. Amend to read, “The Planning and Zoning Department, Building Safety Division is hereby created and the executive official in charge thereof shall be known as the building official. Amend all sections of this code that reference the “code official” by replacing to read the ‘building official’.”

(D) Section [A] 106.6.1 Work commencing before permit issuance. Amend to read, “Any person who commences work on a plumbing system before obtaining the necessary permits shall be subject to the usual permit fee and an additional investigative fee. An investigative fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigative fee shall be determined by the building official, based on the circumstances, nature and severity of the infraction. The minimum investigative fee shall be \$50 and the maximum shall be an amount up to the same as the fee set forth in **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(E) Section [A] 106.6.3 Fee refunds. Amend to read, “The building official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

(F) Create a new section “[A] 106.7 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.”

(G) Section [A] 108.4 Violation penalties. Amend to read, “Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provision of this code, shall be subject to the penalty and fine described in this ordinance.”

(H) Section [A] 108.5 Stop work orders. Amend to read, “Upon notice from the building official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner’s agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the building official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except

such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in this ordinance.”

(I) Section [A] 109.2 Membership of the board. Amend to read, “The membership of the Building Board of Appeals, as prescribed in the City of San Luis Code, will be the Board of Advisors.”

(J) Sections [A] 109.2.1 through [A] 109.3. Delete sections in their entirety.

(K) Section [A] 109.5 Postponed hearing. Amend to read, “When nine members are not present to hear an appeal, either the appellant or the appellant’s representative shall have the right to request a postponement of the hearing.”

(L) Section 201.3 Terms defined in other codes. Amend to read, “Where terms are not defined in this code and are defined in the International Building Code, current adopted Fire Code, ICC Electrical Code, International Fuel Gas Code or the International Mechanical Code, such terms shall have the meanings ascribed to them as in those codes.”

(M) Section 305.4.1 Sewer depth. Amend to read, “Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (305 mm) below grade.”

(N) Create a new section “305.8 Tracer wire. Per ARS §40-360, all buried non-metallic piping shall be identified with a minimum #12 gauge solid copper insulated tracer wire securely attached to pipe or wrapped around the pipe. Attachments shall be provided at maximum 20 foot intervals and at each change in direction”

(O) Section [B] 309.2 Flood hazard. Amend to read, “For structures located in flood hazard areas, systems and equipment shall be located and installed as required by the adopted city floodplain ordinances.

Exception: The following systems are permitted to be located below the elevation required by the city adopted floodplain ordinances for utilities and attendant equipment provided that the systems are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to such elevation.

1. All water service pipes.
2. Pump seals in individual water supply systems where the pump is located below the design flood elevation.
3. Covers on potable water wells shall be sealed, except where the top of the casing well or pipe sleeve is elevated to not less than 1 foot (305 mm) above the design flood elevation.
4. All sanitary drainage piping.
5. All storm drainage piping.
6. Manhole covers shall be sealed, except where designed to or above the design flood elevation.
7. All other plumbing fixtures, faucets, fixture fittings, piping systems and equipment.
8. Water heaters.
9. Vents and vent systems.”

(P) [M] Section 314.2.1 Condensate disposal. Amend first sentence to read, “Condensate from all cooling and evaporators shall be conveyed from the drain pan outlet to an approved sanitary sewer

connection, or other approved method of condensate disposal designed by a registered design professional.”

Add exceptions to section:

“Exceptions:

1. Condensate from cooling coils and evaporators up to and including (4) ton units may drain into an approved bottom disposal pit. The approved bottom disposal pit shall consist of a pit excavated in the earth not less than 24 inches (61 mm) in any dimension completely filled with coarse gravel. The drainpipe shall extend into the pit not less than 6 inches (15 mm) below grade and shall be securely anchored in place. The drain shall not be covered with sod or earth until it has been inspected.
2. Equipment provided with a factory, or other approved, condensate evaporation device.”

(Q) Section 403.1 Minimum number of fixtures. Create a new footnote to Table 403.1, “c. In other than Group A and E occupancies, drinking fountains are not required for an occupant load of 25 or fewer.”

(R) Section 605.4 Water Distribution Pipe. Create a new footnote and exception to Table 605.4, “a. Copper and copper alloy piping and tubing are prohibited for installation in or on the ground under buildings. Exception: Copper and copper alloy piping and tubing installed in a continuous sleeve consisting of a minimum Schedule 40 ABS or PVC piping.”

(S) Section 608.1 General. Add sentence to end of section, “Where required by the Authority Having Jurisdiction (AHJ), backflow prevention shall comply with utility provider requirements.”

(T) Section 701.2 Sewer required. Amend to read, “Buildings in which plumbing fixtures are installed and premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with Arizona Department of Environmental Quality, Aquifer Permit Protection Program, R-18-9.”

(U) Section 712.3.1 Sump pump. Amend to read, “The sump pump capacity and head shall be appropriate to the anticipated use requirements, and for any ‘public’ or ‘public utilization’ occupancies, as defined in this code, dual pumps or ejectors shall be provided.
Exception: Dual pumps are not required in small, single-tenant buildings where the use of fixtures can be readily restricted or controlled, as determined by the building official.”

(V) Section 903.1 Roof extension. Amend to read, “All open vent pipes that extend through a roof shall be terminated not less than 6 inches (153 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall terminate not less than 7 feet (2134 mm) above the roof.”

(W) Section 1003.2 Approval. Amend first sentence to read, “The size, type, and location of each interceptor and of each separator shall be designed and installed in accordance with the manufacturer’s instructions and the requirements of this section based on the anticipated conditions of use, and when located in the City of San Luis jurisdiction, shall also comply with the policies of the Wastewater Utilities Manager or designee.”

(X) Section 1003.3.1 Grease interceptors and automatic grease removal devices required. Amend to read, “A grease interceptor or automatic grease removal device shall be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas, such as in

restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs. Fixtures and equipment shall include, but not be limited to three-compartment sinks (all three compartments), pot sinks, prerinse sinks; soup kettles or similar devices; wok stations; floor drains or sinks into which kettles are drained; automatic hood wash units and dishwashers without prerinse sinks. Grease interceptors and automatic grease removal devices shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged. If a food preparation sink is required by the establishment, a separate sink for this purpose shall be provided, and shall be connected indirectly and shall be connected to the sanitary sewer. Where lack of space or other constraints prevent the installation or replacement of a grease interceptor, one or more grease interceptors shall be permitted to be installed on or above the floor and upstream of an existing grease interceptor”

(Y) 1003.3.4 Hydromechanical grease interceptors and automatic grease removal devices. Amend first sentence to read, “Hydromechanical grease interceptors and automatic grease removal devices shall conform to ASME A112.14.3 Appendix A, ASME A112.14.4, CSA B481.3 or PDI G101, and when located in the City of San Luis jurisdiction shall also meet the City of San Luis Standards. All new Food Service Establishments shall be required to install at least a 500-gallon outdoor grease interceptor, unless granted a variance by the City of San Luis Utilities Division.”

(Z) Section 1003.3.4.1 Grease interceptor capacity. Amend to read, “Grease interceptors shall have the volume indicated in Table 1003.3.4.2 for the flow through rates indicated. Where required by the AHJ, grease interceptors shall have the volume indicated in Table 1003.3.4.2 for the drainage fixture units indicated.”

Insert Table 1003.3.4.1:

Table 1003.3.4.1 Capacity of Grease Interceptors (a)

Total Flow-Through Rating (gpm)	Grease Retention Capacity (pounds)
4	8
6	12
7	14
9	18
10	20
12	24
14	28
15	30
18	36
20	40
25	50
35	70
50	100
75	150
100	200

For SI: 1 gallon per minute = 3.785 L/m, 1 pound = 0.454 kg.

(a) For total flow-through ratings greater than 100 (gpm), double the flow-through rating to determine the grease retention capacity (pounds).

Insert Table 1003.3.4.2:

Table 1003.3.4.2 Grease Interceptor Sizing

<u>Drainage Fixture Unit (DFU) (1)</u>	<u>Interceptor Volume (2)</u>
8	500 gallons
21(3)	750 gallons
35	1,000 gallons
90 (3)	1,250 gallons
172	1,500 gallons
216	2,000 gallons
307 (3)	2,500 gallons
342	3,000 gallons
428	4,000 gallons (4)
576	5,000 gallons (4)
720	7,500 gallons (4)
2112	10,000 gallons (4)
2640	15,000 gallons (4)

Notes:

(1) The maximum allowable DFU's plumbed to the kitchen drain lines that will be connected to the grease interceptor.

(2) This size is based on: the DFU's, the pipe size; Useful Tables for flow in half-full pipes (ref: Mohinder Nayyar Piping Handbook, 3rd Edition, 1992).

(3) Based on 30 minute retention time (ref.) Metcalf & Eddy, Inc. 3rd Ed. Small and Decentralized Wastewater Management Systems, 1998). Rounded up to nominal interceptor volume.

(4) No Food Service Establishment will be permitted to install a grease interceptor in excess of 3000 gallons. Applications where sizing calculation dictate the installation of a grease interceptor larger than 3000 gallons multiple interceptors shall be installed, in series, of sufficient size, to meet the requirement of the calculated retention volume.

(AA) Section 1101.2 Where required. Amend first sentence to read, "All roofs, paved areas, yards, courts and courtyards shall drain into a separate storm sewer system or to an approved place of disposal."

(BB) Section 1104.2 Combining storm with sanitary drainage. Amend to read, "The sanitary and storm drainage systems of a building or structure shall be entirely separate."

(CC) Section 1108.3 Secondary (emergency overflow) drains or scuppers. Add sentence to end of section, "The secondary drain or overflow drain inlet shall be 2" (51 mm) above the primary drain inlet."

(DD) Section 1109 Combined Sanitary and Storm System. Delete section in its entirety.

City of San Luis – Amendments to: 2018 International Property Maintenance Code.

The following amendments, additions, and deletions are hereby made to the 2018 International Property Maintenance Code, as adopted by this subchapter. Paragraph, section numbers refer to the 2018 International Property Maintenance Code edition number system. Code reference not amended in this section shall be enforced as published in the reference document.

(A) Section [A] 101.1 Title. Amend to read, “These regulations shall be known as the *International Property Maintenance Code* of the City of San Luis, hereinafter referred to as ‘this code’.”

(B) Section [A] 302.3 Application of other codes. Amend “*International Fire Code*” in first sentence to “current adopted fire code.” Amend “*International Zoning Code*” in last sentence to “*City of San Luis Zoning Code*.” Add to end of section, “Substitute ‘current adopted fire code’ throughout this code for the term ‘*International Fire Code*’.”

(C) Section [A] 103.1 General. Amend to read, “The Planning and Zoning Department, Building Safety Division is hereby created and the executive official in charge thereof shall be known as the *building official*.”

(D) “[A] 103.1.1. Amend all sections of this code to substitute ‘*building official*’ for the term ‘*code official*.’”

(E) Section [A] 106.3 Prosecution of violation. Amend first sentence to read, “Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a class 1 misdemeanor as described in this ordinance.”

(F) Section [A] 106.4 Violation penalties. Amend to read, “Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws and shall be subject to the penalty and fine described in this ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense”

(G) Section [A] 111.2 Membership of the board. Amend to read, “The membership of the Residential Board of Appeals, as prescribed in the San Luis City Code, will be the Board of Appeals for Residential appeals (one-and two-family dwellings). And for Commercial appeals.”

(H) Delete the following sections in their entirety:

Section [A] 111.2.1 Alternate members

Section [A] 111.2.2 Chairman

Section [A] 111.2.3 Disqualification of member

Section [A] 111.2.4 Secretary

Section [A] 111.2.5 Compensation of members

Section [A] 111.3 Notice of Meeting

Section [A] 111.4 Open Hearing

Section [A] 111.4.1 Procedure

Section [A] 111.5 Postponed hearing
Section [A] 111.6 Board decision
Section [A] 111.6.1 Records and copies
Section [A] 111.6.2 Administration

(I) Section [A] 112.2 Issuance. Insert the following between the first and second sentences, “In absence of anyone present on site, the order shall be conspicuously posted on the *premises*.”

(J) Section [A] 112.4 Failure to comply. Amend to read, “Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine as described in this ordinance.”

(K) Section 302.4 Weeds. Amend first sentence to read, “All *premises* and *exterior property* shall be maintained free from weeds or plant growth not properly controlled.”

(L) Section 303.2 Enclosures. Amend first sentence to read, “All swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 60 inches (1524 mm) in height above the finished ground level measured on the side of the barrier away from the pool.”

(M) Section 304.14 Insect Screens. Delete section in its entirety

(N) Table 404.5 – Minimum Area Requirements. Add exception as footnote “c” to table:

“c. **Exception.** The minimum area requirements do not apply to immediate family members. Immediate family is defined to include parent or grandparent (including in-law and step); child or grandchild (including adopted, foster, step or legal ward) regardless of age; sibling (including in-law, step, half) and spouse.”

(O) Section 602.2 Residential Occupancies. Amend last sentence to read, “Cooking appliances shall not be used, nor shall any portable space heaters be used, as a means to provide required heating.”

(P) Section 602.3 Heat Supply. Amend first sentence to read, “Every *owner* and *operator* of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.”

(Q) Section 602.4 Occupiable work spaces. Amend first sentence to read, “Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.”

(R) CHAPTER 8 REFERENCED STANDARDS. Delete reference to ICC IZC-18 International Zoning Code.

(S) Replace APPENDIX A as follows:

“APPENDIX A CITY OF SAN LUIS BOARDING REQUIREMENTS

A101 GENERAL

A101.1 General. All windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons.

A102 MATERIALS

A102.1 Boarding sheet material. Boarding sheet material shall be minimum 3/16-inch (4.76 mm) thick polycarbonate clear board panels.

A102.2 Boarding framing material. Boarding framing material shall be the clear boarding bracing system (polyethylene) minimum 1-inch (25.4 mm) thick.

A102.3 Boarding fasteners.

Option 1 - Boarding fasteners shall be minimum 3/8-inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

Option 2 - Boarding fasteners shall be minimum #8 Torx screw, minimum 2-inch (51 mm) long, alternating every 6 inches (152 mm) on center into existing 2-inch nominal king stud or trimmer (if king studs do not exist, nominal 2x material shall be added around opening.).

A103 INSTALLATION

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 Windows.

Option 1. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches (152 mm) minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

Option 2. Boarding material can overlap door opening to be secured with screws to the existing king stud and trimmer. Boarding sheet material shall be secured with screws (min. #8 Torx screw) alternating every 6 inches (152 mm) on center.

A103.4 Door walls.

Option 1 - The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical

members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically.

Option 2 - Boarding material can overlap door opening to be secured with screws to the existing king stud and trimmer. Boarding sheet material shall be secured with screws (min #8 Torx screw) alternating every 6 inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.

A104 REFERENCED STANDARD

IBC—18 International Building Code A102.1, A102.2, A102.3”

City of San Luis Amendments to: 2009 International Energy Conservation Code

AMENDMENTS TO:

CHAPTER 1 - Administration

Section 101.1 Title. Amend first sentence to read, "This code shall be known as the 2009 International Energy Conservation Code of the City of San Luis, and shall be cited as such"

Section 101.5.2 Low energy buildings. Add third exception to section, as follows:

- "3. Warehouse and storage portions of buildings in Groups S-1, SQ, and U Occupancies that are not designed as fully conditioned space."

Create new section, "102.1.2. Amend all sections of this code to substitute 'building official' for the term 'code official. ",

Add new section, "107.2.1 Plan review fees. When submittal documents are required by Section 103.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. aid plan review fee shall be 65 percent of the building permit fee as shown in Table I-A.

The plan review fees specified in this section are separate fees and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

Section 107.3 Work commencing before permit issuance. Add to end of section, "An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the building official, based on the circumstances, nature, and severity of the infraction. The minimum investigation fee shall be \$50.00 and the maximum shall be an amount up to the same as the fee set forth **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

Section 107.5 Refunds. Amend to read, "The building official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.'

Section 108.4 Failure to comply. Amend to read, "Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in this ordinance."

Create new section, 108.5 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the

building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalty and fine described in this ordinance."

Section 109.1 General. Add to end of section, "The membership of the Building Board of Appeals, as prescribed in the San Luis City Code, will be the board of Advisors. "

Section 109.3 Qualifications. Delete section in its entirety.

AMENDMENTS TO:

CHAPTER 4 — Residential Energy Efficiency

Section 401.1 Scope. Amend to read, "This chapter applies to residential buildings as defined in Section 202. Energy efficiency provisions for Group R-3 One- and Two-Family Dwellings are contained in the International Residential Code."

AMENDMENTS TO:

CHAPTER 5 — Commercial Energy Efficiency

Section 504.7.3 Pool Covers. Add second exception to section, as follows:

"2. Pools utilizing variable speed pump motors.'

City of San Luis – Amendments to: 2018 International Swimming Pool and Spa Code.

The following amendments, additions, and deletions are hereby made to the 2018 International Swimming Pool and Spa Code, as adopted by this subchapter. Paragraph, section numbers refer to the 2018 International Swimming Pool and Spa Code edition number system. Code reference not amended in this section shall be enforced as published in the reference document.

(A) **Section [A] 101.1 Title.** Amend to read, “These regulations shall be known as the Swimming Pool and Spa Code of the City of San Luis, hereinafter referred to as ‘this code.’”

(B.) **Section [A] 103.1 Creation of enforcement agency.** Amend to read, “The Planning and Zoning Department, Building Safety Division is hereby created and the official in charge thereof shall be known as the building official. Amend all sections of this code that reference the *code official* by replacing to read the ‘building official’”

(C.) Create new section, “**105.1.1 Work exempt from permit.** Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in a manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following:

1. Replacement of existing pool pumps and filters.
2. Re-plaster of existing pools.
3. Replacement of existing pool decks.”

Section [A] 105.6.2 Fee schedule. Amend by adding Building Permit Fee **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(D.) **Section [A] 105.6.3 Fee refunds.** Amend to read, “The building official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee or applicant not later than 180 days after the date of fee payment.”

Create new section, “**105.6.4 Work commencing before permit issuance.** “Any person who commences work requiring a *permit* on a pool or spa before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required *permit* fees. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be determined by the *building official*, based on the circumstances, nature, and severity of the infraction. The minimum

investigation fee shall be \$50.00 and the maximum shall be an amount up to the same as the fee set forth **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**

(E.) Create new section, “**106.20 Construction Debris.** Construction sites shall be kept reasonably clean of construction debris during the course of construction. Construction debris shall be removed or retained on the lot and not be at risk to be displaced from the lot by wind. Debris shall not be allowed to transfer to adjacent lots or City rights of way.

If the building official determines that the construction site is not in compliance with this section or the debris presents a safety hazard for inspection personnel, inspections shall not be performed until the construction site is cleaned.”

(F.) **Section [A] 107.4 Violation penalties.** Amend to read, “Any person who violates a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the *approved* construction documents or directive of the building official, or of a *permit* or certificate issued under the provisions of this code, shall be subject to the penalty and fine described in this ordinance.”

(G.) **Section [A] 107.5 Stop work orders.** Amend last sentence to read, “Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in this ordinance.”

(H.) **Section [A] 108.2 Membership of the board.** Amend to read, “The membership of the Residential Advisory Board, as prescribed in Section 150-175 of the San Luis City Code, will be the Board of Appeals for Residential appeals (one-and two-family dwellings). The membership of the Building Advisory Board, as prescribed in Section (150-008) of the San Luis City Code, will be the Board of Appeals for Commercial appeals.”

(I.) Delete the following sections in their entirety:

Section [A] 108.2.1 Qualifications

Section [A] 108.2.2 Alternate members

Section [A] 108.2.3 Chairman

Section [A] 108.2.4 Disqualification of member

Section [A] 111.2.5 Secretary

Section [A] 111.2.6 Compensation of members

Section [A] 108.3 Notice of meeting Section [A]

108.4 Open hearing

Section [A] 108.4.1 Procedure

Section [A] 108.5 Postponed hearing

Section [A] 108.6 Board decision

Section [A] 108.6.1 Resolution

Section [A] 108.6.2 Administration

(J) Section 303.1.3 Covers. Add 2nd exception to section:

“2. Where multi-speed or variable speed pumps are installed, covers or other vapor-retardant means shall not be required.”

(K) Section [BS] 304.2 Determination of impacts based on location. Delete section in its entirety in favor of adopted City floodplain ordinances.

(L) Section 305.2.1 Barrier height and clearances. Amend items 1 and 2 and add exception as follows:

“1. The top of the barrier shall be not less than 60 inches (1524 mm) above grade for Residential Pools and Type C Semi-Public Pools, and shall be 72 inches (1829 mm) above grade for all other pools. Heights shall be measured on the side of the barrier that faces away from the pool or spa. Such heights shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

Exception: Barriers used between a pool and the primary dwelling or structure shall be not less than 48 inches (1219 mm) above grade.

2. The barrier shall include a concrete ribbon curb or other approved material around the entire perimeter.”

(M) Section 305.4 Structure wall as barrier. Add item 4 to section as follows:

“4. In one- and two-family dwellings and townhouses, openable windows shall have a latch at minimum 54 inch (1372 mm) height above the finished floor.”

(N) Section 410.1 Toilet facilities. Amend to read, “Class A and B and C pools shall be provided with toilet facilities having the number of plumbing fixtures in accordance with the International Building Code or the International Plumbing Code or Arizona Department of Environmental Quality Statutes and Rules.”

(O) Section 811 Safety features. Delete section in its entirety.

CITY OF SAN LUIS AMENDMENTS TO: 2014 National Electrical Code.

(A) The requirements of the most current Arizona Public Service (APS) Electric Service Manual shall supersede the requirements of the NEC when the APS requirements are more restrictive.

(B) Where reference is made to the Fire Code it shall mean the current adopted Fire Code.

(C) **Article 310.106 (A) Minimum Size of Conductors.** Amend to read, “The minimum size of conductors shall be as shown in Table 310.106(A). Whether solid or stranded, conductors, other than signal or control wiring, shall not be smaller than #12 Copper or #1 Aluminum or Copper-Clad Aluminum for current carrying conductors.”

D) Amend Table 310.106(A) as follows:

Table 310.106(A) Minimum Size of Conductors

Conductor Voltage Rating	Minimum Conductor Size (AWG)	
	Aluminum or Copper-Clad	(Volts) Copper Aluminum
0-2000	12	1
2001-8000	8	1
8001-15,000	2	1
15,001-28,000	1	1
28,001-35,000	1/0	1/0

(E) **Article 334.10 Uses Permitted. Amend to read,** “Type NM, Type NMC, and Type NMS cables shall be permitted to be used in residential Group R-3 Occupancies and their related U Occupancy structures. Type NM, Type NMC, and Type NMS cables shall be permitted to be used in Residential Group R-1, Residential Group R-2, and Residential Group R-4 Occupancies and their related U Occupancy structures, for branch circuits only. The branch circuits shall serve only one residential unit and shall originate in a panel or junction box located on or within the unit served.”

(F) **Article 338.10 Uses Permitted. Subpart (A) Service-Entrance Conductors. Amend to read,** “Type SE and USE cable shall not be used as service-entrance conductors.

(G) **Article 394.10 Uses Permitted. Amend to read,** “Use of concealed knob-and tube wiring shall be limited to the maintenance and repair of existing installations. No knob-and-tube wiring shall be extended or otherwise altered to provide additional points of utilization or used to establish new circuits.”

(H) **Article 690.56 Identification of Power Sources. Subpart (C) Facilities with Rapid Shutdown.** Add to end of section, “The required plaque or directory shall be located on or adjacent to the utility service entrance section.”

(I) **ICCEC Administrative Provisions. Section 101.1 Title. Amend to read,** “These regulations shall be known as the Electrical Code-Administrative Provisions of the City of San Luis, hereinafter referred to as ‘this code’.”

(J) Section 102.6 Referenced codes and standards. Amend first sentence to read, “The codes and standards referenced in this code shall be those that are listed in Chapter 13 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference, except that where duplications of reference standards are included in the building and fire codes, the reference standard numbers of the current adopted building and fire codes shall govern.”

(K) Section 301.1 Creation of Enforcement agency. Amend to read, “The Planning and Zoning Department, Building Safety Division is hereby created and the official in charge thereof shall be known as the building official. Amend all sections of this code that reference the “code official” by replacing to read the ‘building official’.”

(L) Section 404.3 Work Commencing Before Permit Issuance. Amend to read, “Any person who commences any work before obtaining the necessary permits shall be subject to the usual permit fee and an additional investigative fee. An investigative fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigative fee shall be determined by the building official, based on the circumstances, nature and severity of the infraction. The minimum investigative fee shall be \$50 and the maximum shall be an amount up to the same as the fee set forth **in accordance with City of San Luis Building Permits Fees on Resolution # 875.**”

(M) Section 404.5 Refunds. Amend to read, “The building official shall authorize the refunding of fees as follows.

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.”

(N) Section 1003.1 Penalties. Amend to read, “Any person who fails to comply with the provisions of this code or who fails to carry out an order made pursuant of this code or violates any condition attached to a permit, approval or certificate shall be subject to the penalty and fine described in this ordinance.”

(O) Section 1004.3 Unlawful continuance. Amend to read, “Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalty and fine described in this ordinance.”

(P) Section 1102.1 Membership of board. Amend to read, “The membership of the Building Board of Appeals, as prescribed in the City of San Luis Code, will be the Board of Advisors.”

(Q) Delete Sections 1102.2 through 1102.4 in their entirety.

(R) Section 1103.5 Postponed hearing. Amend to read, “When nine members are not present to hear an appeal, either the appellant or the appellant’s representative shall have the right to request a postponement of the hearing.

(S) Delete Section 1202.2 its entirety.

(T) Chapter 13. Referenced Standards. Under heading “NFPA” revise standard number “70-05” to “70-14.”



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

6.C.

Meeting Date: 03/27/2019

Department Head: Kay Macuil, City Attorney, Attorney's Office

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

Action Requested: Motion
Ordinance

ITEM:

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)**

SUMMARY:

Building Official Joaquin Campa introduced to City Council this item at the Work Session on February 6, 2019.

The City of San Luis adopted its current set of building codes on April 4, 2010. The International Code Council for building standards and the National Fire Protection Association for the National Electrical Code and Fire Code publish updated editions of the codes every three (3) years.

The recent codes offer updated materials and procedures for the built environment. The nationally published codes are amended to fit our regional and local conditions, such as soils, ambient temperatures, and seismic considerations.

The ordinance updates codes the City of San Luis has already adopted along with the amendments that Yuma County and the City of Yuma have adopted. The ordinance adds two (2) codes the City of San Luis has not had in its code before:

- (1) the 2009 International Energy Conservation Code and
- (2) the 2018 International Swimming Pool and Spa Code.

The ordinance provides that July 15, 2019, will be the effective date to give builders and developers time to adjust. Here is a table of the current codes and the codes that will be adopted and amended with this ordinance:

<u>Current San Luis City Code</u>	<u>Updates This Ordinance</u>
2003 International Building Code	2018 International Building Code with the City of San Luis amendments
2003 International Residential Code	2018 International Residential Code with City of San Luis Amendments
2003 International Existing Building Code	2018 International Existing Building Code with City of San Luis Amendments
2006 International Mechanical Code	2012 International Mechanical Code with City of San Luis Amendments
2006 International Plumbing Code	2012 International Plumbing Code with City of San Luis Amendments
2003 International Property Maintenance Code	2018 International Property Maintenance Code with City of San Luis Amendments
2008 National Electrical Code with City of San Luis amendments	2014 National Electrical Code with City of San Luis Amendments
	2009 International Energy Conservation Code with City of San Luis Amendments
	2018 International Swimming Pools and Spa Code

Staff recommends adoption of this Ordinance.

RECOMMENDATION / SUGGESTED MOTION:

A. I MOVE TO APPROVE THE READING OF ORDINANCE NO. 390 BY TITLE ONLY.
(City Clerk to read Ordinance No. 390 by title only)

B. I MOVE TO APPROVE AND ADOPT ORDINANCE NO. 390.

The Ordinance will be provided by the time of the Council Meeting.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: Yes
CITY/STATE/FEDERAL FUNDS: City
TOTAL: TBD
BUDGETED AMOUNT: TBD
AVAILABLE AMOUNT TO TRANSFER: TBD

ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE: TBD

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

The only fiscal impact is the cost of the new code books.

Attachments

Ord No. 390



Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

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.

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

Section 1. Chapter 150 Building Regulations of the City Code of the City of San Luis, Arizona is hereby amended to read as follows:

Section 150.001 Adoption of International Building Code 2018.

That certain document entitled *2018 International Building Code*, three copies of which are on file in the office of the City Clerk of the City of San Luis, Arizona, together with that certain document entitled *City of San Luis Amendments to the 2018 International Building Code*, three copies of which are on file in the office of City Clerk, which documents were made a public record of the City of San Luis, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

Section 150.002 Adoption of International Residential Code 2018.

That certain document entitled *2018 International Residential Code for One- and Two-Family Dwellings*, three copies of which are on file in the office of the City Clerk of the City of San Luis together with that certain document entitled *City of San Luis Amendments to the 2018 International Residential Code for One- and Two-Family Dwellings*, three copies of which are on file in the office of the City Clerk, which documents were made a public record of the City of San Luis, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

Section 150.003 Adoption of International Existing Building Code 2018.

That certain document entitled *2018 International Existing Building Code*, three copies of which are on file in the office of the City Clerk of the City of San Luis, Arizona, together with that certain document entitled *City of San Luis Amendments to International Existing Building Code 2018*, three copies of which are on file in the office of the City Clerk, which documents were made a public record of the City of San Luis, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

Section 150.004 Adoption of International Mechanical Code 2012.

That certain document entitled *2012 International Mechanical Code*, three copies of which are on file in the office of the City Clerk of the City of San Luis, Arizona, together with that certain document entitled *City of San Luis Amendments to 2012 International Mechanical Code*, three copies of which are on file in the office of the City Clerk, which documents were made a public record of the City of San Luis, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

Section 150.005 Adoption of International Plumbing Code 2012.

That certain document entitled *2012 International Plumbing Code*, three copies of which are on file in the office of the City Clerk of the City of San Luis, Arizona, together with that document entitled *City of San Luis Amendments to 2012 International Plumbing Code*, three copies of which are on file in the office of the City Clerk, which documents were made a public record by of the City of San Luis, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

Section 150.006 Adoption of International Property Maintenance Code 2018.

That certain document entitled *2018 International Property Maintenance Code*, three copies of which are on file in the office of the City Clerk of the

City of San Luis, Arizona, together with that certain document entitled *City of San Luis Amendments to 2018 International Property Maintenance Code*, three copies of which are on file in the office of the City Clerk, which documents were made a public record of the City of San Luis, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

Section 150.007 Adoption of National Electrical Code 2014.

That certain document entitled *National Electrical Code, 2014 Edition*, three copies of which are on file in the office of the City Clerk of the City of San Luis, Arizona, together with that certain document entitled *City of San Luis Amendments to National Electrical Code, 2014 Edition*, three copies of which are on file in the office of the City Clerk, which documents were made a public record of the City of San Luis, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

Section 150.009 Adoption of International Energy Conservation Code 2009.

That certain document entitled *2009 International Energy Conservation Code*, three copies of which are on file in the office of the City Clerk of the City of San Luis, Arizona, together with that document entitled *City of San Luis Amendments to 2009 International Energy Conservation Code*, three copies of which are on file in the office of the City Clerk, which documents were made a public record of the City of San Luis, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

Section 150.010 Adoption of International Swimming Pool and Spa Code 2018.

That certain document entitled *2018 International Swimming Pool and Spa Code*, three copies of which are on file in the office of the City Clerk of the City of San Luis, Arizona, together with that document entitled *City of San Luis Amendments to 2018 International Swimming Pool and Spa Code*, three copies of which are on file in the office of the City Clerk, which documents were made a public record of the City of San Luis, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

Section 2. Section 150.010 titled "Miscellaneous Rescinded and Repealed Codes; Excepted Moratorium" is hereby repealed in its entirety.

Section 3. Chapter 150 Building Regulations of the City Code of the City of San Luis, Arizona is hereby amended to renumber Section 150.009 titled

"Construction Debris" to Section 150.011, Section 150.011 titled "Building Official" to Section 150.012, Section 150.012 titled "Enforcement" to Section 150.013, Section 150.013 titled "Additional Regulations" to 150.014, and Section 150.014 titled "Conflict" to Section 150.015.

Section 4. The effective date of the Codes adopted herein pursuant to Section 1 above shall become effective on and after July 15, 2019. All building Codes and regulations that are currently in force shall remain in force, unless in conflict with the Codes adopted hereinabove, and those that are in conflict shall remain in force until July 15, 2019, at which time in the event of a conflict between the provisions of this Ordinance, or any Code or amendment adopted hereby, and any other ordinance, Code, resolution, regulation, or policy of the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of any Code or amendments thereto adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED, APPROVED and ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of March 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

9.

Meeting Date: 03/27/2019

Department Head: Kay Macuil, City Attorney, Attorney's Office

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

Action Requested: Motion

ITEM:

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)**

SUMMARY:

The city's attorneys can properly advise the Council by holding an Executive Session for the purposes described in the agenda item.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO HOLD AN EXECUTIVE SESSION PURSUANT TO A.R.S. §§38-431.03(A)(3)

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):

Fiscal impact is not applicable to this agenda item. Under A.R.S. §38-431.03(D), legal action involving a final vote or decision is not permitted to be taken at an executive session.
