

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
March 20, 2019
6:30 p.m.

1. CALL TO ORDER/ROLL CALL: Vice-Mayor Maria Cecilia Ramos called the Work Session to order at approximately 6:34 p.m.

PRESENT: Vice Mayor Maria Cecilia Ramos
Council Member Mario Buchanan Jr.
Council Member Africa Luna-Carrasco
Council Member Matias Rosales
Council Member Gloria Torres

ABSENT: Mayor Gerardo Sanchez
Council Member Jose Ponce

OTHERS PRESENT: Tadeo A. De La Hoya, City Manager
Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Eulogio Vera, Director of Public Works
Francia Alonso, Assistant to Council/PIO
Jenny Torres, Economic Development Manager
Jesus Meza, Assistant Director of Parks & Recreation
Jonathan Dumadag, IT Technician
Jorge Perez, Billing & Collections Manager
Jose Guzman, Director of Planning & Zoning
Marco Santana, Police Lieutenant
Ralph Velez, City Consultant
Richard Jessup, Police Chief
Christian Cueva, Simultaneous Interpreter
Cesar Neyoy, Bajo El Sol
Maria Nuñez, Resident
Lucy Lopez, San Luis AZ News

2. ITEMS FOR DISCUSSION ONLY

2. A. Discussion and possible directions to staff on any and all matters regarding the road connecting Los Alamos Subdivision and options for improvements to the road and creating alternative ingress and egress for the subdivision, funding options and legalities. (Eulogio Vera, Director of Public Works and Kay Marion Macuil, City Attorney)

Mr. Eulogio Vera, Director of Public Works, informed that currently there is only one access to this subdivision, this access has a curve posted at 15 miles per hour. He stated that improvements have been discussed with staff and some residents. He mentioned that during this meeting some options will be presented to have a better access to this subdivision.

Ms. Kay Marion Macuil, City Attorney, informed the public presented that interpreting services are available for those that need it.

Mr. Vera informed that staff has looked at some options to improve the access to Los Alamos Subdivision. He added that five (5) cost estimates were obtained from different improvements to improve the access road. Option #1 will be to incorporate street lighting along the access to the curve over to Los Alamos entrance, the cost estimate is \$20,000.00 for just street lights. Option #2 will be to add a multi-use pathway and street lights from County 22nd Street all the way to the subdivision entrance this will improve pedestrian and bicycle access.

Council Member Matias Rosales asked if the multi-use path will be done on both sides of the street or just on one side.

Mr. Vera replied that it will be placed in only one side of the street and it will be a 10 foot paved multi-use pathway. He added that the inside of the street will be the best location to make this pathway. The cost estimate for option #2 is \$150,00.00. He informed that option #3 is for a reconstruction of the curve area, raise the curve to increase the radius and be able to increase the speed limit from 15 miles per hour to 35 and also to avoid flooding issues when it rains. The cost estimate for this option is \$213,000.00 to \$250,000.00 with 3% inflation from then to now at approximately \$300,000.00. Option #4 is a secondary access to the subdivision, this will be to extend County 22nd Street about ½ mile east all the way to Garcia Street, this estimate is only for roadway only no street lights nor pathway. The cost estimate is \$717,000.00.

Council Member Matias Rosales asked if the prices include the right-of-way cost.

Mr. Vera replied that no right-of-way cost was included as the department has contingency funds available to cover for this cost.

Council Member Matias Rosales asked how long the process for a right-of-way takes from Bureau of Reclamation.

Mr. Vera replied that it takes approximately 2 years to get it processed.

Council Member Gloria Torres asked if this subdivision has assessment districts.

Mr. Vera replied that unfortunately this subdivision does not have subdivision districts. He informed that option #5 will be to add a secondary access, but it includes street lighting and a multi-use pathway next to the roadway, the estimated cost is \$720,000.00. Mr. Vera explained that if Council would like to see a secondary access, this process will take time to acquire the right-of-way, do the design and look for funding to get this project going. He informed that option #5 pricing does not include the 17 street lights, which will increase the total estimated cost to \$35,000.00 more.

Vice Mayor Maria Cecilia Ramos stated that the main concern is the curve to this subdivision. She asked Mr. Vera what will be the best option from the ones presented.

Mr. Vera replied that the combination of options 1-3 are the best options. The option to increase the elevation of the curve will increase significantly the drivability of the curve, with the street lights and the multi-use pathway, this addresses the issue of having paved access to the subdivision. The inconvenience of this road being posted at 15 miles per hour is something that residents can get use to it. These options will also help with the drainage issue in that area.

Council Member Matias Rosales agreed with Mr. Vera and stated that staff can also work for a secondary access in the future, as it is needed.

Council Member Member Africa Luna-Carrasco asked how long would it take to complete options 1-3, would it be done in phases and how will the funding be obtained.

Mr. Vera replied that if this is done in phases, option #3 will have to go in first, then option #2 and then option #1. The estimated cost for the three options will be approximately \$400,000.00. The funding will be decided by Council and residents if a district is created in that area.

Ms. Kay Marion Macuil, City Attorney, made a presentation about Introduction to Community Facilities District, how is created and the powers of a district. A power point presentation was done by staff, a copy of this presentation is filed with the complete agenda packet filed at the Office of the City Clerk.

Ms. Yesenia Guzman, 2142 David Riedel Blvd., stated that the creation of the districts was discussed in previous meetings, but it was mentioned that the district was solely for the creation of a park in that area. She mentioned that now the district is used to make all this improvement on the subdivision entrance road, lighting and all other improvements. She asked if the district will be to make all those improvements and the new park.

Ms. Macuil replied that the district can be used to make the improvement on the road, create a park or it is up to the residents what they want to propose to create the district.

Ms. Guzman commented that the residents do want the changes but they do not want to add more to what each resident already pays in that area. She stated that this is the reason they came to the city to ask for help, as the residents do not want to add more expenses to their budgets.

Vice-Mayor Maria Cecilia Ramos asked Ms. Macuil to explain why this subdivision does not have improvement districts.

Ms. Macuil explained the district was never formed at subdivision plat, it was never created.

Council Member Matias Rosales commented that there are other subdivisions that do have the districts, for some reason in this subdivision the districts were not included. He mentioned that if a district is created, it will be wise to spread the expense for 10 to 20 years.

Ms. Guzman asked what will the city do to fix that road, if residents will be charged once the district is formed.

Council Member Matias Rosales replied that the improvements have to be paid back to the city in some form, for this reason districts are created in the subdivisions.

Ms. Guzman asked who will know if everybody is in agreement and pays their share every year.

Council Member Matias Rosales replied that the fee will be charged in the county property tax bill every year.

Council Member Africa Luna-Carrasco asked if in order to form the district does 100% of the subdivision need to agree in the formation of the district.

Ms. Macuil replied that only 25% needed of the land area of the subdivision need to agree.

Ms. Maria Nuñez, San Luis resident, asked if a new district is created, how is that going to affect the rest of the residents in the city. Also asked if the proposed property tax will benefit this new district.

Ms. Macuil replied that the new district will not affect the entire city, just the subdivision where is created and be benefited from the creation and mentioned that the proposed property tax is separate and it will benefit the Police & Fire Departments and Parks & Recreation.

Ms. Nuñez asked if other residents will benefit with the creation of this new district.

Ms. Macuil replied that the benefit is that the subdivision residents are paying for their own improvements.

Council Member Africa Luna-Carrasco mentioned that this problem was caused by the developer when the subdivision was created. She asked if the city is able to work with the developer to offset some of the costs to correct that road which should have been done at the beginning.

Ms. Macuil replied that the city can do a research to see if this is something that can be done, but the city does not have powers to mandate the developer to cover for the expenses.

A resident from 2313 E Galindo Street, San Luis, AZ, mentioned that during the last meeting held, the engineer mentioned that there are grants available to fix drainage problems, this would offset the cost of the improvements.

Ms. Jenny Torres, Economic Development Manager, replied that staff looked for Community Development Grant funding but unfortunately this subdivision does not qualify as low income. She added that staff would have to look for other grants from Arizona Department of Transportation, but at this time they are very restrictive in funding. She mentioned that to obtain a grant for a road project it is very difficult.

3. ADJOURNMENT

MOTION: Council Member Africa Luna-Carrasco to adjourn the Work Session at approximately 7:20 p.m. Motion passed unanimously. Vote was as follows:

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

MOTION: Council Member Mario Buchanan Jr. / Council Member Africa Luna-Carrasco to reconvene the Work Session at approximately 7:21 p.m. Motion passed unanimously. Vote was as follows:

Vice-Mayor Maria Cecilia Ramos	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye

Council Member Matias Rosales Aye
Council Member Gloria Torres Aye

Mr. Jorge Perez, 2369 Galindo Street, San Luis, AZ, asked what will be the next step after this meeting.

Ms. Francia Alonso, Assistant to Council/PIO, replied that the Mayor will be meeting with the residents that he has met previously with within the next two weeks. After meeting with them it will be determined if another work session will be needed.

MOTION: Council Member Gloria Torres/Council Member Mario Buchanan Jr. to adjourn the Work Session at approximately 7:23 p.m. Motion passed unanimously. Vote was as follows:

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