

MINUTES
Special Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
June 19, 2019
6:30 p.m.

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the Special City Council meeting to order at approximately 6:33 p.m.

PRESENT: Mayor Gerardo Sanchez
Council Member Mario Buchanan Jr.
Council Member Africa Luna-Carrasco Via Phone Call
Council Member Matias Rosales

ABSENT: Vice Mayor Maria Cecilia Ramos
Council Member Jose Ponce
Council Member Gloria Torres

OTHERS PRESENT: Jose L. Cisneros, Acting City Clerk
Kay Macuil, City Attorney
Angel Ramirez, Fire Chief
Axel Chayra, IT Technician
Eulogio Vera, Director of Public Works
Francia Alonso, PIO/Assistant to Council
Jenny Torres, Economic Development Manager
Jorge Perez, Utilities Manager
Jose A. Guzman, Director of Planning & Zoning
Monica Castro, Director of Finance
Richard Jessup, Chief of Police

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Matias Rosales.

3. DISCUSSION AND POSSIBLE ACTION ITEM:

3. A. Public hearing followed by discussion and possible action on any and all matters regarding the proposed update of the Land Use Assumptions and Infrastructure Improvement Plan, part of the process of reviewing development impact fees. (Jose A. Guzman, Director of Planning and Zoning and Monica Castro, Director of Finance.

A. Open Public Hearing

MOTION: Council Member Mario Buchanan Jr./Council Member Matias Rosales to open the public hearing. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Matias Rosales	Aye
Council Member Africa Luna-Carrasco	Aye

1. Presentation by staff

Mr. Jose A. Guzman, Director of Planning and Zoning, explained that the Special Council Meeting is to give the public the opportunity to comment on proposed update of the Land Use Assumptions and Infrastructure Improvement Plan. He stated that the next public hearing will be on July 24, 2019, another on August 28, 2019 and the proposed day of adoption is December 11, 2019.

Mayor Gerardo Sanchez asked Ms. Kay Macuil, City Attorney, if the proposed impact fees or adjustments were previously discussed.

Ms. Macuil stated that they have been discussed several times.

Mayor Gerardo Sanchez asked if there had been any objections by the public because he recalled the fee increases were minimal. Mayor Gerardo Sanchez then asked Council Member Matias Rosales about the fees.

Council Member Matias Rosales stated that compared to the rest of the communities, the fees were below average. He explained that some fees were reduced and that some services that were missing were implemented.

Ms. Macuil explained that one major change is that water is going to be included, which has not happened in the last 5 years.

Mayor Gerardo Sanchez asked if there were any comments from the public or staff. He then asked Mr. Guzman what he thought.

Mr. Guzman stated that there are limits to the services the city can provide, so the fees cannot be increased by that much and that they are ok the way they have been established.

Mr. Eulogio Vera, Director of Public Works, stated that he would like to comment that in the previous implementation of impact fees, there were some increases and that this time it is not very much. He thinks the reason behind it is that impact fees can only be increased to maintain the level of service the city offers. He thinks there a perception that the city imposes impact fees in developments so that developers pay for new parks, stations, streets, without a limit. He stated that the city can only increase fees enough to maintain the level of service. This is the reason fees did not increase by much because the city is providing enough to pay for infrastructure. He believes that in the future, fees will increase steadily, unless the city increases the level of services.

Mayor Gerardo Sanchez stated that if for example, the police force was to increase in the future; this would definitely increase impact fees. He stated that this would increase the need for the construction of a bigger police station.

Mr. Vera explained that this is done through ratios in population. In the future, if the city needs additional officers, fees can be increased. He stated that he has heard from the public that they think the city can increase fees as they like. He explained this is not the case.

Mayor Gerardo Sanchez thanked Mr. Vera for this clarification. He stated that in the past, developers were asked to provide specific things and that there were fewer restrictions. He stated that before they came into council, the state legislature made changes to impact fees; what you can and cannot do.

Ms. Macuil stated that those changes were made in 2012.

Mayor Gerardo Sanchez stated that in the past, developers were afraid because they were asked to do a lot of things. He thanked Mr. Vera again for clarifying that, because council does not have that authority.

Council Member Matias Rosales suggested going into recess and returning at 7:05 p.m.

Mayor Gerardo Sanchez suggested returning from recess at 7:03 p.m.

There was no opposition from council.

MOTION: Council Member Mario Buchanan Jr./ Council Member Matias Rosales to go into recess until 7:03 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Matias Rosales	Aye
Council Member Africa Luna-Carrasco	Aye

MOTION: Council Member Mario Buchanan Jr./ Council Member Matias Rosales to go back to regular session at 7:03 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Matias Rosales	Aye
Council Member Africa Luna-Carrasco	Aye

2. Public Comments on this item.

There were no comments from the public.

B. Motion to close public hearing

MOTION: Council Member Mario Buchanan Jr./ Council Member Matias Rosales to close public hearing. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Matias Rosales	Aye
Council Member Africa Luna-Carrasco	Aye

A. Action and possible direction to staff.

3. ADJOURNMENT

MOTION: Council Member Mario Buchanan Jr. /Council Member Africa Luna-Carrasco to adjourn the Special Council meeting at approximately 7:03 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Matias Rosales	Aye
Council Member Africa Luna-Carrasco	Aye