

MINUTES
Special Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
September 17, 2019
6:30 p.m.

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 6:34 p.m.

PRESENT: Mayor Gerardo Sanchez
Vice Mayor Maria Cecilia Cruz
Council Member Mario Buchanan Jr.
Council Member Africa Luna-Carrasco
Council Member Jose Ponce
Council Member Gloria Torres

ABSENT: Council Member Matias Rosales

OTHERS PRESENT: Tadeo A. De La Hoya, City Manager
Jose L. Cisneros, Acting City Clerk
Kay Marion Macuil, City Attorney
Carlos Cortes, Assistant Director of Finance
Edgar Carbajal, Acting Human Resources Manager
Enrique Lopez, Assistant Fire Chief
Eulogio Vera, Director of Public Works
Francia Alonso, PIO/Assistant to Council
Jonathan Dumadag, Senior IT Technician
Jorge Perez, Billing & Collections Manager
Jose A. Guzman, Director of Planning & Zoning
Lizandro Galaviz, Director of Parks & Recreation
Marco Santana, Police Lieutenant
Monica Castro, Director of Finance
Richard Jessup, Chief of Police
Ric Bauermann, Fire Inspector
Christian Cuevas, Simultaneous Interpreter
Eddie Loo, Developer
Elizabeth Carpenter, Developer
Joe Harper, Resident
Mario Buchanan Sr, Resident
Mark Concha, Resident
Najeh Edais, Engineer (Riedel Construction)
Nieves Riedel, Developer
Olivia Jenkins, Resident

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Maria Cecilia Cruz.

3. DISCUSSION AND POSSIBLE ACTION ITEMS:

3. A. Discussion and possible action on any and all matters regarding Resolution No. 2090. A resolution of the Mayor and City Council of the City of San Luis, Arizona, creating a Street Lighting Improvement District and declaring its intention to purchase electricity, and maintain poles, luminaries, and underground conduit, together with a charge for the use of lighting facilities, for lighting public streets within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained the City of San Luis Subdivision Regulations requires that an Improvement district is formed for any new subdivision, therefore, there are three (3) Improvement Districts that need to be created. This resolution will be creating the street lighting improvement district.

MOTION: Vice Mayor Maria Cecilia Cruz/Council Member Jose Ponce move to approve and adopt Resolution No. 2090.

The vote was as follows:

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

3. B. Discussion and possible action on any and all matters regarding Resolution No. 2091. A resolution of the Mayor and City Council of the City of San Luis, Arizona, declaring its intention to provide the Enhanced Municipal Services of operating and maintaining certain retention basins within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained this resolution is to create the second improvement district for Santa Cecilia No. 3, which is the enhanced municipal district that takes care of the maintenance of the retention basin.

Mayor Gerardo Sanchez wanted to clarify that these are improvements that occur within subdivisions and wants future residents to know that these are part of the improvement districts: it is an assessment that is done and it is added to their Yuma County Property Taxes.

Mr. Guzman replied that that is why this improvement districts are created.

MOTION: Council Member Jose Ponce/Council Member Mario Buchanan Jr. move to approve and adopt Resolution No. 2091.

The vote was as follows:

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

3. C. Discussion and possible action on any and all matters regarding Resolution No. 2092. A resolution of the Mayor and City Council of the City of San Luis, Arizona declaring its intention of operating, maintaining and repairing certain landscape improvements included within, near and adjacent to the retention and detention basins and parking and parkways and related facilities together with appurtenant structures within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that this resolution is for the third improvement district, maintenance of the landscape within the retention basin.

MOTION: Council Member Gloria Torres/Council Member Africa Luna-Carrasco move to approve and adopt Resolution No. 2092.

The vote was as follows:

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

3. D. Discussion and possible action on any and all matters regarding Resolution No. 2093. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the city engineer to order the purchase of electricity and to order the maintenance of poles, luminaries and underground conduit incident to the installation of street lights for lighting public streets within the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained that this resolution begins the approval process for the improvement districts; first a resolution to create an improvement district has to be done, then another resolution to activate the improvement district.

MOTION: Council Member Africa Luna-Carrasco/Council Member Gloria Torres move to approve and adopt Resolution No. 2093.

The vote was as follows:

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

3. E. Discussion and possible action on any and all matters regarding Resolution No. 2094. A resolution of the Mayor and City Council of the City of San Luis Arizona, authorizing and directing the city engineer to order the operation and maintenance of certain retention basins for the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained that this resolution is for the purpose to activate the enhanced municipal services improvement district for the maintenance of the retention basin.

MOTION: Council Member Mario Buchanan Jr./Council Member Jose Ponce move to approve and adopt Resolution No. 2094.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Cruz	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Africa Luna-Carrasco	Aye

Council Member Jose Ponce Aye
Council Member Gloria Torres Aye

3. F. Discussion and possible action on any and all matters regarding Resolution No. 2095. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and ordering the operation, maintenance and repair of certain landscape improvements included within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures for the area described as Santa Cecilia No. 3 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained this resolution activates the improvement district for the landscaping.

MOTION: Council Member Gloria Torres/Council Member Africa Luna-Carrasco move to approve and adopt Resolution No. 2095.

The vote was as follows:

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

3. G. Discussion and possible action on any and all matters regarding Resolution No. 2096. A resolution of the Mayor and City Council of the City of San Luis, Arizona, creating a Street Lighting Improvement District and declaring its intention to purchase electricity, and maintain poles, luminaries, and underground conduit, together with a charge for the use of lighting facilities, for lighting public streets within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained this resolution is to create an improvement district for street lighting.

MOTION: Vice Mayor Maria Cecilia Cruz/Council Member Gloria Torres move to approve and adopt Resolution No. 2096.

The vote was as follows:

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

3. H. Discussion and possible action on any and all matters regarding Resolution No. 2097. A resolution of the Mayor and City Council of the City of San Luis, Arizona, declaring its intention to provide the Enhanced Municipal Services of operating and maintaining certain retention basins within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained that this resolution creates the improvement district for the Enhanced Municipal District for the retention basin maintenance.

MOTION: Council Member Gloria Torres/Council Member Jose Ponce move to approve and adopt Resolution No. 2097.

The vote was as follows:

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

3. I. Discussion and possible action on any and all matters regarding Resolution No. 2098. A resolution of the Mayor and City Council of the City of San Luis, Arizona declaring its intention of operating, maintaining and repairing certain landscape improvements included within, near and adjacent to the retention and detention basins and parking and parkways and related facilities together with appurtenant structures within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained that this resolution is to create the landscaping improvement district for Belleza Del Desierto.

MOTION: Council Member Jose Ponce/Council Member Africa Luna-Carrasco move to approve and adopt Resolution No. 2098.

The vote was as follows:

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

3. J. Discussion and possible action on any and all matters regarding Resolution No. 2099. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the city engineer to order the purchase of electricity and to order the maintenance of poles, luminaries and underground conduit incident to the installation of street lights for lighting public streets within the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained that this resolution activates the street lighting improvement district for Belleza Del Desierto.

MOTION: Vice Mayor Maria Cecilia Cruz/Council Member Gloria Torres move to approve and adopt Resolution No. 2099.

The vote was as follows:

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

3. K. Discussion and possible action on any and all matters regarding Resolution No. 2100. A resolution of the Mayor and City Council of the City of San Luis Arizona, authorizing and directing the city engineer to order the operation and maintenance of certain retention basins for the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained this resolution activates the Enhanced Municipal District for the maintenance of retention Basins for Belleza Del Desierto.

MOTION: Council Member Gloria Torres/Council Member Mario Buchanan Jr. move to approve and adopt Resolution No. 2100.

The vote was as follows:

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

3. L. Discussion and possible action on any and all matters regarding Resolution No. 2101. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and ordering the operation, maintenance and repair of certain landscape improvements included within, near and adjacent to the retention and detention basins and parkings and parkways and related facilities together with appurtenant structures for the area described as Belleza Del Desierto Phase 1 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

Mr. Jose A. Guzman, Director of Planning & Zoning, explained this resolution activates the landscaping improvement district for Belleza Del Desierto.

MOTION: Vice Mayor Maria Cecilia Cruz/Council Member Gloria Torres move to approve and adopt Resolution No. 2101.

The vote was as follows:

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

3. M. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0271F. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company Limited Partnership, property owner, for the final plat approval for Belleza Del Desierto Phase 1 Subdivision. The property is located at the southeast corner of County 24th Street and 20th Avenue. (Jose A. Guzman, Director of Planning and Zoning)

A. Staff presentation

Mr. Jose A. Guzman, Director of Planning & Zoning, explained that this is a request by Vega and Vega Engineering for the final plat approval for Belleza Del Desierto Subdivision, located in the southeast corner of County 24th Street and 20th Avenue.

The subdivision will consist of approximately 19 acres and is proposed to be divided into 90 lots and one tract for storm water retention. The minimum lot sizes will 6,000 square feet. Besides on what was presented to the Planning & Zoning Commission during the special meeting held on June 18, recommended approval of the request with the condition that the applicant had to address all comments pending before scheduling this item to be presented to City Council. Staff received resubmittal and sent out a comments letter to the applicant on July 26, 2019. The applicant submitted revised plans on September 4, 2019, and are under review by staff. Staff is recommending approval of the final plat with the following conditions:

1. The applicant must address review comments letter dated July 26, 2019 and the minor comments on the September 5, 2019 resubmittal before the recordation of the plat.
2. If the applicant does not construct the improvements adjacent to the subdivision on County 24th Street within six months of the approval of the this final plat, then the applicant shall participate in any pay-back agreement for its construction or post assurances whichever comes first.
3. The applicant must coordinate the pavement marking and striping of County 24th Street with other developers along said street
4. The applicant shall participate in contributing to the city \$260.00 per acre of proposed land to be developed. Such funds will be used for the installation of a traffic signal on Avenue E and County 24th Street. The City will initiate a regional/circulation study in East San Luis within the next 12 months to establish the need for the traffic signals on Avenue F and E along County 24th Street. The development study will provide an estimated time as to when the traffic signals will need to be installed.

Mr. Guzman stated that Mr. Eulgio Vera will explain more on condition number four.

Mr. Eulgio Vera, Director of Public Works, explained that on 640 Acres, which surround the intersection of Avenue E and County 24th Street. The \$260.00 per acre contribution will be mainly to assist the city with funds to install a signal when its needed. At the moment, traffic is not a concern, but they know one will be needed in the future. A regional traffic study will be conducted for that area to understand the needs and depending on the rate of development, the study will provide a time frame to indicate when the signal should be put in place. He thinks this is the best the city can do as far as to trying to come up with a date as far as when the improvements will be in place. He asked council if they had any questions.

Mayor Gerardo Sanchez asked if the developer had agreed to these recommendations.

Mr. Vera explained that developers are present if council has any questions or comments.

Elizabeth Carpenter, Sam Group Investments, explained that they do agree with all of the conditions that have been presented to them. She thanked Mayor, Council and city staff for their efforts that they put to working with them, getting everything done, and everything they had to do to get this done. She is glad they were able to work through it together. They were able to compromise in the end and were able to accomplish it.

B. Action on Subdivision Case No. 2019-0271F

MOTION: Council Member Gloria Torres/Council Member Africa Luna-Carrasco move to approve Subdivision Case No. 2019-0271F with conditions as presented by staff.

The vote was as follows:

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

4. ADJOURNMENT

MOTION: Council Member Africa Luna-Carrasco/Council Member Mario Buchanan Jr. to adjourn the Special Council meeting at approximately 6:53 p.m. Motion passed unanimously.

The vote was as follows:

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

APPROVED:

Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE SPECIAL CITY COUNCIL MEETING FOR THE CITY COUNCIL, SAN LUIS, ARIZONA HELD ON SEPTEMBER 17, 2019. I FURTHER CERTIFY THAT THE MEETING WAS DULLY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

Sonia Cornelio, City Clerk