

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
April 17, 2019
6:30 p.m.

<p>APPROVED by Council Date: May 22, 2019 Clerk's Office: /s/Sonia Cornelio</p>
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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
Aracely De La Hoya, Senior Services
Francia Alonso, Public Information Officer/Assistant to Council
Jenny Torres, Economic Development Manager
Jesus Meza, Assistant Director of Parks & Recreation
Jorge Mungaray, Information Technology
Jorge Perez, Billing & Collections Manager
Lizandro Galaviz, Director of Parks & Recreation
Monica Castro, Director of Finance
Ralph Velez, City Consultant
Richard Jessup, Chief of Police

2. **ITEMS FOR DISCUSSION ONLY**

2. A. Discussion and possible directions to staff on any and all matters regarding the December 19, 2018, Tischler Bise Draft Infrastructure Improvements Plan and Development Fee Report. (Monica Castro, Director of Finance and Tadeo A. De La Hoya, City Manager)

Mrs. Monica Castro, Director of Finance, presented the Mayor and Council with the Final Draft of the Infrastructure Improvements Plan and Development Fee Report. She informed that per Arizona Revised Statute Section 9-463.05 (D) it is required that the city updates its plan every 5 years, she added that the last study was made and adopted in 2014 and due for

an update this year. Mrs. Castro presented Mayor and Council with a power point presentation that included an overview of the Infrastructure Improvements Plan for Fire Department, General Government, Parks, Police, Streets, Water and Wastewater. A copy of this presentation is on file with the complete agenda packed filed in the Office of the City Clerk. Mrs. Castro informed that the proposed Development Fee for a single unit is \$5,232.00 with a variance (increase) of \$536.00 and for 2+ units is \$9,884.00 with a variance (decrease) of -\$1,478.00.

Mayor Gerardo Sanchez stated that the City of San Luis is considered one of the cheapest cities when it comes to Development Impact Fees.

Mrs. Castro informed that one of the factors for not increasing the fees is due to the city's growth.

Mayor Gerardo Sanchez asked Mrs. Castro if the calculation was calculated correctly, the reason he is asking is that the numbers are very attractive and in the future, he does not want staff to come and tell Council that there was a mistake during the calculations.

Mrs. Castro commented that Mr. Ben Griffin, the consultant, is very knowledgeable. There is no doubt that he has done an excellent job. She informed that Mr. Griffin met with all the department heads and discussed the cost and projects with all.

Mr. Ralph Velez, City Consultant, informed that department heads provided a "bucket list" from which it was easy to come up with the numbers. The consultant was able to come up with the numbers presented based on what staff believe is needed in the next 5 years to be spent over 10 years. Mr. Velez stated that 5 years ago Council decided not to raise water and sewer, and now we need those two and at this time water and sewer combined is less than sewer by itself. He added that the city needs sewer capacity.

Mayor Gerardo Sanchez stated that thanks to the conservative measures of staff and Council, water impact fees were added without a major impact.

Mrs. Kay Marion Macuil, City Attorney, informed that the next steps to follow after this meeting is to hold a public hearing, then adoption of the Infrastructure Improvements Plan and Development Fee Report, then hold another public hearing regarding fees and finally adoption of fees. She mentioned that the whole process will take up to December 2019 with an effective date 75 days after fees are adopted.

Mayor Gerardo Sanchez commended staff and everyone that participated in putting together this Report.

3. ADJOURNMENT

MOTION: Council Member Africa Luna-Carrasco to adjourn the meeting at approximately 7:06 p.m. Motion passed unanimously.

The vote was as follows:

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



Certification of Council Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session Meeting of the San Luis City Council held on April 17, 2019. I further certify the meeting was duly called and held and that a quorum was present and that City Council approved these minutes at their Regular Council meeting held on May 22, 2019.

Dated this 28th day of May 2019.

/s/ Sonia Cornelio, City Clerk