

**APPROVED** by Council

Date: 5/13/2020  
Clerks Office: SC

**MINUTES**  
**Regular Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**March 25, 2020**  
**7:00 p.m.**

- 1. CALL TO ORDER/ROLL CALL:** Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 7:04 p.m.

Mayor, City Council, some members of staff, and members of the public participated electronically.

**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 Matias Rosales  
Council Member Gloria Torres

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Administrator  
Melissa Lopez, Deputy City Clerk  
Kay Marion Macuil, City Attorney  
Angel Ramirez, Fire Chief  
Axel Chayra, Information Technology Technician  
Eulogio Vera, Acting Director of Public Works  
Francia Alonso, Assistant to Council/PIO  
James Einwaechter, Assistant Director of Public Works  
Jenny Torres, Economic Development Manager  
Jonathan Dumadag, IT Technician  
Jose Guzman, Director of Planning & Zoning  
Monica Castro, Director of Finance  
Ralph Velez, City Consultant  
Richard Jessup, Chief of Police  
Barry Olsen, Comite de Bien Estar, Inc.  
Gary Black, Comite de Bienestar, Inc.  
Nieves G. Riedel, Riedel Holdings, LLC  
Silvia Hernandez, Harvard Group International  
Vianey Vega, Vega & Vega Engineering

**2. PLEDGE OF ALLEGIANCE**

Council Member Matias Rosales led the Pledge of Allegiance.

**3. INVOCATION**

Mrs. Nieves G. Riedel from Riedel Holdings, LLC, led the invocation.

**4. PROCLAMATIONS**

**4. A. Proclamation – National Fair Housing**

Mrs. Melissa Lopez, Deputy City Clerk, read the National Fair Housing proclamation.

Mayor Gerardo Sanchez proclaimed National Fair Housing in San Luis, Arizona. He added that fair housing guarantees housing no matter the race, color, religion, sex, disability, familial status, or national origin.

**4. B. Proclamation – Census Day April 1, 2020**

Mrs. Melissa Lopez, Deputy City Clerk, read the Census Day April 1, 2020 proclamation.

Mayor Gerardo Sanchez proclaimed April 1, 2020, as Census Day in San Luis, Arizona. He urged everyone to complete their census as the number will determine the needs of public safety, parks, free lunches at school, etc.

**5. CONSENT AGENDA**

**5. A. MINUTES OF**

- Regular Council meeting held February 6, 2020
- Work Session held March 4, 2020
- Special Council meeting held March 13, 2020

**5. B. DISBURSEMENTS FROM FEBRUARY 15, 2020 THROUGH MARCH 11, 2020.**

Total Disbursements \$662,408.81

(Six-Hundred, Sixty-Two Thousand, Four-Hundred Eight Dollars and Eighty-Once Cents)

**MOTION:** Council Member Gloria Torres/Council Member Africa Luna-Carrasco to approve the Consent Agenda as presented. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. DISCUSSION AND POSSIBLE ACTION ITEMS:**

**6. A. Public hearing on any and all matters regarding Rezoning Case No. 2020-092 and Ordinance No. 397. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the official zoning map of the City of San Luis by changing the zoning classification of 14.4 acres from Rural Area Residential (RA-10) to High-Density Residential (R-3) for property located west of 4th Avenue and 1/4 of a mile north of Union Street. (Jose A. Guzman, Director of Planning and Zoning)**

**A. Open public hearing**

**MOTION:** Council Member Gloria Torres/Council Member Jose Ponce to open the public hearing. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**1. Staff presentation**

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that this item is a request by Comite De Bien Estar on behalf of L.P.B. Durham Partners Limited Partnership, to change the zoning classification of 14.4 acres from Rural Area (RA-10) to High-Density Residential (R-3), for the property located on the southwest corner of 4<sup>th</sup> Avenue and a ¼ mile north of Union Street in San Luis, Arizona. He added that the current zoning of the property is RA-10, which only allows agricultural uses and only one dwelling unit per 10 acres of land. He mentioned that the proposed zoning is R-3, which allows a maximum density of 20 units per acre. In this case, the maximum number of units permitted is 288 units; this project must comply with all applicable regulations of the city, including covered parking and landscape. Mr. Guzman mentioned that based on the conceptual plan submitted by the applicant, they are proposing 150 units, the proposed zoning and use are consistent with the General Plan. He informed that this project was reviewed by the Planning & Zoning Commission on March 10, 2020, and they are recommending approval. Furthermore, he added that this project is part of a development agreement approved with Resolution No. 675 on July 28, 2006. He mentioned that the city agreed upon the developer's request to rezone the property to high-density residential, commercial, or a combination of high density residential and commercial. He stated that based on that resolution and development agreement, staff is recommending approval of the request and approval of Ordinance No. 397, subject to

the conditions mentioned in the agenda item review. He said that most of the conditions would be addressed during the subdivision process, and the applicant agreed with the conditions.

Mayor Gerardo Sanchez asked each council member if they had any questions or concerns regarding this item.

There were no questions or concerns from Mayor and Council.

## **2. Call to the Public on this item**

Mr. Barry Olsen, on behalf of Comite de Bien Estar, Inc., thanked the city for expediting this rezoning request by Comite de Bien Estar for a low-income housing credit application. He informed that Comite de Bien Estar would like to build low-income houses that will serve the needs of San Luis. He mentioned that there are a couple of concerns that he would like to address as follows: 1) Condition #2, regarding the right-of-way dedication of 4<sup>th</sup> Avenue along the east side of the property. He added that they are fine with that condition, provided that the dedication should be contingent on the subdivision if the property is rezoned, and Comite purchases and obtains the credit, that will be when the dedication of the right-of-way; 2) Condition #3, regarding the right-of-way dedication of County 22 ½ Street along the north side of the property. He mentioned that his understanding is that the area would never be developed because it will be a short street between the canal. He stated that if this street is developed, the project will not be possible. He mentioned that he would like to request that this condition be removed because it renders the project where it is not feasible. Mr. Olsen mentioned that he reviewed the development agreement only provides for the dedication of 4<sup>th</sup> Avenue and never for County 22 ½ Street; 3) Condition #4, regarding the applicant will work with the city and owner of the landlocked property to the west to provide access. He mentioned that the property owner to the west is requesting access to his property; this is not part of the development agreement. He stated that he would like to request the removal of this condition. He informed that the conditions should only be conditions #1, #2, and #5 and remove conditions #3 and #4.

Mr. Vianey Vega, Vega & Vega Engineering, mentioned that as stated in the agenda item, County 22 ½ Street is on the north side of the property, which is the canal, it will be a dead-end street. He stated that the plan on this site is to place a retaining wall and added that a road along the canal would not serve any purpose. He commented that this is the main reason they are objecting.

Mayor Gerardo Sanchez asked if staff met with the developer to discuss the conditions.

Mr. Guzman replied that since this project was expedited and the engineering comments were received before receiving the conceptual plan, that is why Condition #2 is in there. He stated that staff wanted to make sure that the design needed that right-of-way, Condition #3. He added that staff would know if Condition #3 is necessary at the subdivision process. Mr. Guzman mentioned that Condition #4 is a section in the

development agreement that states that the city will work with the applicant and the owner of the adjacent property on a payback agreement in case there is one needed. He mentioned that the conceptual plan was received the last day the agenda item was due; for this reason, staff was not able to go over the conditions with the developer, as they requested that the process be expedited.

Mayor Gerardo Sanchez asked Council Members if they had any questions.

Mr. Eulogio Vera, Director of Public Works, stated that he had not had a chance to review the conceptual agreement until this meeting. He mentioned his understanding is that the developer is in disagreement in granting the right-of-way on 4<sup>th</sup> Avenue before the subdivision is rezoned. He asked Mr. Vega where will be the alignment of County 22 ½ Street, will it be in line with the parking spaces.

Mr. Vega replied that the alignment of County 22 ½ Street is the south boundary of the property.

Mr. Vera agreed with their request, as it will be hard to fit in County 22 ½ Street. He mentioned that the only issue there will be the two (2) driveways next to each other. He added that he spoke with the designer, as sight distance would be an issue. He mentioned that a good idea would be to combine the driveways.

Mayor Gerardo Sanchez asked Mr. Vega if Mr. Vera's recommendation would be a problem.

Mr. Vega replied that the reason they included the two (2) driveways on 4<sup>th</sup> Avenue is because of the density, as one (1) street will be saturated with all the traffic of the units, for this reason, an additional entrance has been proposed for the apartment complex. The other is for the townhomes that are being proposed. He stated that he could look into combining the two driveways if needed, but having them separate will be beneficial to the project.

Mayor Gerardo Sanchez asked Mr. Vera what are his comments on Condition #4, regarding the applicant working with the city and owner of the landlocked property to the west to provide access, as mentioned in the development agreement.

Mr. Vera clarified that staff is not trying to eliminate the driveway; he stated that it is needed; the issue is that they are next to each other. He replied to Mayor Gerardo Sanchez commented that the city never wants to landlock anybody.

Mr. Vega mentioned that the size of the parcel is 2.7 acres, there are different ways that it can be accessed, it can be accessed from the south of the property, there are some other alternatives. He stated that Comite would be providing access to that property, then the design needs to be based on that, and it not the best interest of the project.

Mayor Gerardo Sanchez asked Mr. Guzman if the city has looked into other options for this private property to have access.

Mr. Guzman replied that there are no other options as the east main canal and schools surround the private property to the south; the only access point they have is throughout the property of this project.

Mayor Gerardo Sanches asked council members if they had any questions.

Council Member Mario Buchanan Jr. commented that it looks like staff was not ready for this item, as there are too many questions regarding this project.

Vice Mayor Maria Cecilia Cruz commented that the city would want to delay the project, but also does not wish to landlock the private owner in that area.

Council Member Matias Rosales commented that staff needs to make sure that nobody is landlocked if there is no other access. He asked the developer to take into consideration the access to the canal as a walking path in the future.

Council Member Africa Luna-Carrasco agreed with Council Member Rosales, as there is a lot of people that use the canal for morning and evening walks along the canal, also to take into consideration the future city project to put a walking path along that area. She added that it looks like this project has been rushed and would not like to approve a project that, in the future, brings up concerns.

Council Member Jose Ponce agreed with the other councilmembers' comments.

Mr. Tadeo A. De La Hoya, City Manager, stated by the project is ready as it was requested by the developer two (2) weeks before the Planning & Zoning Commission, for this reason, the city is trying to be developer-friendly. The city is making sure that the city and the developer are protected.

Mayor Sanches asked what the deadline for Comite de Bien Estar for this project to be submitted is, how will this project be affected if it gets delayed.

Mr. Barry Olsen replied that the deadline to file the credit application is this week, so if the project is not approved during this meeting, the project will be delayed until the following year, which will be detrimental for San Luis and Comite de Bien Estar. He mentioned that the problem on this project is regarding the landlocking of the private owner, but is already landlocked. He added that Comite is willing to work with them, but Comite does agree with the payback agreement. He stated that the zoning needs to be approved during this meeting; otherwise, Comite will not be able to proceed with the project. Mr. Olsen said that Comite is willing to work with the city in its efforts to promote a walking path along the canal to the extent that it will not impact Comite's project.

Mr. Gary Black, Comite Bien Estar, Inc. agreed with Mr. Olsen and mentioned that if the zoning is not approved during this meeting, then the project will be delayed. He stated that Comite is willing to work with the city. He thanked the Planning & Zoning Department and other staff for expediting this project. He mentioned that this location is below the needed requirements from the Arizona Department of Housing to establish a 100 unit apartment complex and bring the city approximately \$22 million. He mentioned that a lot of his concerns would be able to be resolved once Comite goes into the construction phase, the city has the power to impose certain restrictions, he mentioned that they would not oppose to the future of the canal walking path. Furthermore, he said that Mr. Vega is more than willing to work with the city and present a site plan that shows the alignment of 4<sup>th</sup> Avenue. He added that they would like to present a high-end project for the city.

Council Member Matias Rosales asked if what has been presented during this meeting is to approve the zoning.

Ms. Kay Marion Macuil, City Attorney, informed that this is the stage where the condition can be imposed, she suggested that Council approve this item with staff conditions, as the developer has deadlines with their funding sources. She mentioned that if they so desire, another development agreement can be done if the conditions as written are a barrier to the developer.

Mayor Gerardo Sanchez asked for clarification that the agreement can be approved as is, and the city is willing to modify the agreement if any of the conditions are causing problems.

Ms. Macuil replied that staff could come back to Council. She mentioned that this item was presented before the Planning & Zoning Commission; this was never addressed during their meeting.

Mayor Gerardo Sanchez stated that he understands that this project was expedited; this project is very important for both entities. He mentioned that the Council agrees to get this process going. He asked Mr. Olsen if there will be a problem with what the City Attorney said.

Mr. Olsen replied that they could work with the city. The most important at this time is to get this item approved and will work with staff on the conditions.

Council Member Mario Buchanan Jr. asked if there are going to be any issues with a traffic study in the future.

Mr. Guzman replied that the City Engineer reviewed the request without the conceptual plan, that is the reason for the conditions in the agenda item form.

Mr. Vera commented that the traffic would be a concern at that location as 4<sup>th</sup> Avenue will become a major arterial collector; a traffic study would apply to this development;

this should also be a condition. He added that a condition of a traffic study is usually included during the design process.

Mr. Vega commented that putting a condition at this stage is premature. He mentioned that this is a rezoning process; staff will have the opportunity to look at this during the design review process and would be able to look at this concern.

Mr. Vera agreed with Mr. Vega and mentioned that the traffic study condition could be added at this stage to let the applicant know that if needed, a study can be requested. He said that during design, it could determine what else is required. He suggested to include in the conditions the traffic study if one is needed.

Mr. Black mentioned that a traffic study is not a problem for Comite de Bien Estar at this point.

There were no questions and/or concerns from the Council.

Mrs. Nieves Riedel, Riedel Holdings, L.L.C, thanked Comite de Bienestar for this project as affordable housing is needed in San Luis.

Mr. Black asked Mr. Olsen to please elaborate on the agreement that Comite has with Mr. Barkley regarding the land. He informed that Comite de Bien Estar, Inc., is just a representative from L.P.B. Durham Partners Limited Partnership, as they are the owners of this project.

Mr. Olsen explained that Comite de Bienestar, Inc., has an agreement with L.P.B. Durham Partners Limited Partnership. He mentioned that some of the conditions might need to be moved to the subdivision process versus the rezoning process.

Mayor Gerardo Sanchez commented that the city needs to be consistent with their process, if this is done with one subdivision, then it will have to be done with all subdivisions. He stated that the city is willing to work with the developer.

Council Member Gloria Torres asked if the traffic study is always a requirement. She asked why a traffic study was not required from the Gadsden School District for 4<sup>th</sup> Avenue.

Mayor Gerardo Sanchez replied that the engineer always requires a traffic study, and a clause is included in the agreement that states that if it is not needed, then a traffic study is not required.

Mr. Guzman mentioned that a traffic study is always required for each project, he added that on the concern from Council Member Gloria Torres is that a traffic study was not needed as only the traffic created by the school was reviewed. If another project comes in that area, the project will require a traffic study. The study will take into consideration the new project will bring.

Ms. Macuil informed that this is a public hearing, and the public was invited to comment on this item. She stated that the council should recess this item as this item will come back later during this meeting, to see if there were any comments received.

### **B. Recess public hearing**

**MOTION:** Council Member Africa Luna-Carrasco/Council Member Mario Buchanan Jr. to recess the public hearing. Motion passes 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

### **C. Approval of Reading of Ordinance No. 397 by title only (City Clerk to read the ordinance by title only)**

**MOTION:** Council Member Africa Luna-Carrasco/Council Member Jose Ponce to approve the reading of Ordinance No. 397. Motion passed unanimously. Council Member Gloria Torres and Council Member Matias Rosales abstain from voting as they declared a conflict of interest on this item.

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 Matias Rosales	Abstain
Council Member Gloria Torres	Abstain

Ms. Melissa Lopez, Deputy City Clerk, read Ordinance No. 397 by title only.

### **6. B. Discussion and possible action on any and all matters regarding a contract with Harvard Group International for the recruitment of candidates for the vacant position of Human Resources Director. (Ralph Velez, City Consultant)**

Mr. Ralph Velez, City Consultant, informed that he identified a recruitment agency with the quality, qualifications, and experience to recruit a candidate for the Director of Human Resources vacant position. He mentioned that he met with Silvia Hernandez

from Harvard Group International (HGI) and explained to her the problem the city had faced to recruit a qualified candidate for this position. He stated that after meeting with Harvard Group International, he is recommending hiring them for this task.

Ms. Silvia Hernandez, Managing Director for Harvard Group International, informed that HGI is an advocating search firm with 25 years in the market. She added that their services include professional recruiting, board of director, automotive, etc., from entry-level to executive directors and CEOs. Ms. Hernandez gave a brief explanation as to what will be the next steps if the agreement is approved.

Mayor Gerardo Sanchez asked what will happen if a person is hired and this person desire to leave the job the following month.

Ms. Hernandez replied that the agreement contains language that covers for replacement guarantee and states that if a selected candidate recommended by HGI is terminated within the first six (6) month of employment, HGI will agree to submit additional candidates for the same positions, with the only cost being any other expenses.

Mayor Gerardo Sanchez asked every Council Member is they had any questions or concerns regarding this item.

Council Member Gloria Torres asked how much is the fee from HGI.

Ms. Kay Marion Macuil, City Attorney, informed that the professional fee would be 33% of the selected candidate's total compensation. She added that the estimated compensation is \$90,000.00, but it could be less, but HGI's fee will still be the same.

Mr. Velez stated that HGI's fee would be 33% of the starting salary.

Ms. Monica Castro, Director of Finance, agreed with Mr. Velez and explained that a clause was also added to the agreement that states that if the hiring is not successful. A qualified candidate to promote within, the city will receive a credit of approximately 50% of the fees paid and will be able to cancel the contract.

Ms. Hernandez informed that the fee to be paid to HGI would be \$29,700.00.

Council Member Africa Luna-Carrasco asked what the timeline for this process is.

Ms. Hernandez replied that within 30 business days, HGI would be able to provide with at least three (3) candidates in the retained search, and it will depend on the accessibility of the candidate for interviews.

Mr. Velez asked if HGI foresees any delays in the recruitment due to COVID-19.

Ms. Hernandez replied that there should be no problem in the recruitment process.

There were no other questions from members of the Council.

**MOTION:** Council Member Gloria Torres/ Council Member Jose Ponce to approve negotiations with Harvard Group International to recruit a candidate for the vacant Director of Human Resources positions. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. C. Discussion and possible action on any and all matters regarding (1) the City of San Luis as Fiscal Agent considering expenditures from the funds of the 4FrontED Binational Program to pay for an Executive Director conditioned on authority being granted under the terms of the 4FrontED Binational Intergovernmental Program intergovernmental agreement; (2) the City of San Luis as one member of the 4FrontED Binational Program consider continuing the Independent Contract for the Executive Director, Nazzer O. Mendez. (Jenny Torres, Economic Development Manager)**

Ms. Jenny Torres, Economic Development Manager, informed that 4FrontED is currently working on the independent contractor agreement with Nazzer O. Mendez as he has been serving as the executive director for the past year. She mentioned that this year the 4FrontED program would like that all municipalities approve the contract. She added that currently, all legal counsel for all municipalities are reviewing the contract.

Mayor Gerardo Sanchez asked Ms. Torres if she is asking Council to continue the item until all attorneys review the contract.

Ms. Torres agreed with Mayor Sanchez.

Ms. Kay Marion Macuil, City Attorney, suggested Mayor and Council adopt what was stated by Mayor Sanchez.

**MOTION:** Council Member Africa Luna-Carrasco/Council Member Mario Buchanan Jr. to continue the item until all attorneys review the contract. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. D. Discussion and possible action on any and all matters regarding the City of San Luis accepting slurry seal application services from American Pavement Preservation for application of Type 2 and Type 3 slurry seal as part of the Fiscal Year 2019-2020 Pavement Preservation Project. (Eulogio Vera, Director of Public Works)**

Mr. Eulogio Vera, Director of Public Works, informed that this item is to piggyback with the City of Yuma to use their contract with American Pavement Preservation for application of Type 2 and Type 3 slurry seal. He informed that phase 1 of this project was done in October/November 2019; this is phase 2 of that project. He added that in continuance of this program, staff is recommending that the city accepts the services offered by American Pavement Preservation for a total amount not to exceed \$220,000.00.

There were no questions from members of the Council.

**MOTION:** Vice-Mayor Maria Cecilia Cruz/Council Member Jose Ponce to approve the purchase of slurry seal application services through American Pavement Preservation for \$220,000.00. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. E. Discussion and possible action on any and all matters regarding the design contract for James Davey and Associates for the Roadway Paving Project of Los Portales del Alamo. (Eulogio Vera, Director of Public Works)**

Mr. Eulogio Vera, Acting Director of Public Works, informed that this item is for the design and re-paving of streets in Los Portales del Alamo, staff has been trying to move forward with this project for a few years. The roads in this area are the worst streets in the entire city, and they need repaving. He mentioned that the contract with James Davey and Associates will survey the area, identified the areas that need repair once all this is identified and will hire a contractor to do the repaving. Mr. Vera added that

depending on how high the bids come in, the city will be able to do half on the streets in that area, but it all depends on the bid results.

Mayor Gerardo Sanchez commented that he had seen comments on social media regarding the conditions of the street in that specific area. He stated that the community needs to be informed that the city has been doing what it can, as some of the roads need to be replaced completely. He thanked staff for the continuous work done to preserve streets in the community.

**MOTION:** Council Member Matias Rosales/Council Member Jose Ponce to approve the design contract for James Davey and Associates for the roadway paving project of Los Portales del Alama for \$29,250.00. Motion passed unanimously.

A roll call vote was called, 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. F. Discussion and possible action on any and all matters regarding Order No. 2020-8. An Order of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the entering into an Intergovernmental Agreement with the City of Yuma, Arizona, for Engineering Support Services. (Tadeo A. De La Hoya, City Administrator)**

Mr. Tadeo A. De La Hoya, City Administrator, informed that due to the anticipated and actual vacancies in the City of San Luis, he reached out to the City of Yuma to request their support for engineering services. He added that during the City of Yuma's council meeting held March 18, 2020, this agreement was approved by their city council. This Intergovernmental Agreement provides engineering support services to San Luis. Mr. De La Hoya informed that this will provide engineering support services in accordance with the following provisions: A) provide review of development-related planning and engineering items; B) provide other as-needed engineering support when requested by San Luis; C) provide a written summary of the analysis conducted and recommendations resulting from the services provided; and D) invoice San Luis upon completion of the services for the cost of services rendered in accordance with the schedule.

Mayor Gerardo Sanchez thanked Mr. De La Hoya for reaching out to the City of Yuma and also thanked the City of Yuma for helping the city with these services.

**MOTION:** Council Member Africa Luna-Carrasco/Council Member Matias Rosales to approve and adopt Order No. 2020-8. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. G. Discussion and possible action on any and all matters regarding Order No. 2020-9. An order of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the entering into a development agreement with Riedel Holdings, Inc., for infrastructure related to the development of the Santa Cecilia 4 subdivision. (Kay Marion Macuil, City Attorney)**

Ms. Kay Marion Macuil, City Attorney, presented two (2) maps that show the area regarding this item. A copy of these maps is included with the complete agenda packet filed in the City Clerk's Office. She informed that the traffic study for Santa Cecilia #4 requires that on the offsite road goes all the way to Avenue E (County 23 ½ Street) however Riedel Holdings, LLC does not have control over that land. To not hold up this project, the development agreement separates the improvements for the area that Riedel Holdings, LLC, does not have control over so that this project can move on. Ms. Macuil informed that the plan is that the city will condemn the land, the developer will pay for it, and they get a payback ordinance, so that area develops and Border Ranches LLC, they will payback for the condemnation cost.

Mayor Gerardo Sanchez asked if this has been discussed with the developer, and they are on agreement.

Ms. Macuil replied that all this was worked with Mr. Art Villareal, the developer attorney, and he has agreed with it, even though the developer has not seen the final development agreement.

Mrs. Nieves Riedel, Riedel Holding, LLC, commented that she is paying only for the road and not the right-of-way land. She thanked staff for working with her lawyer to get this project going. She stated that she is looking forward to work with the city.

**MOTION:** Council Member Gloria Torres/Vice-Mayor Maria Cecilia Cruz to approve Order No. 2020-9. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. H. Discussion and possible action on any and all matters pertaining to the appointment of members to serve on the City of San Luis Planning & Zoning Commission. (Jose A. Guzman, Director of Planning & Zoning)**

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that there are two (2) vacancies at the Planning & Zoning Commission. The first vacancy is for Commission Member Javier Barraza, whose term expired on January 31, 2020. He informed that Mr. Barraza had expressed his interest in continuing to serve as a member of the Planning & Zoning Commission. The second vacancy is for Commission Member Concepcion Ulloa, as she resigned from the commission due to personal reasons. Her term also expired on January 31, 2020. Mr. Guzman informed that staff applications from Javier Barraza and Case Van Veen. He added that it is very important that this commission has a full appointment of seven (7) members as development continues to grow in the city. He stated that staff is recommending the re-appointment of Mr. Javier Barraza to one of the vacancies.

Mayor Gerardo Sanchez commented that Mr. Case Van Veen was a prior commission member, and he was very active in the commission. He added that Mr. Van Veen was an excellent asset to this commission. He suggested appointing Mr. Van Veen and re-appointing Mr. Barraza to the Planning & Zoning Commission.

Councilmembers agreed with Mayor Gerardo Sanchez.

**MOTION:** Council Member Africa Luna-Carrasco/Council Member Gloria Torres to appoint Case Van Veen to the Planning & Zoning Commission with a term expiration of January 31, 2024. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**MOTION:** Council Member Africa Luna-Carrasco to appoint George Amaya to the Planning & Zoning Commission with a term expiration of January 31, 2024. Motion dies as there was no second.

**MOTION:** Council Member Africa Luna-Carrasco/Council Member Jose Ponce to appoint Javier Barraza to the Planning & Zoning Commission with a term expiration of January 31, 2024. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. I. Continued public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2020-092 and Ordinance No. 397. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending the official zoning map of the City of San Luis by changing the zoning classification of 14.4 acres from Rural Area Residential (RA-10) to High Density Residential (R-3) for property located west of 4th Avenue and 1/4 of a mile north of Union Street. (Jose A. Guzman, Director of Planning and Zoning)**

**A. Continue public hearing**

**MOTION:** Council Member Mario Buchanan Jr./Council Member Gloria Torres to continue the public hearing. Motion passes 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**1. Call to the Public on this item**

Mrs. Melissa Lopez, Deputy City Clerk, informed that the City Clerk's Office did not receive any comments regarding this item.

## **B. Close public hearing**

**MOTION:** Vice Mayor Maria Cecilia Cruz/Council Member Jose Ponce to close the public hearing. 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

## **C. Action on Ordinance No. 397**

Ms. Kay Marion Macuil, City Attorney, suggested the following motion, "I move to approve Ordinance No. 397 with the five (5) written conditions on the zone changed including a condition not in writing that there be a traffic study if needed."

Mayor Gerardo Sanchez added that the developer and the city would work together on those five (5) conditions and come back to the council.

Mr. Gary Black, Comite de Bienestar, suggested adding to the conditions and reference the development agreement between the City of San Luis and L.P.B. Durham Partners Limited Partnership, as it is important to make this possible.

Ms. Macuil asked if this agreement is already in existence with the city.

Mr. Black replied that the agreement needs to be included in the conditions; those conditions are based on the development signed by both parties.

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that the development agreement is Condition #1.

**MOTION:** Mayor Gerardo Sanchez/Council Member Jose Ponce. Council Members Matias Rosales and Gloria Torres abstain from voting as they declared a conflict of interest on this item. Motion passed.

Mayor Sanchez asked for a roll call vote on this item.

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 Matias Rosales	Abstain
Council Member Gloria Torres	Abstain

## 7. SUMMARY OF CURRENT EVENTS

Mayor Gerardo Sanchez asked for a report on the bridge located on Juan Sanchez Boulevard.

Mr. Eulogio Vera, Acting Director of Public Works, informed that they are working on this project, they are scheduled to start pouring the concrete and paving. He stated that the bridge should be open to traffic in the week of March 30, 2020.

Mayor Gerardo Sanchez mentioned that there had been several comments on social media regarding COVID-19 asking what has the city done. He stated that the City of San Luis had been one of the most pro-active communities in the State of Arizona. He added that the city was the first one to declare a state of emergency because the city is close to the border. He mentioned that the city has also been very active to prevent exposure, the city closed its parks and have canceled significant events in the community. He stated that it is the city's responsibility that services continue to be provided to its residents. Furthermore, he informed that each department had created a contingency plan that contains phase 1 through phase 3; every department is in charge that their employees are safe and continue providing services. He mentioned that he also saw a comment asking why have the city not closed all businesses. He stated that the Arizona Governor has asked that all cities follow the same recommendations. He mentioned that the next step would be up to the Governor. He commented that to prevent the virus from spreading, everyone needs to avoid exposure. He urged everyone not to gather in groups, as he received a complaint of people gathering in groups County 19<sup>th</sup> Street. Mayor Gerardp Sanchez stated hat this is a worldwide event, and this will come to the city. He asked everyone to minimize exposure, stay home. He informed that there are currently 4 cases in Yuma County and 0 cases in San Luis, Arizona, but that could change. He stated that the community would stand together; this virus is very contagious. He thanked business, city staff, Police Department, and Fire Department for doing a great job.

Mr. Angel Ramirez, Fire Chief, reported that his department has been working with other entities. He informed that staff to put an application to obtain equipment from Yuma County. He mentioned that he received 2,095 masks that will be shared with the Police Department, while they wait for their request. Also, he informed that staff place an order of 800 gowns that will be delivered within the following week. He mentioned that the department has enough googles for staff. He added that an order to purchase gloves had been placed. Mr. Ramirez informed that there is currently a protocol amongst employees at the Fire Department, they are checked as they walk in the morning if they have a temperature above 99.5 they are sent home, to prevent others from getting sick. He informed that staff has also been working for the Senior Center

attendees; phone numbers were obtained from Mrs. Aracely De La Hoya, Senior Center Manager, to do a welfare check upon them, in case they need anything as they are the most vulnerable. He thanked the city and council for everything that has been done to prevent spread throughout the community.

Mr. Richard Jessup, Police Chief, thanked Mayor and Council for all the support given to his department. He mentioned that the reason San Luis, Arizona, is more vulnerable is that this community is a border city. He commented that this community has adhered to Mayor Sanchez and the Arizona Governor recommendations. He stated that he had not seen any type of violations, as they are taking this very seriously. He informed that his department received 1000 masks, and there is other equipment that will be coming in, such as gowns and gloves. He informed that Police Officers have what they need to protect themselves and the community. He thanked the Mayor and Council for the support they have given to his department.

Mayor Gerardo Sanchez asked for a report regarding sanitation and wastewater.

Mr. Richard Jessup commented that he had not received any complaints from those departments, but he will be able to help them with equipment if they need Personal Protective Equipment.

Mr. Eulogio Vera, Director of Public Works, informed that sanitation routes continue with their regular routes. The water and wastewater department have been alternating schedules and have been able to be compliant with all the testing and requirement from the Arizona Department of Environmental Quality. He mentioned that information had been forwarded to employees as it is received.

Mr. Jose A. Guzman, Director of Planning Department, thanked Mayor, City Council, and city staff for keeping everyone safe. He informed that his department is currently in the General Plan update process, these documents serve as the blueprint for future growth development, this process will end on April 19, 2020. The draft is available online for residents to review and submit their comments. He also reminded everyone to fill out their census questionnaire. This can be done in paper, phone, or online. He mentioned that it only takes 10 minutes to fill out the questionnaire, and it will impact the funding for the next ten years. Mr. Guzman reported that the response rate for San Luis is 1.4%.

Mayor Gerardo Sanchez urged the community to fill out their census questionnaire, as the responses will impact funding for the next ten years. He mentioned that this funding could be used for public safety, parks, etc.

Vice Mayor Maria Cecilia Cruz informed that the complete county census committee has been working hard to promote it. She asked Mr. Guzman to post the response rate in the community to make them aware that this will affect the community.

Mr. Tadeo A. De La Hoya, City Administrator, informed that staff had been notified that the Census Bureau stopped delivering the paper questionnaires, but this can be filled out online. He stated that a code is not needed to fill it out online.

Council Member Africa Luna-Carrasco suggested that the Fire Department to post what they are doing to help older adults in our community.

Mayor Gerardo Sanchez agreed with Council Member Luna-Carrasco to start informing the community that the city is here for the community.

## 8. ADJOURNMENT

**MOTION:** Council Member Matias Rosales/Council Member Africa Luna-Carrasco to adjourn the Regular Council meeting at approximately 9:07 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor Maria Cecilia Cruz	Aye
Council Member Africa Luna-Carrasco	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**APPROVED:**



Gerardo Sanchez, Mayor

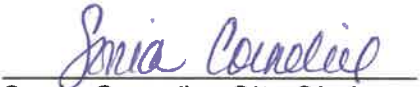
**ATTEST:**



Sonia Cornelio, City Clerk

### **CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular City Council meeting of the City Council of the City of San Luis, Arizona, held on March 25, 2020. I further certify that the meeting was dully called and held and that a quorum was present.



Sonia Cornelio, City Clerk