

**MINUTES**  
**Work Session**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**June 3, 2020**  
**6:30 p.m.**

**1. CALL TO ORDER/ROLL CALL:** Mayor Gerardo Sanchez called the work session to order at approximately 6:34 p.m.

Mayor and City Council participated remotely due to COVID-19.

**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-arrived at 8:01 p.m.  
Council Member Gloria Torres-arrived at 6:37 p.m.

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Administrator  
Sonia Cornelio, City Clerk  
Kay Marion Macuil, City Attorney  
Carlos Cortes, Assistant Director of Finance  
Derek Dueñas, Information Technology Manager  
Eulogio Vera, Director of Public Works  
Francia Alonso, Assistant to Council/PIO  
Glenn Gimbut, Assistant City Attorney  
Jonathan Dumadag, Information Technology Technician  
Jose A. Guzman, Director of Planning & Zoning  
Jose Luis Cisneros, Executive Assistant  
Lizandro Galaviz, Director of Parks & Recreation  
Ralph Velez, City Consultant (remotely)  
Marco A. "Tony" Reyes Sr., Comite de Bien Estar  
Jeff Velasquez, J2 Desing (remotely)  
Felipe Zubia, Matrix Desing (remotely)

## **2. ITEMS FOR DISCUSSION ONLY:**

### **2. A. Discussion and possible directions to staff on any and all matters regarding the approval of Lighting and Retention Basin Assessment Districts Budget for Fiscal Year 2020-2021. (Carlos Cortes, Assistant Director of Finance)**

Mr. Carlos Cortes, Assistant Director of Finance, informed that Yuma County requires City Council's approval for the budget to levy the assessments. He added that the amounts are based on the estimated cost the city will incur to provide these services.

Mayor Gerardo Sanchez asked if there has been an increase from last fiscal year's assessments.

Mr. Cortes replied there had been an increase of approximately \$88,000.00; the reason is that Santa Cecilia No. 3 was released.

There were no comments from the Mayor and Council.

### **2. B. Discussion and possible directions to staff on any and all matters regarding conceptual design options for Community Park on County 24th Street under the February 26, 2020, Development Agreement, Order No. 2020-3. (Lizandro Galaviz, Director of Parks & Recreation)**

Mr. Glenn Gimbut, Assistant City Attorney, informed that the city entered into a Development Agreement with Comite de Bien Estar, where they will be purchasing 40 acres of land between Avenue F and Avenue E. The land will be divided between the city and Comite de Bien Estar where 20 acres will be for a public park and 20 acres for Comite de Bien Estar for subdivision #11. He mentioned that Mr. Vianey Vega from Vega and Vega Engineering, Inc., informed the city that to maximize the number of lots for that subdivision, San Antonio Street will have to go in on the south side of the proposed park. Mr. Gimbut mentioned that during the discussions regarding the development agreement, Comite de Bien Estar wanted the city to pay for half of San Antonio Street, the city did not feel the street was needed. If this street was going to be for their purposes, then Comite should pay for the street. He informed that Comite has made their calculation and found that they cannot afford to build San Antonio Street unless they build on both sides of the street; for this reason, they are asking if the city could take less than the 20 acres of land for the park. He commented that if this would be the case, the city will be taking a little over 16 acres. From the 16 acres, 1-acre will be for the retention basin for Bien Estar Subdivision No. 11, 2-acres for the proposed Police and Fire substations; now, it will be a park of approximately 13 acres in size.

Furthermore, Mr. Gimbut informed that there are several options that Ms. Monica Castro has reviewed and found that all options are financially feasible, the options are: keep the current development agreement with no changes; accommodate the request of Comite de Bien Estar, Inc. to reduce the amount of land for the park to allow Comite to build on both sides of the road; keep the park size at 19 acres and pay for ½ of San Antonio Street with a cost of approximately \$130,000.00.; keep the park size at 19 acres and agree to pay for ½ of the street and delay so that the city does not have to do it during Fiscal Year 2020-2021; or keep park size at 19 acres and agree that the city will be responsible to develop the north half of San Antonio Street, but delay so that it does not have to pay \$130,000.00 during Fiscal Year 2020-2021, however, pay for or pave 6-feet of the road. This will allow parking in front of houses on the south side of San Antonio Street and would cost only about \$35,000.00. He stated that it would be up to Council as to what option will be selected.

Mr. Lizandro Galaviz, Director of Parks & Recreation, informed that he has been working on the different options and would like to obtain direction from Council on how they would like staff to proceed with this item.

Mayor Gerardo Sanchez commented that staff has been working on the concept of a 20-acre park and asked if 2 acres would be enough to house the police and fire substations and also if 1-acre would be enough for the park.

Mr. Galaviz replied that he had spoken with the Police and Fire Chief, and they replied that 1-acre each would be enough. He mentioned that the retention would be part of the park.

Mayor Sanchez asked what the pricing difference would be if the city goes with a 20-acre or 16-acre park.

Mr. Gimbut replied that the city would be paying approximately \$34,000.00 an acre.

Council Member Mario Buchanan Jr., asked if the substations were included in the 20-acres in the development agreement. She also asked how the city will benefit from paving the street.

Mr. Galaviz replied that the 20-acres includes the half street, which will decrease the park size, the two (2) substations were included in this.

Mr. Eulogio Vera, Director of Public Works, replied that when staff reviewed the current layout and the one presented with the development agreement, it was found that the

park will not benefit from the street on the south property line of the park which is San Antonio Street. The concept that the city was looking at was connecting into the park from the parking lots on 20<sup>th</sup> Avenue and 19<sup>th</sup> Avenue; the street was not part of the park. He commented that in the future, the street could be a benefit, but the park can function without a street.

Mayor Sanchez asked if there is a big difference in paving price between the 16 and 20 acres.

Mr. Vera replied that if housing were to be added along the parcel, this would reduce the paving cost along 20<sup>th</sup> and 19<sup>th</sup> Avenues, it will not be significant approximately \$20,000.00. He mentioned that the considerable cost that is impacting Comite's plans and the city is San Antonio Street, as this is 1320 square feet of roadway.

Mayor Sanchez asked Mr. Vera what would be more functional from his perspective.

Mr. Vera replies it all depends on what the city would like to see a community park or a neighborhood park. The neighborhood park will be served with the 16 acres, but for a community park, it will not be enough space.

Mayor Sanchez mentioned that the whole vision of this park is to hold special events for the community, as Joe Orduño is not enough. He stated that the city needs a functional park.

Council Member Gloria Torres asked if this park will have an improvement district.

Mr. Galaviz replied that this park would have an improvement district; it will be maintained from impact fees.

Mr. Vera replied that as part of the agreement, this park would take in the drainage of the subdivision to the south; according to the designer, the estimated for the retention basing will be 1-acre. The subdivision to the south will maintain these retention basins; the improvement district will be proportional to the retention needed, there will be a little improvement district for that subdivision.

Council Member Africa Luna-Carrasco commented that if the city would like to move forward with this park, she recommended doing the 20-acre park.

Mr. Jeff Velasquez from J2 Design informed that for the 16.19-acre park the rate at this time for the development and construction all included is approximately \$425,000 to

\$450,000 per acre, this cost approximately \$6.8 to \$6.9 million if the park is built in its entirety at once; the 19.96-acre park site the total cost would be \$8.4 to \$8.5 million with all utilities and infrastructure, those costs do not include any of the half streets they have not been implemented into the costs.

Mr. Galaviz mentioned that the costs would depend on the type of amenities that will go into this park. There is a variety of amenities that can go in the park; the Council will have the opportunity to select what will go in.

Mr. Marco A. "Tony" Reyes Sr., Executive Director fo Comite de Bien Estar, Inc., thanked the city for working with Comite de Bien Estar on this project. He commented that when staff designed the project, it included a half street on San Antonio Street, the full street changed because the Director of Public Works requested Comite to do a complete street, which doubles the size of that street. He mentioned that this request increases the cost; that is where the cost argument comes in. He stated that if the Council decides to go with the 19-acre park, Comite has no objections as long as the city takes over the other half street. He added that if the city does not want a full wide street on San Antonio Street and decides the right of way for something else, that would be a decision that City Council makes. Furthermore, he stated that he wants to make clear that if the city wants Comite to do a full-width road, it will be prohibited because every single lot will have to be assessed for an additional \$1,000 to \$2,000 per lot. He mentioned that the change was not something that Comite came with; this was a situation that came up because of the lot split conversations. Mr. Reyes stated that he would like to find a solution that will help both the city and Comite. He mentioned that Comite does not have any objections if the city decides to go with the 19 acres as long as there is an understanding that a full street will be done.

Mayor Sanchez thanked Mr. Reyes for coming before Council to clarify this situation.

Council Member Mario Buchanan Jr. asked how the issued with the re-assessment of the lot will be done, will this increase the price of the lot or the houses.

Mr. Reyes replied that this would increase in some way. The way the subdivision was built was to have a half street, the way its now being asked to be designed it is to have a full-width street at Comite's cost. This means that the lot size will have to be reduced and spending will be approximately \$130,000.

Vice-Mayor Maria Cecilia Cruz mentioned she would also like to see a 19-acre park, she commented that she believes a full-width street is needed in that area, this will

avoid the problems that 10<sup>th</sup> Avenue currently has. She added that she believes that the city should pay to build a full street.

Mayor Sanchez stated that city staff and Comite would work together to get this project going.

There were no other comments from the Mayor and Council.

**2. C. Update followed by discussion and possible directions to staff on any and all matters regarding the 4<sup>th</sup> of July Freedom Celebration that will be taking place on Saturday, July 4, 2020, at the Joe Orduno Park. (Lizandro Galaviz, Director of Parks & Recreation)**

Mr. Lizandro Galaviz, Director of Parks & Recreation, provided an update on the 4<sup>th</sup> of July event. He informed that staff has planned that this 4<sup>th</sup> of July celebration be a backyard freedom celebration, which will be a virtual celebration. He added that the media put together a presentation that will start at 9:00 p.m. and do a Facebook Live, which will have a pre-recorded program that will include the Mayor and City Council presentation and the national anthem followed by the fireworks presentation. Mr. Galaviz informed that the park would be closed to the public.

Vice-Mayor Maria Cecilia Cruz thanked Mr. Galaviz and staff for the planning of this event and not lose the tradition of celebrating the 4<sup>th</sup> of July.

**2. D. Discussion and possible directions to staff on any and all matters regarding a concept proposal to expand wastewater treatment capacity/capabilities for the City of San Luis. (Eulogio Vera, Director of Public Works)**

Mr. Eulogio Vera, Director of Public Works, mentioned that staff has been trying to put together a wastewater master plan, there has been significant growth in the community, and there is an urge to identify what will happen with the wastewater capacity and if there will be an expansion on the east or the west wastewater plants. He informed that the city has contracted with Pace Advanced Water Engineering to complete the conceptual analysis for the wastewater capacity and capabilities.

Mr. Mike Krebs, Project Manager of Pace Engineering, informed that Pace is a water resources group that has worked in wastewater projects in the state of Arizona, including Somerton, Quartzite, Winslow, Show Low, Sierra Vista among other communities. He mentioned that Pace's goal is to get the project upgraded to the community needs as efficiently and cost-effective as possible.

Mr. Taylor Pierce, Engineer from Pace Advanced Water Engineering, made a PowerPoint presentation which is in file with the complete agenda packet filed in the City Clerk's Office. This presentation included the following slides, City of San Luis WWTP Evaluation, Population Growth, San Luis Zoning Map, Growth Areas, Current Wastewater Generation, Juan Sanchez Lift Station, Capacity & Deficiencies-West WWTP, Recommendation-West WWTP Expansion, and Recommendation Long Term.

Mayor Gerardo Sanchez commented that the time to start planning is now, as this is something that the city needs to do.

Mr. Krebs stated that the things that need to be completed are to get the funding, start the planning and design, permitting from Arizona Department of Environmental Quality (ADEQ), go out to bid and constructions, each takes some time to go through, for this reason, PACE recommends staff to start planning as soon as possible.

Mr. Eulogio Vera, Director of Public Works, commented that although there are still five (5) years, the city should start with the process as soon as possible as construction cost increases every year. He added that currently, the city has the ability to divert the flow, currently what will help with the expansion at this moment is to use the existing basins and limiting operating of the plant. He stated that this is an expensive project, but this will help keep up with the city development.

Members of City Council thanked Mr. Vera and PACE Engineering for the great presentation.

**2. E. Discussion and possible directions to staff on any and all matters regarding General Plan Case No. 2020-01, a city initiated request to adopt the San Luis 2040 General Plan. (Jose A. Guzman, Director of Planning & Zoning)**

Mr. Jose A. Guzman, Director of Planning & Zoning, informed that staff has been working in updating the General Plan, this process is required by state law that every municipality updates its General Plan every ten years, with voter ratification. Mr. Guzman introduced Felipe Zubia, Project Manager from Matrix Design Group, as this is the company hired to help update the plan.

Mr. Felipe Zubia, Project Manager from Matrix Design Group, informed that staff and his company began working in the update since March 2019, this involves an extensive community engagement including stakeholder interviews and held three (3) community workshops, an open house, and an on-line comments/surveys. He added that the stated mandated 60-day public review period occurred from February 19 to April 19,

2020. He informed that the plan would be considered for action by the City Council in June 2021, following ratification by San Luis voters in November 2020. Mr. Zubia stated that the implementation of the General Plan provides the vision for the future and provides guidance through goals and policies as well as implementation strategies. He commented that the state statutes require communities over 50,000 residents to have a minimum of 17 elements, San Luis is below that number, but it is projected that in those ten years San Luis will reach the 50,000 population; as part of the proposal, Matrix has proposed that San Luis does 17 elements, but San Luis has asked to include two (2) additional elements which are Economic Development and Arts and Culture. Mr. Zubia briefly reviewed each element in the General Plan.

Mayor Gerardo Sanchez thanked Mr. Zubia and everyone involved in the General Plan Update, including the community. He mentioned that this is something that cannot wait as it is a lengthy process, and this plan needs to go to the voters in November 2020.

Council Member Matias stated that he noticed in the plan that federal land was used for future parks; he asked if there is a reason for this.

Mr. Zubia replied that this comment was also addressed by the Planning & Zoning Commission. He mentioned that this area had been updated to reflect the land, but others have been left that might be able to be placed in federal land.

Mayor Sanchez asked what happens if the voters do not pass the General Plan.

Mr. Guzman replied that then the city would continue using the existing plan if the voters do not pass the updated.

### **3. ADJOURNMENT**

**MOTION:** Council Member Gloria Torres/Council Member Jose Ponce to adjourn the work session at approximately 9:03 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 Matias Rosales	Aye
Council Member Gloria Torres	Aye

**APPROVED:**

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Gerardo Sanchez, Mayor

**ATTEST:**

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Sonia Cornelio, City Clerk

**Certification**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session for the City Council of the City of San Luis, Arizona, held on June 3, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

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Sonia Cornelio, City Clerk