

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
September 02, 2020
6:30 p.m.

APPROVED by Council

Date: 10/14/2020
Clerks Office: [Signature]

1. CALL TO ORDER/ROLL CALL: Mayor Gerardo Sanchez called the work session to order at approximately 6:30 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
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
Domingo Sosa, Information Technology Technician
Enrique Lopez, Assistant Fire Chief
Francia Alonso, Assistant to Council/PIO
Jonathan Dumadag, Information Technology Department
Jose Luis Cisneros, Executive Assistant
Marco Santana, Police Lieutenant
Marlene Lara, Government, and Foreign Affairs Coordinator

2. ITEMS FOR DISCUSSION ONLY:

2. A. Discussion and possible directions to staff on any and all matters regarding the approval of a contract with the non-profit corporation, Comité de Bien Estar, Incorporated, for the Off-Road Expo event in San Luis, Arizona for Fiscal Year 2020-2021. (Tadeo A. De La Hoya, City Manager, and Francia Alonso, Assistant to Council/PIO)

Mrs. Francia Alonso, Assistant to Council/PIO, stated that the Off-Road Expo is tentatively scheduled for May 2021. The agreement provides that the event be extended to June 30, 2021, at the latest, and is to be hosted at Joe Orduño Park. She mentioned that the contract would be with Comite de Bien Estar, Inc. They will provide the funds for the Off-Road Expo committee. The contract total is \$10,000.00.

Mayor Gerardo mentioned that this event was not held this year due to a lack of funds. He stated that this is one of the events that people look forward to. He commented that he believes that next year's event can be held if people are asked to wear their masks and follow all safety guidelines.

Members of the City Council agreed with Mayor Sanchez and stated that this is a great event, and the community looks forward to it.

Mayor Sanchez directed Mr. Alonso to proceed with this item as agreed by all City Council members.

Mr. Gary Black from Comite de Bien Estar, Inc. stated that the organization is excited about this event.

2. B. Discussion and possible directions to staff on any and all matters regarding the purchase of a new ambulance. (Angel Ramirez, Fire Chief)

Mr. Angel Ramirez, Fire Chief, mentioned that the San Luis Fire Department would like to stay proactive and order a new ambulance. The vendor has mentioned that it takes up to 10 months to get an ambulance delivered as custom-made. He commented that the department needs a new ambulance because there have been some issues with the current ambulances, especially with the air conditioning. He stated that with the opening of Fire Station #2, a 4th ambulance would be needed; currently, the department has three (3) ambulances running and a backup ambulance presently at the shop.

Mayor Gerardo Sanchez stated that the City Council always has supported public safety, as it always has been a priority. He directed Mr. Ramirez to proceed with this item as presented.

2. C. Discussion and possible directions to staff on any and all matters regarding Resolution No. 2139. A resolution of the Mayor and Council of the City of San Luis, Arizona, in support of the family development project "Valley View Apartments" financed through an award of low-income housing tax credits (LIHTC) from the Arizona Department of Housing. (Jenny Torres, Economic Development Manager)

Ms. Jenny Torres, Economic Development Manager, gave a brief background on this project, wherein 2016 Comite de Bien Estar, Inc., submitted an application to the Arizona Department of Housing for a Low-Income Housing Tax Credit (LIHTC). She mentioned that at that time, the city partnered with Comite de Bien Estar, Inc., by supporting 1% of the total project cost. Ms. Torres informed that Comite de Bien Estar, Inc. had applied again for a LIHTC for a total of 100 family units. The project location is on 4th Avenue across the public works facility. They are focused on 2-bedroom, 3-bedroom, and 4-bedroom with 40% to 60% low-income.

A market study was conducted, and it stated that there is a substantial need for low-income apartments and that there is a vacancy rate of less than 1.7%. People were waiting up to two (2) years to get an apartment. She mentioned that Comite de Bienestar was successful in receiving an allocation for \$1.9 million, but the Arizona Department of Housing set some conditions; the conditions are listed in the letter from the State of Arizona Department of Housing, which is attached to the agenda item. Furthermore, she mentioned that the project is a \$21 million investment, Comite de Bienestar is requesting a \$100,000.00 commitment from the city to this application. She added that the project's estimated impact fees would be approximately \$414,000.00; the project will start construction in January 2020 and completed in June 2022. She commented that the General Plan supports affordable housing.

Mayor Gerardo Sanchez stated that he supports this project and added that the commitment being requested by Comite de Bienestar is minimal to the impact that this development will bring to the community.

Mr. Gary Black from Comite de Bienestar mentioned that this project is very important to the community and added that the city's requested commitment will help with construction costs as they increase every day. He thanked the city for their support and mentioned that the funds would be invested wisely if this request is approved.

Members of the City Council thanked Comite de Bienestar for this project.

Vice-Mayor Maria Cecilia Cruz mentioned that as the Chairman for Proverbs 31 Home and Chairwoman for the South Yuma County Domestic Violence Coalition, she had not been contacted regarding this project. She commented how nice it would have been for there to have been a collaboration between Proverbs 31 and this new project.

Mr. Black replied that the domestic violence shelter is not part of this project. It was anticipated to start a different project on Bienestar 10 apartments. This project was designed strictly just for family; the domestic violence project is on Bienestar 10 apartments.

Mayor Gerardo Sanchez directed Ms. Torres to proceed with this item.

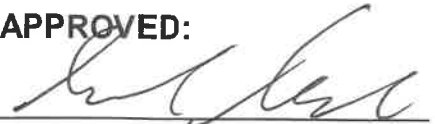
3. ADJOURNMENT

MOTION: Council Member Jose Ponce/Council Member Africa Luna-Carrasco to adjourn the work session at approximately 6:58 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:



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 Work Session for the City Council of the City of San Luis, Arizona, held on September 2, 2020. I further certify that the meeting was duly called and held and that a quorum was present.


Sonia Cornelio, City Clerk