

**APPROVED** by Council

Date: 7/14/2021

Clerks Office: SC

**MINUTES**  
**Regular Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**June 9, 2021**  
**7:00 p.m.**

**1. CALL TO ORDER/ROLL CALL**

Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 7:02 p.m.

Mayor, City Council, and some members of staff participated remotely.

**PRESENT:** Mayor Gerardo Sanchez  
Vice Mayor Africa Luna-Carrasco  
Council Member Mario Buchanan Jr.  
Council Member Luis Cabrera  
Council Member Jose Ponce  
Council Member Matias Rosales  
Council Member Gloria Torres

**OTHERS PRESENT:** Tadeo A. De La Hoya, City Administrator  
Sonia Cornelio, City Clerk  
Kay Marion Macuil, City Attorney  
Angelica Roldan, Assistant Parks & Recreation Director  
Derek Dueñas, I.T. Manager  
Domingo Sosa, I.T. Department  
Enrique Lopez, Assistant Fire Chief  
Eulogio Vera, Director of Public Works  
Jonathan Dumadag, I.T. Department  
Jorge Perez, Billing & Collections Manager  
Jose Luis Cisneros, Executive Assistant  
Jose Guzman, Director of Planning & Zoning  
Marco A. Santana, Police Lieutenant  
Miguel Ramirez, Finance Department  
Monica Castro, Director of Finance  
Ralph Velez, City Consultant  
Roula Encinas, Acting Assistant Director of Finance  
Elizabeth Carpenter, Developer (remotely)  
Esteban Rosales, Resident  
Gary Snyder, Resident  
Jorge Duarte, Resident  
Jose Palencia, Developer (remotely)  
Najeh Edais, Edais Engineering (remotely)  
Vianey Vega, Vega & Vega Engineering (remotely)

## **2. PLEDGE OF ALLEGIANCE**

Council Member Gloria Torres led the Pledge of Allegiance.

## **3. INVOCATION**

Mr. Tadeo De La Hoya, City Administrator, led the invocation.

## **4. CONSENT AGENDA**

### **4. A. MINUTES OF**

#### **MINUTES OF**

**- Regular Council meeting held May 12, 2021**

**- Special Council meeting held May 19, 2021**

### **4. B. DISBURSEMENTS FROM MAY 18, 2021 TO JUNE 1, 2021**

**Total Disbursements \$1,059,434.31**

**(One Million, Fifty-Nine Thousand, Four Hundred Thirty-Four Dollars and Thirty-One Cents)**

**4. C. Discussion and possible action on any and all matters regarding the contract with Amberly's Place, Inc. for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**

**4. D. Discussion and possible action on any and all matters regarding the annual contribution to the 4FrontED Binational Regional Program to promote education, infrastructure, tourism, and economic development. (Tadeo A. De La Hoya, City Manager)**

**4. E. Discussion and possible action on any and all matters regarding the contract with Gethsemani Food Ministry for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**

**4. F. Discussion and possible action on any and all matters regarding the agreement with Greater Yuma Economic Development Corporation for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**

**4. G. Discussion and possible action on any and all matters regarding the contribution to the Greater Yuma Port Authority, Inc. for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**

**4. H. Discussion and possible action on any and all matters regarding the agreement with the Humane Society of Yuma for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**

**4. I. Discussion and possible action on any and all matters regarding the proposed agreement with Portable Practical Education Preparation, Inc. (PPEP) for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**

- 4. J. Discussion and possible action on any and all matters regarding the contract with Ramirez Advisors Inter-National, LLC for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**
- 4. K. Discussion and possible action on any and all matters regarding a budget for a contribution to the transit fund for the Yuma County Area Transit (YCAT) Public Transportation Services. (Tadeo A. De La Hoya, City Manager)**
- 4. L. Discussion and possible action on any and all matters regarding the dues to Yuma Metropolitan Planning Organization (YMPO) for Fiscal Year 2021-2021. (Tadeo A. De La Hoya, City Manager)**
- 4. M. Discussion and possible action on any and all matters regarding the proposed agreement with Arizona Interagency Farmworkers Coalition, Inc for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**
- 4. N. Discussion and possible action on any and all matters regarding the approval of an agreement with the nonprofit corporation, Comité de Bien Estar, Incorporated for the Off-Road Expo event in San Luis, Arizona for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**
- 4. O. Discussion and possible action on any and all matters regarding the contract with Yuma Community Food Bank for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**
- 4. P. Discussion and possible action on any and all matters regarding approval of a contract with Yuma County Arts and Cultural Group for the 2022 Annual Blazing Desert ComicCon event in San Luis, Arizona for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**
- 4. Q. Discussion and possible action on any and all matters regarding approval of a contract with Yuma County Arts and Cultural Group for the San Luis Film Festival event in San Luis, Arizona for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**
- 4. R. Discussion and possible action on any and all matters regarding a budget for Yuma Regional Medical Center (YRMC) Cancer Center Hispanic Support Group, Inc., for Fiscal Year 2021-2022. (Tadeo A. De La Hoya, City Manager)**

**MOTION:** Council Member Gloria Torres/Council Member Jose Ponce to approve the Consent Agenda as presented. Motion passed unanimously.

The vote was as follows:

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

## **5. DISCUSSION AND POSSIBLE ACTION ITEMS:**

**5. A. Discussion and possible action on any and all matters regarding the waiving of formal purchase procedures under City Code-Purchasing §3.05.010 (H) for the rental of inflatable slides and related kid-friendly rentals from Poly's Party Rentals for the 4th of July Celebration. (Lizandro Galaviz, Director of Parks and Recreation)**

Ms. Angelica Roldan, Assistant Parks & Recreation, stated that Poly's Party Rentals is a local company and is a sole source. This company has been working with the city for several years and provides what is needed for the event. She asked that the procurement procedures be waived.

**MOTION:** Council Member Jose Ponce/Vice Mayor Africa Luna-Carrasco to approve the rental of the kid-friendly attractions presented in the amount of \$6,460.64 and waive formal purchasing procedures. Motion passed unanimously.

The vote was as follows:

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

**5. B. Discussion and possible action on any and all matters regarding the approval to move forward with the estimate from ULTRA SHOW MAKERS, for sound, stage, and lighting for the 4th of July Celebration as well as to formally waive procurement code §3.05.010 (D). (Lizandro Galaviz, Director of Parks and Recreation)**

Ms. Angelica Roldan, Assistant Parks & Recreation, mentioned that this item is for the sound, stage and lighting from Ultra Show Makers for the 4<sup>th</sup> of July celebration. Staff has worked with them in the past and asked the Mayor and City Council to waive the procurement code.

**MOTION:** Vice Mayor Africa Luna-Carrasco/Council Member Luis Cabrera to approve the purchase of Ultra Show Makers services in the amount of \$18,601.32 as presented and waive formal purchasing procedures. Motion passed unanimously.

The vote was as follows:

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

**5. C. Discussion and possible action on any and all matters regarding the contract between the City of San Luis and Sound Talent Group for a musical performance for the 4th of July Celebration event. (Lizandro Galaviz, Director of Parks & Recreation)**

Ms. Angelica Roldan, Assistant Parks & Recreation Director, requested to continue this item to the next scheduled Council meeting as staff is still finalizing and working on the contract for the headliner band.

**MOTION:** Vice Mayor Africa Luna-Carrasco/Council member Mario Buchanan Jr. to continue this item to the next scheduled Council meeting. Motion passed unanimously.

The vote was as follows:

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

**5. D. Public hearing followed by discussion and possible action on any and all matters regarding the recommendation of a Special Event Liquor License application to the Arizona Department of Liquor Licenses and Control to authorize the San Luis FRONTERA Rotary Club to sell alcohol at the 4th of July Celebration to be held July 4, 2021. (Lizandro Galaviz, Director of Parks and Recreation)**

**A. Open public hearing**

**MOTION:** Council Member Mario Buchanan Jr./Council Member Jose Ponce to open the public hearing. Motion passed unanimously.

The vote was as follows:

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

### **1. Presentation by staff and/or applicant**

Ms. Angelica Roldan, Assistant Parks & Recreation Director, said that the FRONTERA Rotary Club requested to sell alcohol at the 4<sup>th</sup> of July event which will be held on Sunday, July 4 from 6:00 p.m. to midnight at Joe Orduño Park.

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

Ms. Sonia Cornelio, City Clerk, indicated she did not receive any speaker request form for this item.

### **B. Close public hearing**

**MOTION:** Council Member Mario Buchanan Jr./Council Member Jose Ponce to close the public hearing. Motion passed unanimously.

The vote was as follows:

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

### **C. Action on Special Event Liquor License Application to the Arizona Department of Liquor Licenses & Control**

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to recommend approval to the Arizona Department of Liquor Licenses and Control for the Special Event Liquor License application to the San Luis FRONTERA Rotary Club as presented. Motion passed unanimously.

The vote was as follows:

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

**5. E. Discussion and possible action on any and all matters regarding the approval of Lighting and Retention Basin Assessment Districts Budget for Fiscal Year 2021-2022. (Roula Encinas, Acting Assistant Director of Finance)**

Ms. Roula Encinas, Acting Assistant Director of Finance, explained that these assessment districts were formed to provide street lighting and retention basin maintenance services in the developments. The County of Yuma requires City Council's approval for the budget in order to levy the assessments. The amounts are based on the estimated cost the city will incur to provide these services. She also clarified that these charges are not property tax; the City of San Luis does not have property tax. There is a misconception that these charges are property tax as they are collected by the Assessor's Office through the tax statement notice of value.

Mayor Gerardo Sanchez asked if there has been an increase from last year.

Ms. Encinas replied there has been an increase of 33.27% which is \$156,435.00 due to the five (5) new subdivisions and the water consumption.

Council Member Matias Rosales asked if Comite de Bienestar 9C is part of Comite de Bienestar 9B or if it is not noted for a reason.

Council Member Luis Cabrera asked if that is the reason Comite de Bienestar 9B has a very high amount.

Mr. Jose Guzman, Director of Planning & Zoning, responded that the Comite de Bienestar 9B retention basin did not change and when the Comite de Bienestar 9C subdivisions was completed, the retention went to the same retention basin of Comite de Bienestar 9B.

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to approve the 2021-2022 Fiscal Year Budget in the amount of \$626,578.00 for the Lighting and Retention Basin Assessment Districts. Motion passed unanimously.

The vote was as follows:

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

**5. F. Discussion and possible action on any and all matters regarding the acceptance and approval of the Tentative Budget for Fiscal Year 2021-2022. (Monica Castro, Director of Finance)**

Ms. Monica Castro, Director of Finance, stated that per state statute, the Mayor and City Council is required to adopt a tentative budget to set the maximum expenditure limit for the next fiscal year upon adoption of the budget, the Mayor and City Council can reallocate expenditures or decrease the budget but it cannot be increased. It is also required that the tentative budget be published in the local newspaper within the next two (2) weeks asking the public to submit their comments for the public hearing that is scheduled for June 23<sup>rd</sup>. She added that on April 16<sup>th</sup> and 17<sup>th</sup> the budget retreat took place and a draft of the budget was introduced to the Mayor and City Council. The Mayor and City Council were able to comment, make recommendations and staff worked on the tentative budget. Ms. Castro explained the spreadsheet and PowerPoint illustrated during the City Council meeting, which are included with the complete agenda packet at the City Clerk's Office. She briefly described the items that were added after the budget retreat which is one full-time position for the Senior Center and the Capital Projects such as the construction for Phase 1 of the Police substation, expansion and design for the City Hall west wing, matching funds for the bill grant for the Cesar Chavez Boulevard including the street lining and widening design.

Mayor Gerardo Sanchez commented that every year is a challenge, especially with the pandemic however businesses will now be opening. But the assistance by the federal government will go away.

Council Member Jose Ponce asked how the city is doing with the FEMA response in regards to the COVID-19.

Ms. Castro responded that the answer with FEMA has not been good, it has been a difficult process, if the city has been reimbursed \$20,000.00, that would be a lot. The city has used more resources than what is being received and staff is in the process of trying one (1) more time. However, this is a small city and putting in too many resources to get it, might not be worth it since there are other grants that the city can utilize.

Mayor Gerardo Sanchez said that FEMA is behind since all municipalities are applying for reimbursement. However, the city's budget does not depend on FEMA's reimbursement.

There were some discussion between some City Council members and Ms. Castro regarding the detention center and the Senior Center position requested.

**MOTION:** Vice Mayor Africa Luna-Carrasco/Council Member Luis Cabrera to approve the tentative budget for the Fiscal Year 2021-2022 as presented. Motion passed unanimously.

The vote was as follows:

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

**5. G. Discussion and possible action on any and all matters regarding the request to purchase a large volume of water meters and MXUs from Dana Kepner Company due to the shortage of supplies and the increased lead-times for products. (Jorge Perez, Billing & Collections Manager)**

Mr. Jorge Perez, Billing & Collections Manager, indicated that this item is for the request of approval to purchase a large volume of water meters and MXUs which are the antennas that go along the water meters to be rented. The purchase will supply the city of water meters for a full year based on the usage of meters from previous years. During the past month of May, a notification from Xylem (Sensus) was received on the impact on current orders of water meters and all other products that they offer including MXUs (Antennas). Sensus is a worldwide manufacturer and uses distributors around the globe. The assigned distributor in the State of Arizona is Dana Kepner Company, who keep staff updated of the situation. He attempted to purchase water meters from different distributors from other states, but one kept being sent back to the local distributor in Arizona.

Dana Kepner Company just informed of lead times of up to 22 weeks on water meters coming from Sensus. Because of this reason, staff would like to place an order for water meters and MXUs that would last a year. Currently there are approximately 120 water meters in stock for new homes, which should last about three (3) months based on the average monthly installation rate. The total purchase costs \$177,026.65 and he asked that the Mayor and City Council waive the formal purchasing code as allowed in Section 3.05.10H of the City Code and to transfer funds from the Water CIP account in the amount of \$130,000.00 to the Minor Tools Equipment Supplies account and \$47,000.00 from the Salaries account.

**MOTION:** Council Member Gloria Torres/Council Member Luis Cabrera to approve the purchase of the water meters in the amount of \$177,026.65, to waive formal purchasing procedures and to transfer funds as presented. Motion passed unanimously.

The vote was as follows:

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

**5. H. Discussion and possible action on any and all matters regarding Subdivision Case No. 2021-0308F. A request by Edais Engineering, Inc, on behalf of the owner, for the final plat approval for Palencia Hills Subdivision. The property is located north of County 22nd Street and in alignment with Quintero Avenue. (Jose A. Guzman, Director of Planning and Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, explained that this item is a request by Edais Engineering, Inc., on behalf of Salmos 127 1 LLC, future owner, for the approval of the final plat for Palencia Hills Subdivision. This subdivision consists of 10.51 acres to be divided into 18 lots and one (1) track for the retention. The minimum lot size is 20,000 square feet; and this subdivision is proposed to be a gated community. A Development Agreement was approved by the City Council on May 26<sup>th</sup> with Resolution No. 2180. This item was also presented to the Planning & Zoning Commission and they recommended approval. Staff is also recommending approval of the final plat with the condition that the applicant addresses comments on the letter dated June 3, 2021. The applicant already submitted revised plans and are under review by staff. Most of the conditions were part of the Planning & Zoning Commission comments. Mr. Guzman has not received comments from all the departments, he updated the letter with the comments received, therefore the letter of June 3<sup>rd</sup> will address all the comments pending.

Mayor Gerardo Sanchez asked if any of those comments interfere with the approval of the final plat.

Mr. Guzman replied no it will not interfere and added he sent the comments to the engineers and they agreed with all the comments.

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to approve Subdivision Case No. 2021-0308F with the condition that the applicant addresses comments on the letter dated June 3, 2021. Motion passed unanimously.

The vote was as follows:

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

**5. I. Discussion and possible action on any and all matters regarding Subdivision Case No. 2021-0181F. A request by Vega & Vega Engineering, PLC, on behalf of Sam Group Investment Co., owner, for the final plat approval for Belleza Del Desierto Phase 2 Subdivision. The property is located at the southeast corner of 20th Avenue and San Antonio Street. (Jose A. Guzman, Director of Planning and Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, stated that this is request for the final plat approved for Belleza Del Desierto Phase 2 Subdivision. This subdivision is approximately 18.44 acres and will be divided into 87 lots and one (1) track for stormwater retention. The minimum lot size will be 6,000 square feet. This item was presented to the Planning & Zoning Commission and recommended approval. Staff recommends approval with the condition that the applicant addresses the review comment letter dated May 7<sup>th</sup>, 2021. The applicants submitted revised plans addressing the comments and are being reviewed by city staff. The applicant agreed to all the comments except for the requirement of a traffic study. This subdivision is part of the properties that will be contributing to the traffic signal at County 24<sup>th</sup> Street and Avenue E. As part of the condition, they have to pay \$260.00 per acre. They are claiming that if they are already contributing towards the signal light, why do they have to do a traffic study.

Council Member Matias Rosales asked if they had to do a traffic study for Belleza Del Desierto 1.

Mr. Eulogio Vera, Director of Public Works, indicated that a traffic study was submitted for Phase 1 of Belleza Del Desierto. Back then for Phase 1, staff considered that it was less than the 100 trips that is a recommendation for traffic studies. Phase 2 is a continuation of Phase 1, therefore it would exceed the 100 trips per peak hour any given day. He recommends them to demonstrate that a traffic study is not needed. Section 2-100 of the Standards provides the base guidelines for where a traffic study is required. If they establish that the access points are adequate and the traffic signal is enough, and nothing else is needed then a traffic study is not required but a traffic statement might be sufficient.

Mr. Vianey Vega, Vega and Vega Engineering, stated that they had the opportunity to respond to the comment letter of the conditions for the approval. The only condition they did not agree to is the requirement of the traffic study.

At the Planning & Zoning Commission meeting, the same item was discussed and staff was not requiring it, but they were discussing about the final decision to be made by the City Council. This project has access from County 24<sup>th</sup> Street and this street is developed to full width section road from Phase 1. In their project they are developing a full width midsection line that will have access to their development; there will be turning lanes from north and southbound. They are contributing to the traffic signal and do not feel that there is any other improvement that will require a traffic study nor prove that they have the proper access to the property on County 24<sup>th</sup> Street. The major requirement will be the traffic signal to be located at County 24<sup>th</sup> Street and Avenue E. There has also been several projects developed on this area that has not required a traffic study.

Mayor Gerardo Sanchez asked Mr. Vera how a traffic study is determined and how many of the subdivisions have not had a traffic study.

Mr. Vera responded that there is an option to do a traffic impact statement not necessarily a full traffic study, he agreed with some of the points that Mr. Vega mentioned. For example, Comite de Bienestar 11 is west of this development, if that was not to move forward, Belleza Del Desierto 1 and 2 would only have a single access to County 24<sup>th</sup> Street because there is nothing to the south or to the east. Mr. Vera believed having an impact statement or demonstrating what the routes are exiting or accessing this development would be an option and he can reference the Institute of Transportation of Engineers. An impact statement will be sufficient for staff for justifying what is needed or not needed. For the second question, Mr. Vega is the engineer doing developments for Comite de Bienestar so Mr. Vera is thinking that maybe Comite de Bienestar 10 and 11 did not require a traffic study. These are located at the intersection of County 24<sup>th</sup> Street and Avenue F and have two (2) access point to County 24<sup>th</sup> Street and they also widen and added turn lanes on County 24<sup>th</sup> Street and Avenue F. The only thing he sees that would require is a traffic signal and for the size of development which is less than 20 acres, so that was the reason a traffic study was not required.

Mayor Gerardo Sanchez asked if staff had a comment on the letter regarding the requirement of a traffic study or statement. Does staff agree that there is no need for a traffic study.

Mr. Guzman replied yes and that after Ordinance No. 392 approved in July 2019, staff has requested and added this condition to every new subdivision. Then it is routed to the Public Works Department to determine whether or not it is required.

Mr. Vera added that there is another development that the City Council approved recently, it is a small development, less than Palencia Hills. If the developer or engineer proposes something different and staff has accepted the traffic statement in lieu of the full traffic study.

Council Member Mario Buchanan Jr. stated that the city has been asking other developers for a traffic study and they have not had any problem complying with that. This is something needed for the community because that is the only way that the city can control the traffic there is in the City of San Luis. It is easy to say come and develop in this community but the city is the one that suffers the consequences with the traffic.

Ms. Elizabeth Carpenter, Developer, mentioned that when they developed Belleza Del Desierto 1, that is when they came to the agreement that they would pay towards the traffic light in lieu of a traffic study. This item was discussed at the Planning & Zoning Commission meeting last night and did not see the traffic study as a condition.

Mr. Guzman added that the items that Ms. Carpenter is referring to are for a minor amendment and rezoning not a subdivision process. Nevertheless if staff adds it as a condition on the final plat approval, the traffic study is required as set by Ordinance No. 392.

**MOTION:** Council Member Matias Rosales/Vice Mayor Africa Luna-Carrasco to approve Subdivision Case Number 2021-0181F with the condition that the applicant addresses review comments on the letter dated May 7, 2021 with the addition of the option of a traffic statement if approved by staff. Motion passed unanimously.

The vote was as follows:

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

**5. J. Discussion and possible action on any and all matters regarding Resolution No. 2181. 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 2 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, stated that as a requirement of the subdivision regulations, a Street Lighting Improvement District is needed for any new subdivision. This resolution is the intention to create the Belleza Del Desierto Phase 2 Street Lighting Improvement District.

**MOTION:** Council Member Matias Rosales/Vice Mayor Africa Luna-Carrasco to approve and adopt Resolution No. 2181 as presented. Motion passed unanimously.

The vote was as follows:

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

**5. K. Discussion and possible action on any and all matters regarding Resolution No. 2182. 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, maintaining and improving certain retention basins serving the area described as Belleza del Desierto Phase 2 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, said this resolution is for the improvement district for the maintenance of the retention basins.

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to approve and adopt Resolution No. 2182 as presented. Motion passed unanimously.

The vote was as follows:

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

**5. L. Discussion and possible action on any and all matters regarding Resolution No. 2183. A resolution of the Mayor and City Council of the City of San Luis, Arizona declaring its intention of operating, maintaining, repairing and improving 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 serving the area described as Belleza del Desierto Phase 2 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, stated that this resolution is for the maintenance of landscape improvements, after the approval of this resolution a second resolution is needed ordering the formation of the district.

**MOTION:** Vice Mayor Africa Luna-Carrasco/Council Member Luis Cabrera to approve and adopt Resolution No. 2183 as presented. Motion passed unanimously.

The vote was as follows:

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

**5. M. Discussion and possible action on any and all matters regarding Resolution No. 2184. 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 serving the area described as Belleza Del Desierto Phase 2 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, indicated that once a resolution creating an improvement district is approved, a second resolution authorizing work and approving the implementation of the district is required, this resolution is for the Street Lighting Improvement District.

**MOTION:** Vice Mayor Africa Luna-Carrasco/Council Member Mario Buchanan Jr. to approve and adopt Resolution No. 2184 as presented. Motion passed unanimously.

The vote was as follows:

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

**5. N. Discussion and possible action on any and all matters regarding Resolution No. 2185. 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 2 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, said that this resolution is for the implementation of the Enhanced Municipal Improvement District.

**MOTION:** Council Member Gloria Torres/Council Member Luis Cabrera to approve and adopt Resolution No. 2185 as presented. Motion passed unanimously.

The vote was as follows:

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

**5. O. Discussion and possible action on any and all matters regarding Resolution No. 2186. 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, parking, parkways, and related facilities together with appurtenant structures serving the area described as Belleza Del Desierto Phase 2 Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)**

Mr. Jose Guzman, Director of Planning & Zoning, explained that this resolution is to implement the Landscape Improvement District.

**MOTION:** Council Member Luis Cabrera/Council Member Jose Ponce to approve and adopt Resolution No. 2186 as presented. Motion passed unanimously.

The vote was as follows:

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

**5. P. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2021-0293 and Ordinance No. 417. An ordinance of the Mayor and City Council of San Luis, Arizona by amending Chapter 18 Zoning Regulations Section 18.30.020(E)(7) and 18.30.030(E)(6) of the San Luis City Code to change the requirements for covered parking on Multiple Residential Zoning Districts. (Jose A. Guzman, Director of Planning & Zoning)**

A. Open public hearing

**MOTION:** Vice Mayor Africa Luna-Carrasco/Council Member Luis Cabrera to open the public hearing. Motion passed unanimously.

The vote was as follows:

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

### 1. Staff presentation

Mr. Jose Guzman, Director of Planning & Zoning, stated that this item was presented to the Mayor and City Council during a Work Session in April 2021 and the current regulations required that all parking spaces for multiple residence buildings have to be covered. Staff considers this requirement too restrictive and is proposing the amendment. The amendment is not a reduction of the required parking spaces but a reduction in the required cover parking spaces. This item was also presented to the Planning and Zoning Commission and they recommend approval of the text amendment. Staff recommends the approval as well for Ordinance No. 417, the change in the regulations will help staff continue being develop friendly.

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

Ms. Sonia Cornelio, City Clerk, indicated that the City Clerk's Office did not receive any comments or speaker request forms regarding this item.

### B. Close public hearing

**MOTION:** Council Member Mario Buchanan Jr./Council Member Jose Ponce to close the public hearing. Motion passed unanimously.

The vote was as follows:

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

**C. Action on Reading of Ordinance No. 417 by title only.**

**MOTION:** Council Member Luis Cabrera/Council Member Mario Buchanan Jr. to approve reading of Ordinance No. 417 by title only. Motion passed unanimously.

The vote was as follows:

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

Ms. Sonia Cornelio, City Clerk, read Ordinance No. 417 by title only.

**D. Action on Ordinance No. 417**

**MOTION:** Council Member Luis Cabrera/Council Member Jose Ponce to approve and adopt Ordinance No. 417. Motion passed unanimously.

The vote was as follows:

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

**6. SUMMARY OF CURRENT EVENTS**

Mayor Gerardo Sanchez reported that he has held meetings with different agencies that are dealing with the Port of Entry and trying to get the funding. It appears that the cost of the port has increased approximately 20%, the city is working with the congressional delegation and the multiple agencies in Mexico for the construction of the Port of Entry.

Vice Mayor Africa Luna-Carrasco reported she attended the Library Board of Trustees meeting, they are finalizing their budget and they are including the the air conditioning units for the San Luis Branch. They also received a grant for a traveling holocaust museum, they were one of the few libraries in the country to be awarded that grant. They have fully re-opened and are back with all the events and programs in addition they have reported that the San Luis Branch had the highest number for the program offered to adults for english classes.

## **7. CALL TO THE PUBLIC**

Mr. Gary Snyder, PO Box 2191, San Luis, AZ, stated that he had a question for Ms. Sonia Cornelio, City Clerk or the City Attorney. He wanted to find out what would deem a City Council Member or possibly a Mayor to lose their seat. What kind of criminal act would take them off or render their position.

Ms. Kay Macuil, City Attorney, responded that she would have to study that question as this is the time for public comment not for questions.

Mr. Snyder added that he is challenging the integrity of the Oath of Office from an elected official and he wants the City Council and the Mayor to check on and find out at a later date and indicated that he had a public audio that he played. The audio played is in spanish and translated as follows:

"...and the Attorney General, one is not used to those things, two sheriffs arrived and then the attorney and that there was something against me and wanted to take my fingerprints and I asked but why, two (2) weeks ago my fingerprints were taken at the police department for the church and I told them that they are the law and they can get them from anywhere. But he said they are specific and I said I will go right now and he said no, if you refuse we can take you with an order from the judge, there is a complaint against you and we want to fingerprint you, so then I said how far can we get..."

Mr. Snyder mentioned that this is a public audio he obtained from a public records request at the police department, actually Lieutenant Marco Santana was the receiving officer, so the question he has is the integrity of oath everyone has taken as the law. He added that obviously right now, there is nothing pending but for the Attorney General and a sheriff to come down and check someone's fingerprints, he recommended as the Mayor, Vice Mayor, City Council and City Attorney to keep an eye on because San Luis is already known with the issue from of the persons from San Luis has endicments. He is not saying she is guilty or not, obviously until the court of law, but there is already a lot of negativity for San Luis and to bring an opportunity, the possibility of a further action, he wants the city to be ready for it.

Mayor Gerardo Sanchez asked Ms. Macuil to make sure there is a legal response in writing.

## **8. ADJOURNMENT**

**MOTION:** Council Member Luis Cabrera/Council Member Jose Ponce to adjourn the Regular Council meeting at approximately 8:48 p.m. Motion passed unanimously.

The vote was as follows:

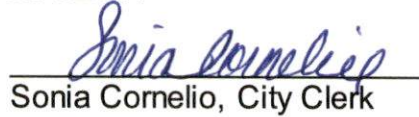
Mayor Gerardo Sanchez	Aye
Vice Mayor Africa Luna-Carrasco	Aye
Council Member Mario Buchanan Jr.	Aye
Council Member Luis Cabrera	Aye
Council Member Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**APPROVED:**



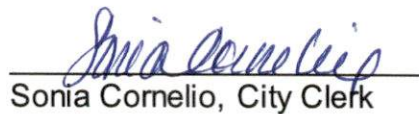
Gerardo Sanchez, Mayor

**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 June 9, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

  
Sonia Cornelio, City Clerk