

MINUTES
Special Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
August 18, 2021
6:30 p.m.

1. CALL TO ORDER/ROLL CALL

Mayor Gerardo Sanchez called the Special City Council meeting to order at approximately 6:31 p.m.

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

OTHERS PRESENT: Kay Macuil, Acting City Manager/City Attorney
Sonia Cornelio, City Clerk
Axel Chayra, I.T. Technician
Derek Dueñas, I.T. Manager
Eulogio Vera, Director of Public Works
Glenn Gimbut, Assistant City Attorney
James Einwaechter, Assistant Director of Public Works
Jose Guzman, Director of Planning & Zoning
Jose Luis Cisneros, Acting Public Information Officer/Executive Assistant
Gary Black, Comite De Bienestar

2. PLEDGE OF ALLEGIANCE

Vice Mayor Africa Luna-Carrasco led the Pledge of Allegiance.

3. DISCUSSION AND POSSIBLE ACTION ITEM:

3. A. Discussion and possible action on any and all matters regarding Resolution No. 2193. A Resolution of the Mayor and City Council of the City of San Luis, Arizona authorizing and directing the entering into a development agreement with Comite de Bien Estar, Inc. to provide for the development of public infrastructure improvements along north 4th Avenue. (Eulogio Vera, Public Works Director)

Mr. Glenn Gimbut, Assistant City Attorney, explained that in respect to Valley View Apartments, in the engineering work of Kevin Dahl it became determined that the city needs to do some major work on 4th Avenue, which is to cut into the slope to improve the line of sight and to lower the slope on that road.

This involves relocation of a water line and the condition of the roadway is that to have a well-built road, the city would want to lower that grade with or without Valley View Apartments. With Valley View Apartments and where the driveways are located, the city really does have to do it. For Valley View Apartments, they are working on a low income housing tax credit program, which means a fixed budget and fixed set of plans on a project approved by the State of Arizona. The problem is that they need building permits for the apartments to be issued and they need them in short order, that is the reason for this Special Council meeting tonight. The city is providing for the road improvements and they get that done within their budget. The city is setting what assurances need to be posted for infrastructure that allows the city to be able to issue the permits within timeframes they need to keep the project going. The cost of the road will be between \$350,000.00 to \$500,000.00 according to Kevin Dahl's engineers cost estimate. What the city has done in this form of agreement is in Section 2.4 where it reads that the city will be responsible to relocate the water line and to pay the sum of \$160,000.00 toward the design and development of all the improvements, the rest is on Comite De Bienestar. He added that staff is asking the City Council to contribute an extra \$160,000.00 toward the road improvements on 4th Avenue.

Mayor Gerardo Sanchez said that for clarification this is something they created and not the city. Both entities agreed but the city did not know they had to sustain that extra expense.

Mr. Gimbut added that the city did not know about the extra expense, but it is an improvement that should be done for 4th Avenue anyway. The city is putting a ceiling on what it is doing and the rest of the improvements, if there is a cost, it will overrun on Comite De Bienestar.

Mr. Eulogio Vera, Director of Public Works, stated that he did not get an exhibit regarding what the proposed improvements are, but the sight distance coming up the hill will be improved to what is acceptable for design standards. Mr. Vera briefly explained the improvements to the area.

Mayor Gerardo Sanchez asked where the funds coming from.

Mr. Vera responded that it has not yet been determined, but staff has spoken to Ms. Monica Castro, Director of Finance, to see the options for the City Council to discuss in the future. The first commitment is for the city to establish that it is on board with this expense and the second is they are posting the assurances so that the permit can be issued. These are the two (2) critical things needed to be able to obtain their permit. The city required a traffic study and a visibility or sight distance analysis which is the one that determined that the hills has to come down. A current traffic study that was done for 4th Avenue and Union Street looks at the entire corridor from Cesar Chavez Boulevard to down the hill. Staff review the study and agree with it.

Mayor Gerardo Sanchez indicated that he understands that this project needs to be done, but it is just the hurryness that they need this or they will not get the permits. These surprises and not knowing where the money is coming from becomes an issue. The city is delaying other projects for the benefit of this project.

Council Member Gloria Torres declared a conflict of interest and stated she will abstain from voting.

MOTION: Council Member Luis Cabrera/Council Member Jose Ponce to approve and adopt Resolution No. 2193 and authorize any transfer of funds necessary to effectuate the development agreement approved by Resolution No. 2193. Motion passed six (6) ayes and one (1) abstention from Council Member Gloria Torres.

The vote was as follows:

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

4. ADJOURNMENT

MOTION: Vice Mayor Africa Luna-Carrasco/Council Member Mario Buchanan Jr. to adjourn the Special Council meeting at approximately 7:36 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 E. 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 Special City Council meeting of the City Council of the City of San Luis, Arizona, held on August 18, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Sonia Cornelio, City Clerk