

**MINUTES**  
**Regular Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**September 8, 2021**  
**7:00 p.m.**

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

Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 7:00 p.m.

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

**ABSENT:** Council Member Luis Cabrera

**OTHERS PRESENT:** Lizandro Galaviz, Interim City Manager  
Sonia Cornelio, City Clerk  
Kay Marion Macuil, City Attorney  
Angelica Roldan, Assistant Director of Parks & Recreation  
Axel Chayra, I.T. Department  
Crystal Fragozo, Administrative Coordinator  
Domingo Sosa, I.T. Department  
Eulogio Vera, Director of Public Works  
Fernando Villegas, Principal Planner  
Francia Alonso, Acting Assistant to the Mayor & City Council  
Glenn Gimbut, Assistant City Attorney  
Jose Guzman, Director of Planning & Zoning  
Jose Luis Cisneros, Acting Public Information Officer  
Marco Santana, Police Lieutenant  
Melissa Lopez, Deputy City Clerk  
Christian Cuevas, Translator

**2. PLEDGE OF ALLEGIANCE**

Council Member Matias Rosales led the Pledge of Allegiance.

**3. INVOCATION**

Mr. Lizandro Galaviz, Interim City Manager, led the invocation.

#### **4. PROCLAMATIONS/PRESENTATION**

##### **4. A. Childhood Cancer Awareness Month - September 2021**

Mrs. Sonia Cornelio, City Clerk, read the proclamation in its entirety.

Mayor Gerardo Sanchez mentioned that cancer is always hard enough as an adult and it is tougher for children. He added that it is important that the City of San Luis recognizes September 2021 as the Childhood Cancer Awareness Month.

##### **4. B. Hispanic Heritage Month - September 15, 2021 through October 15, 2021.**

Mrs. Sonia Cornelio, City Clerk, read the proclamation in its entirety.

Mayor Gerardo Sanchez indicated that this is our culture and tradition, some of us were born in the United States and are U.S. Citizens but our parents were born in Mexico. One cherishes both cultures and makes it one heritage.

##### **4. C. Presentation and recognition of the 2021 First Quarter Awardees by the Employee Recognition and Awards Program (ERAP) for their outstanding work with the City of San Luis. (Rosalva Leon, Human Resources Coordinator)**

Mayor Gerardo Sanchez mentioned that this item will be continued to the next scheduled City Council meeting.

#### **CONSENT AGENDA**

##### **5. A. MINUTES OF**

- Special Council meeting held August 18, 2021
- Special Council meeting held August 19, 2021
- Regular Council meeting held August 25, 2021

##### **5. B. DISBURSEMENTS FROM AUGUST 17, 2021 THROUGH AUGUST 30, 2021**

**Total Disbursements \$576,008.56**

**(Five Hundred Seventy-Six Thousand, Eight Dollars and Fifty-Six Cents)**

##### **5. C. Discussion and possible action on any and all matters regarding the purchase of a new ambulance. (Angel Ramirez, Fire Chief)**

**MOTION:** Council Member Gloria Torres/Council Member Mario Buchanan Jr. 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 Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

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

### **6. A. Discussion and possible action on any and all matters regarding the appointment of a council member to serve on the Western Arizona Economic Development District (WAEDD). (Francia Alonso, Acting Assistant to Mayor and Council)**

Mr. Alan Pruitt, Executive Director of the Western Arizona Economic Development District (WAEDD), said that the City of San Luis and WAEDD have been supportive of each other since 1998. WAEDD was then part of Western Arizona Council of Governments (WACOG) and it was a business unit within. Now WAEDD is one (1) of four (4) federally chartered economic districts in the State of Arizona. WAEDD's primary focus is public works and infrastructure to support and give the ability to add to the capacity building in the community. He added that County Supervisor Tony Reyes has been the Chairman of WAEDD since 2000 and other County Supervisors from Mojave and Yuma County compose the board; the executive committee are the communities and towns that support the district. He acknowledged that he has been working with Ms. Jenny Torres, Economic Development Manager, for more than a decade and she is a great asset.

**MOTION:** Vice Mayor Africa Luna-Carrasco/Council Member Jose Ponce to appoint Council Member Luis Cabrera to the Western Arizona Economic Development District Executive Committee. 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 Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. B. Discussion and possible action on any and all matters regarding a contract with PACE for the design services to update operations at the East Wastewater Treatment Plant. (Eulogio Vera, Director of Public Works)**

Mr. Eulogio Vera, Director of Public Works, stated that this is for the approval of a proposal from PACE Engineering to evaluate the east wastewater treatment plant to treat one (1) million gallons per day. Staff has been experiencing flows over 700,000 gallons per day and has become an issue. In June 2021, PACE presented the evaluation of the capacity for the east part of the city's growth. This helped determine which of the two (2) plants was to be expanded first. Since then, a plan has been worked on for the expansion of the west wastewater treatment plant. PACE is one of the consultants on-call. He added that another thing included in this proposal is to evaluate future expansion of the east wastewater treatment plant in case there are some of the bigger developments that require the addition one (1) or two (2) million gallons per day. Among the most critical improvements that have been recommended in the near-term (that will be foundational to other improvements that staff will be proposing to implement over time) are: (1) maximizing our ability to redirect and treat wastewater to the east wastewater treatment plant, and; (2) determining the estimated scope and cost of incremental improvements to the processing capacity of the east wastewater treatment plant. This evaluation will provide an idea of the expense and what will take to get there. PACE's Professional Design Services proposal cost is \$153,475.00.

Mr. Mike Krebs, Vice President with PACE, explained a PowerPoint presentation regarding the evaluation, filed with the complete agenda packet at the City Clerk's Office.

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to approve PACE Advanced Water Engineering's \$153,475.00 design services proposal as presented and direct the City Attorney to draft a final form of contract. 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 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 the change order request of Bungler Steel for pre-engineered metal building for Public Works. (James Einwaechter, Assistant Director of Public Works)**

Mr. Eulogio Vera, Director of Public Works, explained that the city entered into an agreement with Bungler Steel of Phoenix for \$103,000.00 for a pre-engineered metal building for the new Fleet Service Shop Facility for the Public Works Department. He added that a change order was received stating that due to the cost of steel they had to increase the cost they had previously provided; the increase is in the amount of \$13,874.00. This will allow them to continue with the fabrication of the building. The city has already paid them over \$67,000.00 into the process. This building should have been received a while back but due to COVID-19, the timeline has been delayed.

**MOTION:** Council Member Matias Rosales/Council Member Mario Buchanan Jr. to accept and approve the requested change order of Bungler Steel for quote number MC21-0325 in the amount of \$13,874.00, subject to the condition that this is the final such change order for any price increases sustained by Bungler Steel, whatsoever, and that the city shall not be liable for any such further increases for the purchase of the pre-engineered metal building, as evidenced by the original contract entered into between the parties on or about May 5, 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 Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. 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 beer during the 2021 Off-Road Expo on Saturday, October 23, 2021. (Marcos Ramirez, Secretary for San Luis FRONTERA Rotary Club)**

**A. Open public hearing**

**MOTION:** Council Member Mario Buchanan Jr./Vice Mayor Africa Luna-Carrasco 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 Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

### **1. Staff and/or applicant presentation**

Mr. Lizandro Galaviz, Interim City Manager and Representative for the Rotary Club, indicated that the Rotary Club participates in this event every year and they wish to sell beer during the 2021 Off-Road Expo event that will be held on Saturday, October 23, 2021 at the Joe Orduño Park. The San Luis Frontera Rotary Club will keep 50% of the proceeds and the remaining 50% will go to the Off-Road Expo. The proceeds will go towards scholarship funds for both organizations.

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

There were no comments from the public on this item.

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

**MOTION:** Council Member Mario Buchanan Jr./Vice Mayor Africa Luna-Carrasco 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 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 Gloria Torres/Council Member Jose Ponce to recommend approval of the application to the Arizona Department of Liquor Licenses & Control 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 Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

**6. E. Public hearing followed by discussion and possible action on any and all matters regarding Minor General Plan Amendment Case No. 2021-0336 and Resolution No. 2192. A resolution of the Mayor and City Council of the City of San Luis, Arizona, amending the 2040 General Plan to change the land use designation of 19.95 acres of land located east of 20th Avenue and south of Belleza Del Desierto Phase 2 Subdivision from Commercial (C) to Medium Density Residential (MDR); repealing any conflicting provisions; and providing for severability. ITEM CONTINUED FROM THE REGULAR COUNCIL MEETING HELD AUGUST 11, 2021. (Jose A. Guzman, Director of Planning and Zoning)**

#### **A. Open public hearing**

**MOTION:** Council Member Mario Buchanan Jr./Vice Mayor Africa Luna-Carrasco 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 Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

#### **1. Staff presentation**

Mr. Jose Guzman, Director of Planning & Zoning, introduced Mr. Fernando Villegas, Principal Planner.

Mr. Villegas said that this is a request to change the land designation of a 19.95 acre parcel from Commercial (C) to Medium Density Residential (MDR). The parcel has been split and is located east of 20<sup>th</sup> Avenue and south of Belleza del Desierto. If this minor amendment is approved, the applicant is requesting the rezoning to R1-6 for the construction and development of a residential subdivision and that is the next item on the agenda. Furthermore Mr. Villegas explained the parcels adjacent to the subject property. On June 1, 2021 the Citizens Review meeting took place; adjacent property owners within 300 feet received notification letters and no comments were received. The Planning & Zoning Commission recommended approval of the minor amendment case number 2021-0336.

Mayor Gerardo Sanchez said that the city applied a lot of time planning on the 2040 General Plan.

Mr. Guzman explained that the other half of the parcel located on the south is still commercial and there is an application for a major amendment. A minor amendment can be processed if it is less than 20 acres and that is the reason they did the lot split in 20 & 20 acres; they were able to submit the application for the minor amendment for the first 20 acres. If they want to apply for the other 20 acres, staff will not allow them to apply for the second minor amendment but they have to go through a major amendment.

Council Member Mario Buchanan Jr. asked if this major amendment affect the traffic control.

Mr. Guzman responded that it is a condition on the rezoning as it is part of the properties of the 640 acres that have to contribute \$260.00 per acre. Therefore, it is part of the area for the traffic light from 24<sup>th</sup> Street and Avenue E. A traffic study will be required.

There was some discussion regarding the lot split location and its process.

Mr. Glenn Gimbut, Assistant City Attorney, commented that currently there is residential and other development including the medical mall which is ready to double. There is a lot of traffic into 24<sup>th</sup> Street; 24<sup>th</sup> Street is a four (4) lane road except that as it gets up to Avenue E is that new lane. With the developments to the north, people will come out of the subdivisions, they are not going to drive down to Avenue F, they will drive to Avenue E. Avenue E, according to the Port Director, is that 1,200 heavy trucks a day now and about ready to go up three (3) or four (4) more times in the next few months. There will be development on 24<sup>th</sup> Street of a commercial shopping center and on the other side there is Somerton School District and it is planned an elementary school. Most likely parents will be driving through the intersection of 24<sup>th</sup> Street and Avenue E. What is the city doing at this intersection; it is not Mr. Roger's burden to necessarily redo 24<sup>th</sup> Street intersection but as a city, should look at the intersection before allowing more traffic into it.

Council Member Matias Rosales asked what is the difference between a major and a minor amendment and/or how does this benefit the city. He asked why wasn't this done as a major amendment.

Mr. Guzman responded that in this case the benefit for the applicant was to do it at the time the major amendment, all major amendment applications will be presented to the City Council in October. They were given the option to do the entire 40 acres but they decided to apply for a minor amendment. The benefit the city has with a major amendment is that those go to the City Council at the same time once a year. This way the City Council has the opportunity to see all requests. Mr. Guzman added that any new subdivision is requested to do a traffic study.

Mr. Eulogio Vera, Director of Public Works, said that at the time of a development, staff requires a traffic study. If for some reason the numbers are too high and if additional access needs to be provided, staff informs the applicant. He indicated that staff looks at the direct impact of the development and if there are areas of concern, staff includes and requests those to be added to the evaluation. The city is also working on a traffic study for the County 24<sup>th</sup> Street corridor through Avenue D and 10<sup>th</sup> Avenue. This is something that the city agreed to do when the contribution per acre was added on all the developments on the quarter miles on Avenue E and County 24<sup>th</sup> Street intersection. At that time the city was going to charge developers to contribute \$260.00 per acre for the traffic signal on Avenue E and County 24<sup>th</sup> Street; staff agreed to work on a corridor traffic study.

Mr. Gimbut commented however it is inaudible.

Council Member Mario Buchanan Jr. expressed that he would like to see a traffic study by a true traffic engineer.

Mayor Gerardo Sanchez asked if there were any comments from the Planning & Zoning Commission on this item as traffic is becoming the biggest issue in that area.

Mr. Villegas responded that staff is presenting the amendment to the general plan, most of the times when the applicant submits the rezoning application, that is when staff attaches conditions through zoning cases. Then there is when the city asks for traffic studies or contributions. After the rezoning takes place, they then submit a subdivision and during the subdivision process, staff can also request a traffic study. At the moment the applicant wants to change the land use plan and move with the rezoning.

Mayor Gerardo Sanchez added that once the city begins doing major and minor amendments to the general plan, a transportation district will need to be considered as it will be impossible for the city to provide proper traffic control for any future development.

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

Mr. Jonathan Klein, CORE Engineering Group, representative for the property owner Border Ranches II, said that they are interested in providing more affordable residential housing for the City of San Luis. The adjacent uses of the north are consistent and have agreed to all the conditions provided thus far. The minor amendment was submitted early in order to try to get through this process more quickly; they got delayed in the Planning & Zoning Commission phase due to a lack of quorum. They got pushed back a little bit in getting to the City Council.

Mr. Kevin Burge, CORE Engineering Group, commented on the transportation issue, staff had mentioned to him about the principal study on County 24<sup>th</sup> Street and that will help address some of the concerns and plan pro-rata shares of what needs to be done for those prosecutions for improvements. The applicants also agreed to the \$250.00 per acre contribution for the transportation improvements.

## **B. Close public hearing**

**MOTION:** Council Member Mario Buchanan Jr./Vice Mayor Africa Luna-Carrasco 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 Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye

## **C. Action on Resolution No. 2192**

**MOTION:** Council Member Gloria Torres to approve Resolution No. 2192. There was no second, therefore motion did not proceed.

**MOTION:** Council Member Mario Buchanan Jr./Vice Mayor Africa Luna Carrasco to deny the proposed amendment to the General Plan. Motion passed with five (5) ayes and one (1) nay by 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 Jose Ponce	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Nay

**6. F. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0243 and Ordinance No. 420. 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 19.95 acres from Light Industrial (L-I) to Medium Density Residential (R1-6) for property located east of 20<sup>th</sup> Avenue and south of Belleza Del Desierto Phase 2 Subdivision. (ITEM CONTINUED FROM THE REGULAR COUNCIL MEETING HELD AUGUST 11, 2021) (Jose A. Guzman, Director of Planning and Zoning)**

## **A. Open public hearing**

### **1. Staff presentation**

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

## **B. Close public hearing**

## **C. Action on Reading of Ordinance No. 420 by title only**

## **D. Action on Ordinance No. 420**

This item was not discussed due to the previous related item (6. E.) not being approved.

## 7. SUMMARY OF CURRENT EVENTS

Mayor Gerardo Sanchez reported that he met with the diversity group, their consultant and are looking into the options of optional vocational training and studying, creating an environment by which the counterparts in Mexico allow students to go and study both in the U.S. and Mexico like they do in California. They go to Tijuana, get their degree and is accredited in the United States. On a separate note, he reported that according to the census, the City of San Luis is 35,000, he believes it is more like 39,400. The census numbers will show that the city still has a very young population and with such, one needs jobs, services and entertainment. The city needs the skillsets, an alternative form of education or modify in a different way the manner one caters to the population, students and people transitioning from agriculture to a more service like employment.

Council Member Matias Rosales reported that he represented the City of San Luis last week at the League of Arizona Cities and Towns. The event was very well attended; for the executive meeting 90 cities were represented from a total of 94 cities in the state by Mayors, Vice Mayors and other Elected Officials. The City of San Luis was also showcased at the Show Case Event. He mentioned that one of the best attended meeting was the anti-gift clause. Council Member Matias Rosales also reported that he attended the city tour of the multi-modal campus accompanied by Ms. Jenny Torres, Economic Development Manager and Mr. Lizandro Galaviz, Interim City Manager.

## 8. CALL TO THE PUBLIC

There were no comments from the public.

## 9. ADJOURNMENT

**MOTION**: Council Member Mario Buchanan Jr./Council Member Matias Rosales to adjourn the Regular Council meeting at approximately 8:12 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 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 September 8, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

---

Sonia Cornelio, City Clerk