

**MINUTES**  
**Regular Council Meeting**  
**San Luis City Council**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**December 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 Luis Cabrera (arrived at approximately 7:10 p.m.)  
Council Member Jose Ponce  
Council Member Gloria Torres

**ABSENT:** Council Member Matias Rosales

**OTHERS PRESENT:** Lizandro Galaviz, Interim City Manager  
Kay Macuil, City Attorney  
Sonia Cornelio, City Clerk  
Alicia Velazco, Customer Service Representative  
Aracely De La Hoya, Senior Service Manager  
Ashley Valle, Customer Service Representative  
Axel Chayra, I.T. Technician  
Cynthia Henderson, Accounting Specialist  
Derek Dueñas, I.T. Manager  
Edgar Esparza, Administrative Coordinator  
Eulogio Vera, Director of Public Works  
Fernando Villegas, Principal Planner  
Ivette Hernandez, Customer Service Representative  
Jorge Perez, Billing & Collections Manager  
Jose Luis Cisneros, Acting Public Information Officer  
Laura Leon, Administrative Coordinator  
Margarita Urzua, Accounting Specialist  
Mario Robles, Meter Reader Technician  
Melissa Lopez, Deputy City Clerk  
Miguel Alvarez, Police Lieutenant  
Miguel Ramirez, Acting Assistant Director of Finance  
Michael Stevenson, Fire Fighter  
Oscar Barnett, Code Enforcement Officer  
Ralph Velez, Consultant (via Zoom)  
Teresa Varela, Senior Services Assistant  
Christian Cuevas, Translator

Cesar Neyoy, Reporter  
Vianey Vega, Vega & Vega Engineer

## **2. PLEDGE OF ALLEGIANCE**

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

## **3. INVOCATION**

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

## **4. PRESENTATION**

### **4. A. Presentation and recognition of the 2021 - 2nd, 3rd and 4th Quarter Awardees by the Employee Recognition and Awards Program (ERAP) for their outstanding work with the City of San Luis. (Rogelio Martinez, ERAP Chair)**

Mr. Rogelio Martinez, ERAP Chair, presented the employees that were recognized by their co-workers for the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Quarters, as well as those employees who have five (5) and ten (10) years of service. Employees with more than 15 years of service, Rookie of the Year and Employee of the Year will be recognized at the upcoming employee recognition event scheduled for December 10, 2021.

Mayor Gerardo Sanchez congratulated all the recipients and thanked them for their hard work and dedication.

## **CONSENT AGENDA**

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

- **Work Session held November 3, 2021**
- **Work Session held November 9, 2021**
- **Special Council meeting held November 9, 2021**

### **5. B. DISBURSEMENTS FROM NOVEMBER 2, 2021 THROUGH NOVEMBER 30, 2021. Total Disbursements \$1,504,599.62 . (One Million, Five Hundred Four Thousand, Five Hundred Ninety-Nine Dollars and Sixty-Two Cents)**

**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 Luis Cabrera	Aye
Council Member Jose Ponce	Aye
Council Member Gloria Torres	Aye

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

### **6. A. Discussion and possible action on any and all matters regarding renewal of the ALSCO, Inc. uniform services contract with the City of San Luis. (Eulogio Vera, Director of Public Works)**

Mr. Eulogio Vera, Director of Public Works, indicated that this renewal is a three-year contract with the option to renew yearly twice up to five (5) years for the uniform services for Public Works, Parks and Facilities. The city has used ALSCO for the past five (5) years and staff recommends renewal of the contract.

**MOTION:** Council Member Gloria Torres/Council Member Jose Ponce to approve ALSCO, Inc.'s Service Agreement and Addendum for uniform services and waive formal purchasing procedures as allowed under City Code § 3.05.010(F) for the good cause reasons 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 Gloria Torres	Aye

### **6. B. Public hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2021-0668 for Core Engineering Group, PLLC and Resolution No. 2201. 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 a parcel of 19.95 acres in size from Commercial (C) to Medium Density Residential (MDR), located east of 20<sup>th</sup> Avenue and south of Belleza del Desierto Phase 2 Subdivision in San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)**

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

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

### **1. Staff presentation**

Mr. Jose Guzman, Director of Planning & Zoning, stated that this Minor Amendment was presented to the Mayor and City Council in September 2021 and the City Council expressed their concerns with the traffic in the area. The applicant is now working on a traffic study for this property and the property to the south. The property to the south was approved as amendment to the General Plan. Therefore, the traffic study the applicant is working on addresses the concern from the City Council and staff recommends approval of this item.

### **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 Luis Cabrera	Aye
Council Member Jose Ponce	Aye
Council Member Gloria Torres	Aye

### **C. Action on Resolution No. 2201**

**MOTION:** Council Member Mario Buchanan Jr./Council Member Luis Cabrera to approve and adopt Resolution No. 2201. 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 Gloria Torres	Aye

**6. C. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0243 for Core Engineering Group, PLLC and Ordinance No. 420. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, rezoning a parcel of 19.95 acres from Light Industrial (L-I) to Medium Density Residential (R1-6), located east of 20<sup>th</sup> Avenue and south of Belleza Del Desierto Phase 2 Subdivision in San Luis, Arizona. (Jose A. Guzman, Director of Planning & 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 Luis Cabrera	Aye
Council Member Jose Ponce	Aye
Council Member Gloria Torres	Aye

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

Mr. Jose Guzman, Director of Planning and Zoning, indicated that this item is related to the previous item discussed; this is the rezoning request to build a residential subdivision. Staff recommends approval with the conditions that they apply for the preliminary plat with the full application and the contribution of \$250.00 per acre for the signal at the intersection of Avenue E and County 24<sup>th</sup> Street. This condition has been added to the subdivisions in this area. The Planning & Zoning Commission also recommended approval of this request.

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

There were no comments from the public on this item.

## **B. Closing of public hearing**

**MOTION**: Council Member Mario Buchanan Jr./Council Member Luis Cabrera 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 Gloria Torres	Aye

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

**MOTION**: Council Member Mario Buchanan Jr./Council Member Gloria Torres to approve the Reading of Ordinance No. 420 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 Gloria Torres	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 420 by title only.

**MOTION**: Council Member Gloria Torres/Council Member Luis Cabrera to approve Ordinance No. 420. 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 Gloria Torres	Aye

**6. D. Public Hearing followed by discussion and possible action on any and all matters regarding Minor Amendment Case No. 2021-0607 for Comite de Bien Estar, Inc. and Resolution No. 2202. 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 a parcel of 3.47 acres in size from Medium Density Residential (MDR) to Commercial (C), located on the southeast corner of Avenue F and County 24<sup>th</sup> Street in San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)**

**A. Open public hearing**

**MOTION:** Council Member Gloria Torres/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 Luis Cabrera	Aye
Council Member Jose Ponce	Aye
Council Member Gloria Torres	Aye

**1. Staff Presentation**

Fernando Villegas, Principal Planner, said that this is a request by Comite de Bien Estar to change the land use designation of a parcel from Medium Density Residential to Commercial. Approval of this request will allow the applicant to zone the property Commercial. He added that this property has been rezoned twice; in 2018 as Bien Estar 10 subdivision and in 2020 as a High Density Residential for possible construction of an apartment complex that was not built. Today, the applicant is submitting a minor amendment and the rezoning later to rezoned the parcel back to Commercial for the development of commercial. Staff and the Planning & Zoning Commission recommends approval of this request and the next item is the rezoning case.

**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 Luis Cabrera/Council Member Mario Buchanan Jr. 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 Gloria Torres	Aye

### **C. Action on Resolution No. 2202**

**MOTION:** Council Member Luis Cabrera/Council Member Mario Buchanan Jr. to approve and adopt Resolution No. 2202. Council Member Gloria Torres abstained from voting due to a possible conflict of interest. Motion passed with five (5) ayes.

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 Gloria Torres	Abstained

**6. E. Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2021-0608 for Comite de Bien Estar, Inc. and Ordinance No. 421. An Ordinance of the Mayor and City Council of the City of San Luis, Arizona, rezoning a parcel 3.47 acres from High-Density Residential (R-3) to Community Commercial (C-2), located on the southeast corner of Avenue F and County 24th Street in San Luis, Arizona. (Jose A. Guzman, Director of Planning & 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 Luis Cabrera	Aye
Council Member Jose Ponce	Aye
Council Member Gloria Torres	Aye

## 1. Staff presentation

Mr. Fernando Villegas, Principal Planner, specified that this item is related to the previous one and is currently rezoned as High Density Residential development such as apartments. The applicant wants to develop a commercial plaza, but due to the residential development in the area, the commercial is very needed. Staff and the Planning & Zoning Commission recommends approval of this request, with the condition that the development shall comply with the City of San Luis zoning regulations, building code requirement and public works standards.

## 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./Council Member Luis Cabrera 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 Gloria Torres	Aye

## C. Action on Ordinance No. 421

**MOTION:** Council Member Mario Buchanan Jr./Vice Mayor Africa Luna-Carrasco to approve the Reading of Ordinance No. 421 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 Gloria Torres	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 421 by title only.

**MOTION:** Council Member Luis Cabrera/Council Member Mario Buchanan Jr. to approve and adopt Ordinance No. 421. Council Member Gloria Torres abstained from voting due to a possible conflict of interest. Motion passed with five (5) ayes.

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 Gloria Torres	Abstained

**6. F. Discussion and Possible Action on any and all matters regarding Resolution No. 2203. 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 Carol D. Upton as part of the right-of-way acquisition for the Mesa Street Improvement Project. (Glenn J. Gimbut, Assistant City Attorney)**

Ms. Kay Macuil, City Attorney, explained that this development agreement is with a property owner for 15 years and it allows for rezoning to the extent legally possible at the time of rezoning to High Density Residential. This is an exchange with the city for dedication of right of way in the area to improve Mesa Street.

**MOTION:** Council Member Luis Cabreta/Council Member Jose Ponce to approve and adopt Resolution No. 2203 to enter into the development agreement 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 Gloria Torres	Aye

**6. G. Discussion and possible action on any all matters regarding Ordinance No. 422. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, declaring as a public record the document titled “Chapter 8.25, Nuisances, Title 8 of the San Luis City Code”; adopting it by reference; providing for penalty; repealing any conflicting provisions; and providing for severability. (Kay Marion Macuil, City Attorney)**

Ms. Kay Macuil, City Attorney, mentioned that this is the nuisance ordinance which was talked about earlier this year because the Public Works Department was cleaning trash and people were leaving mattresses/debris in the streets. This ordinance allows for additional tools beyond what the city has in place to make the property owners close to the street responsible for keeping the area clean. If the responsible person is different from the property owner, that person would also be liable.

**MOTION:** Council Member Jose Ponce/Vice Mayor Africa Luna-Carrasco to approve Reading of Ordinance No. 422 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 Gloria Torres	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 422 by title only.

**MOTION:** Council Member Jose Ponce/Vice Mayor Africa Luna-Carrasco to approve and adopt Ordinance No. 422 and declare an emergency. 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 Gloria Torres	Aye

## **7. SUMMARY OF CURRENT EVENTS**

Mayor Gerardo Sanchez reported that he attended the Dia Del Campesino, he thanked Campesinos Sin Fronteras and the different agencies that participated. Yuma County Health Department provided COVID-19 vaccines to the farmworkers present. He added that the City of San Luis held its 14<sup>th</sup> vaccination clinic and there was a good response from residents. The 15<sup>th</sup> vaccination campaign will be held January 5, 2022. Mayor Gerardo Sanchez also reported that he met with the port directors from the U.S. and Mexico regarding the \$30 plus million investment for a new port of entry as well as the hours of service in the Mexican Customs as it appears that the San Luis Rio Colorado, Sonora Mexican Customs, is the only one with restrictions.

Vice Mayor Africa Luna-Carrasco reported that she and the rest of the City Council attended the tree lighting ceremony adding that there were approximately 4,300 people present. She also attended the Community Food Bank dinner to recognize the supporters that make possible to those less fortunate to have food on their plate. Correspondingly, she attended the Yuma County Library Board meeting to have the traveling exhibition of the Holocaust and the Veterans Park Committee meeting. Staff will prepare a preliminary budget to move forward with this project. She mentioned that some Council Members also attended the San Luis Film Festival event.

Mr. Lizandro Galaviz, Interim City Manager, mentioned that the total cost of this project is approximately \$900,000.00 - \$1 million. Staff wants to move forward with it and one of the ideas discussed at the meeting was to have the engineering prepared so this would be a shovel ready project and to look at the possibility of grant funding.

Council Member Luis Cabrera reported that he and Council Member Matias Rosales along with Ms. Jenny Torres, Economic Development Manager, attended the Innovating Commerce Serving Communities (ICSC). They received great news and had the opportunity to network with different retailers and people have begun to look at San Luis, there are exciting news coming to the city within the next few months.

Council Member Jose Ponce reported that he was invited by Ms. Maria Robles to participate at a small Christmas event at Harvest Preparatory Academy School.

## **8. CALL TO THE PUBLIC**

Ms. Maria Robles, 1195 California Street, San Luis, AZ, stated that she is happy to announce that the committee SOMOS for the first time in nine (9) years they will organize the Angeles de Esperanza (Angels of Hope) event in San Luis. They have joined forces with the San Luis Police Department that consists of taking the kids shopping to Walmart followed by a barbecue. She spoke about the program of Angeles de Esperanza and how this committee will serve the different families recommended on a yearly basis. She invited the Mayor and City Council to be part of history by joining this committee with a donation and attend this event.

## **9. ADJOURNMENT**

**MOTION**: Vice Mayor Africa Luna-Carrasco/Council Member Jose Ponce to adjourn the Regular Council meeting at approximately 8:00 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 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 December 8, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

---

Sonia Cornelio, City Clerk