

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
April 6, 2022
6:30 p.m.

1. CALL TO ORDER/ROLL CALL

Mayor Gerardo Sanchez called the Work Session to order at approximately 6:32 p.m.

PRESENT: Mayor Gerardo Sanchez
Vice Mayor Africa Luna-Carrasco-arrived at 6:33 p.m.
Council Member Mario Buchanan Jr.
Council Member Luis Cabrera-arrived at 6:33 p.m.
Council Member Jose Ponce
Council Member Matias Rosales
Council Member Gloria Torres-arrived at 6:33 p.m.

OTHERS PRESENT: Lizandro Galaviz, Acting City Manager
Sonia Cornelio, City Clerk
Kay Marion Macuil, City Attorney
Maria A. Roldan, Acting Director of Parks & Recreation
Domingo Sosa, Graphics & Media Specialist
Eulogio Vera, Director of Public Works
Jenny Torres, Economic Development Manager
Jorge Perez, Assistant Director of Public Works
Jose A. de la Vara, City Prosecutor
Jose L. Cisneros, Acting PIO/Assistant to Mayor and Council
Monica Castro, Director of Finance
Ralph Velez, City Consultant
Richard Jessup, Chief of Police
Ruben Lopez, IT Technician
James Davey, Davey and Associates
Columba Nuñez, Resident
Tadeo A. De La Hoya, Resident
Genaro Soto, Resident
Gladys Brown, Director of of the Yuma County International Airport
James Daveny, James Davey and Associates
Nydia Mendenhall, Resident
Nieves Riedel, Resident

2. ITEMS FOR DISCUSSION ONLY:

2. A. Discussion and possible directions to staff on any and all matters regarding Yuma County Airport Authority's request for Yuma County to terminate the lease with the Bureau of Reclamation for Rolle Airfield. (Jenny Torres, Economic Development Manager)

Ms. Jenny Tores, Economic Development Manager, commented she had done some research regarding the Rolle Airfield. She mentioned that in 2009 the previous Yuma Airport Master Plan stated that Rolle Airfield could be a reliever in the future, but unfortunately, this is not included in the current master plan. She added that the previous executive director made some statements to the media on how Rolle Airfield could become a relief during that time, that they wanted to expand Rolle Airfield. In addition, they tried to secure federal aviation funds. That is when the process started to get Yuma County to terminate the lease and the Yuma County Airport Authority to take it over. Furthermore, she mentioned that Ms. Gladys Brown, Director of the Yuma County International Airport, is following the same procedure and is moving forward with that. She also commented that, as directed by Mayor and City Council, she requested a feasibility study proposal, which came out at \$99,000.00. She added that this feasibility study would inventory the existing conditions, forecasts of aviation demand, define a future development plan, provide a market rate survey, an option of potential revenue, options of probable cost, opinion of probable annual maintenance, and operations. She explained that she reviewed that Bureau of Reclamation draft lease, and it is a standard lease focused on aviation. She highlighted that the city does not have experience in operating an airport. She commented that any development at Rolle Airfield would have to come to the city for approval. She concluded that the Yuma County Airport Authority is currently requesting the city's support for Yuma County to terminate the lease with the Bureau of Reclamation.

Ms. Gladys Brown, Director of the Yuma County International Airport, explained that the Yuma County Airport Authority does not own any land. The land is leased from Yuma County, and in that lease agreement, the authority acts as a sole sponsor to the Federal Aviation Administration as well as to the Arizona Department of Transportation; because of that, the authority is the sponsor of the overall property through the lease agreement, and potentially that is what is wanted with the Bureau of Reclamation lease agreement. She pointed out that today's current does not make the authority eligible for grants until it is clarified who the actual sponsor is and who holds the lease assignment. Currently, that lease assignment is held by Yuma County. Ms. Brown commented that this could be rectified and work with the Bureau of Reclamation and release Yuma County, but during that discussion Chairman Marco A. Reyes stated that before doing that, the City of San Luis needs to see if it is something that they are interested in. She added that the city could become the lease assignment and work on behalf of the city and run that airport. She mentioned that that is not difficult as grant assurances need to be fulfilled and prorated and pay both the Department of Transportation and the ACA grant agreement that is currently in place, and those have 20-year commitments. She informed that today Rolle Airfield brings \$12,000.00 in revenues. It depends on the user base; currently, Skydive San Luis is leasing, and their lease rate is well-positioned to be successful as a startup company. She stated that operating Rolle Airfield would be a loss ledger of about \$80,000.00 because of the emergency diesel generator and

the different systems that have been employed that need to be maintained on an annual basis.

Council Member Matias Rosales asked if the funding obtained from grants goes into the general fund for Yuma County or goes directly to Rolle Airfield.

Ms. Brown replied that it is treated as two (2) different entities because of the classification; in the State Aviation System, Rolle Airfield is an airport, and Yuma International is a separate airport even though it is the same entity the authority oversees it, but the funding is separate.

Mayor Gerardo Sanchez asked when does Yuma County agreement expire and how long will it take for the authority to become the main sponsor.

Ms. Brown replied that the agreement expires in 2024, and the Bureau of Reclamation is ready for when it expires, and once the termination happens with Yuma County, they will process the new license agreement. The agreement will not be terminated until it is agreed that everybody supports the termination of the lease.

Mayor Gerardo Sanchez stated that he supports terminating the lease and having the Yuma County Airport Authority obtain the lease; Rolle Airfield will benefit as well as the City of San Luis. There was no opposition from members of the City Council.

2. B. Discussion and possible directions to staff on any and all matters regarding the Yuma Mesa Irrigation and Drainage District water supply for the City of San Luis. (Jenny Torres, Economic Development Manager, and Eulogio Vera, Public Works Director)

Ms. Jenny Torres, Economic Development Manager, informed that staff has been working on a water study. Mr. James Davey from James Davey and Associate has worked in the different types of water availability that the city has; the report is expected to be done in June 2022. This report will provide what water availability does the city have, what options does the city have and, if there is infrastructure that is needed; During this process, the Yuma Mesa Irrigation and Drainage District has expressed its interest to work with the city to allocate 2,000 acre-feet of water for future use. This water would be raw, from which the city will need infrastructure to treat this water. Ms. Torres outlined that from the Economic Development perspective, water has become a valuable asset to attract new business opportunities. She stated that this would be a 10-year agreement, and at the end of the ten (10) years, staff hopes that an extension could be negotiated, but if not, there would be a cost. A 10-year contract would include an administrative fee of \$100.00 per year at the end of the contract; the city will pay an estimated \$300.00 per acre-feet or about \$600,000.00 per year for 2,000 acre-feet per year.

Mr. James Davey, James Davey and Associates reiterated that, staff is in the process of doing a water analysis for the city's future needs. He further explained that staff is doing an analysis for ground, and surface water in the valley from the Yuma County Water Users Association and possibly the Yuma mesa source and which lands they can be applied to, and at what point does the water supply now tend to limit growth. He explained that currently, the city is all on groundwater, and there is a significant groundwater base under the city. He

added that there are issues with groundwater over time, the water level will go down as Mexico pumps a lot. He said that pumping costs would increase, groundwater quality tends to decline over time, it gets more concentrated, and it is already twice as salty as the surface water from the Colorado River. Mr. Davey informed that the city has water rights in the Yuma Valley from the Yuma County Water Users Association of all the land developed in the valley. Those rights have not been used, but that is water that can only be used in the Yuma Valley, per the water users' contract. He emphasized that this would give the city flexibility and would allow the city to bring in more land if available; this will also provide another source and another selling point for future development.

Mayor Gerardo Sanchez asked if a new system would be needed to process surface water.

Mr. Davey replied that the city would need a different system to process surface water, just like the City of Yuma and the Town of Welton have in place.

Mayor Gerardo Sanchez stated that staff should start planning now; it is a 10-year commitment, and the city would be ready by then as the city needs to guarantee future development, and the city cannot depend on groundwater.

Mr. Eulogio Vera, Director of Public Works, informed that for surface water, then the city will need a surface water treatment plant. He mentioned that one of the benefits would be to provide water for larger companies. This will bring surface water from Yuma Mesa or the Yuma County Water Users Association.

Mayor Gerardo Sanchez stated that we need to guarantee the water allocation now and not wait five (5) or ten (10) years. Therefore, he directed staff to proceed with this item as agreed by all members of the City Council.

2. C. Discussion and possible directions to staff on any and all matters regarding a contract with Lantis Productions, Inc., for a fireworks presentation during the 4th of July Celebration. (Maria A. Roldan, Acting Director of Parks and Recreation)

Ms. Maria A. Roldan, Acting Director of Parks and Recreation, stated that staff is currently works on the 4th of July celebration. She explained that the city has been working with Lantis Productions, Inc., for many years. They have provided exceptional service and have helped make the event a memorable event for all residents. She informed that this year's contract is for \$23,000.00.

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

2. D. Discussion and possible directions to staff on any and all matters regarding a proposed ordinance on animal abuse. A proposed ordinance amending Title 6 of the San Luis City Code by adding a new Chapter 6.20 Abuse of Animals; imposing penalties for violation; repealing any conflicting provisions and ordinances; and providing for severability. (José A. de la Vara, City Prosecutor)

Mr. Jose A. de la Vara, City Prosecutor, explained that this proposed ordinance is because of the case that was dismissed because the animal had no injury. He stated that under the

Arizona Revised Statutes, one could kick, beat, etc., an animal, and if the animal sustains no injuries, then there is no crime prosecuted. He informed that the proposed ordinance would close the above gap in the law within the San Luis city limits, not criminalize using reasonable force against an animal to protect one's self, another person, or another animal, and be a class 1 misdemeanor (under A.R.S. § 13-707 the maximum sentence is 6-months in jail and under A.R.S. § 13-707 the maximum fine is \$2,500.00). He added that if the City of San Luis adopts the proposed ordinance, it will be the first city to adopt something like this.

Mayor Gerardo Sanchez directed Mr. de la Vara to proceed with this item as agreed by all members of the City Council.

3. ADJOURNMENT

MOTION: Council Member Africa Luna-Carrasco/Council Member Mario Buchanan Jr. to adjourn the meeting at approximately 7:16 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 Work Session minutes for the City Council of the City of San Luis, Arizona, held on April 6, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Sonia Cornelio, City Clerk