

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
July 27, 2022
7:00 p.m.

1. CALL TO ORDER/ROLL CALL

Mayor Gerardo Sanchez called the Regular City Council meeting to order at approximately 7:01 p.m.

PRESENT: Mayor Gerardo Sanchez
Vice Mayor Mario Buchanan Jr.
Council Member Luis Cabrera (via Zoom)
Council Member Jose Ponce
Council Member Matias Rosales
Council Member Gloria Torres

ABSENT: Council Member Africa Luna-Carrasco

OTHERS PRESENT: Lizandro Galaviz, Acting City Manager
Kay Macuil, City Attorney
Francia Alonso, Acting City Clerk
Adela Cortez, Director of Human Resources
Angel Ramirez, Fire Chief
Crystal Ochoa, Acting Assistant to Council/PIO
Fernando Villegas, Principal Planner
Jorge Perez, Assistant Director of Public Works
Jose A. Guzman, Director of Planning & Zoning
Jose Luis Cisneros, Executive Assistant
Karla Lastra, Office Assistant
Monica Castro, Director of Finance
Ralph Velez, City Consultant (via Zoom)
Ruben Lopez, I.T. Technician
Cesar Neyoy, Reporter
Christian Cuevas, Translator
Columba Nuñez, Resident
Elizabeth Carpenter, Developer
Laura Noel, Somerton School District Superintendent
Lucy Lopez, Reporter
Nieves Riedel, Resident/Riedel Construcion
Nydia Mendenhall, Resident

2. PLEDGE OF ALLEGIANCE

Council Member Matias Rosales led the Pledge of Allegiance.

3. INVOCATION

Mr. Richard Jessup, Chief of Police, led the invocation.

4. CONSENT AGENDA

4. A. MINUTES OF

- Work Session held July 6, 2022
- Regular Council meeting held July 13, 2022

4. B. Disbursements from July 6, 2022, to July 19, 2022

Total Disbursements \$1,537,733.15

(One Million, Five Hundred Thirty-Seven Thousand, Seven Hundred Thirty-Three Dollars and Fifteen Cents)

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 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 payment and ratification for Emergency Medical Services Training (Paramedic Class) with Wizard Education. (Angel Ramirez, Fire Chief)

Mr. Angel Ramirez, Fire Chief, stated that this class began March 2022 by three (3) staff members and will conclude in April 2023. He asked the Mayor and City Council to ratify the payment of \$25,350.00 to Wizard Education and consider them as a sole source provider as allowed per the City Procurement Code. Wizard Education makes it easier for staff at it provides an interactive network at the City of San Luis Fire Station. He added that they have facilitated the past six (6) paramedic classes and have a high success rate of passing at the 92% level.

MOTION: Vice Mayor Mario Buchanan Jr./Council Member Jose Ponce to approve and ratify the Certified Emergency Paramedic Training through Wizard Education in the amount of \$25,350.00 as an exclusive service. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor 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 on any and all matters regarding an update on the development of the Somerton School. (Lizandro Galaviz, Acting City Manager)

Mr. Lizandro Galaviz, Acting City Manager, introduced Dr. Laura Noel, Somerton School District Superintendent.

Dr. Noel indicated that the first question she is asked is when will the school open. While she does not have an exact date as there have been issues with getting the necessary supplies, such as concrete and wood. However, they do have the construction as a tandem build, therefore what they build in Somerton, they so the same in San Luis. In addition, they are utilizing the same crew and are going as fast as the supply chain will allow. She added that they think the schools will be ready and on the precipice of being done and one (1) part is expected to be delivered at the 1st of October. Once that part comes in, then everything should fall into place. To expand the school, they started the school within one (1) of their other schools, which they call a school within a school, so they took their middle school and put a fence down one (1) side of it, made a side entry point, set up parking, a separate office and everything. She proceed to state the number of students enrolled which is 150 and is hoping that by the start of school there will be 200-250 students.

Mayor Gerardo Sanchez thanked Dr. Noel for the update.

This item was an update/presentation and did not require any action from the Mayor and City Council.

5. C. Discussion on any and all matters regarding an update on the Cesar Chavez Cultural Center Mural. (Jose A. Guzman, Director of Planning and Zoning)

Mr. Jose Guzman, Director of Planning & Zoning, stated that he is currently working with the Parks & Recreation Department to relocate the ladders to allow the mural on the south side of the building. He exhibited a picture with graphics of the proposed wall for the mural. He added that he will be contacting some entities to obtain help to complete the mural after the ladder relocation. He is hoping to begin the mural late September - early October and finish it by March 2023. A copy of this PowerPoint presentation in included with the complete agenda packed filed in the City Clerk's Office.

This item was an update and did not require any action from the Mayor and City Council.

5. D. Discussion and possible action on any and all matters regarding Resolution No. 2224. A resolution of the Mayor and City Council of the City of San Luis, Arizona, declaring its intention to create Los Mezquites Landscape Improvement District, to operate, maintain, repair, and improve certain landscape improvements included within, near, and adjacent to the retention and detention basins, parking and parkways, and related facilities together with accessory structures serving the area described as Los Mezquites Subdivision, Units 1-4. (Jose A. Guzman, Director of Planning and Zoning)

Mr. Jose Guzman, Director of Planning & Zoning, explained that as part of the subdivision requirements, all the improvements have to create the improvement districts. For this property, there were previously improvement districts created for a previous proposed subdivision, but with the new improvement district that staff created for the maintenance and landscape, this property did not have those districts. This resolution is the for the creation of such district. If this resolution is approved, the Mayor and City Council need to approve another resolution to order the work.

MOTION: Council Member Jose Ponce/Vice Mayor Mario Buchanan Jr. to approve and adopt Resolution No. 2224. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor 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 Resolution No. 2225. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and ordering the operation, maintenance, repair, and improvements 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 Los Mezquites Subdivision Units 1-4. (Jose A. Guzman, Director of Planning and Zoning)

Mr. Jose Guzman, Director of Planning & Zoning, stated that this resolution orders the improvement and the maintenance of the landscape district

MOTION: Council Member Jose Ponce/Vice Mayor Mario Buchanan Jr. to approve and adopt Resolution No. 2225. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor 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. Public Hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2022-0349 and Ordinance No. 427. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, rezoning a parcel 5.01 acres from Light Industrial (L-I) to Community Commercial (C-2). Assessor's parcel number 227-15-011, located on the northeast corner of Oak Avenue and County 24 1/2 Street in San Luis Arizona. (Fernando Villegas, Principal Planner)

A. Open Public Hearing

MOTION: Vice Mayor 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 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. Fernando Villegas, Principal Planner, said that the existing Light Industrial Zoning District does not allow hotels as a permitted use. The applicant is requesting to rezone the subject property to Community Commercial (C-2) to allow the construction of a 124 room hotel. The property is located west of Avenue E, north of County 24 ½ Street. There is some Light Industrial and adjacent properties to the east, north and west. Partially located to the southeast is some commercial. The applicant submitted site plans that show the proposed hotel, facing west with parking in the front and back of the building. Two (2) points of access from County 24 ½ Street and the other from Oak Avenue. He added that the Planning & Zoning Commission recommends approval of the rezoning with the following conditions:

1. The applicant/owner shall comply with the City of San Luis Zoning Regulations, Building Code Requirements, Public Works Standards and any applicable subdivision regulations for commercial development.

2. The applicant/owner shall submit a traffic study during the building permit review and all improvements required by the traffic study shall be done by the developer.

The applicant agrees with the conditions of approval and has additional information regarding this project.

2. Call to the public on this item

Mr. Tom DuBose, DuBose Design Group, representing the Sam Group, stated that they appeared before the Mayor and City Council when they were moving the property to the east last year, when the hotel came within their radar. Extended Stay America is the brand they are working with for the hotel. Mr. DuBose added that with the construction happening in the community, with the health clinic that will be next to them and as they look out in the future, the Extended Stay model is for 124 rooms. He continued to explain some of the pictures illustrated during the meeting regarding the facility and its contents. The pictures are included with the complete agenda packet filed in the City Clerk's Office.

Mayor Gerardo Sanchez commented that he is grateful for the hard work and dedication that they have done to the community.

Council Member Matias Rosales mentioned that he had the opportunity to meet the people from Extended Stay America at the Innovative Commerce Serving Communities (ICSC) conference in March at Las Vegas and added that they are excited and are looking forward to this project. He thanked Mr. DuBose and all those involved for working with Extended Stay America.

B. Close Public Hearing

MOTION: Vice Mayor 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 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 Ordinance No. 427 by title only (City Clerk to read Ordinance No. 427 by title only)

MOTION: Council Member Matias Rosales/Vice Mayor Mario Buchanan Jr. to approve Ordinance No. 427 by title only. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor 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. Francia Alonso, Acting City Clerk, read Ordinance No. 427 by title only.

D. Action on Ordinance No. 427

MOTION: Council Member Matias Rosales/Vice Mayor Mario Buchanan Jr. to approve and adopt Ordinance No. 427. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor 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 Order No. 2022-10. An order of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the acquisition of all property necessary for the completion of the construction of a portion of County 24th Street and its intersection with Avenue E within the City of San Luis by dedication, donation, purchase, exchange, or under the power of eminent domain as a matter of public necessity. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, explained that this is for Mr. Nel Rogers' property. She further explained that the city is seeking not to condemn but rather reach out to get a donation or a purchase otherwise. Staff is asking for authorization if they need to condemn, staff sees the development is happening in that area; therefore, staff would like to have the land which would eventually be dedicated to the city in any case and then it will be ready for construction by developers. The property is located on County 24th Street through Avenue E, where there will need signalization. Staff contacted the owner's engineer and their attorney and they said they will get back to staff, but have not contacted staff.

Mayor Gerardo Sanchez stated for staff to try to work with them on this as this is an important project not only for the city but also for Mr. Rogers' land.

Ms. Macuil added that it would be beneficial for the landowner to not go through the process.

MOTION: Council Member Jose Ponce/Vice Mayor Mario Buchanan Jr. to approve Order No. 2022-10. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor 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

Council Member Luis Cabrera reported he attended the ice cream social hosted by the Human Resources Department and thanked them for getting staff together enjoying some ice cream as sometimes is need to talk to each other as sometimes everyone is busy with work that infrequently they say hi only when they pass through their offices or cubicles.

Mayor Gerardo Sanchez commented that he appreciates the hard work regarding the rezoning and the plans of a hotel, especially the Extended Stay America. He also commended the Somerton School District for expanding to this community and for working on two (2) other schools.

Council Member Matias Rosales reported he met the new Lieutenant Coronel Chong, who is the State of Arizona Trooper's Liasion that will be working directly with the Arizona Department of Transportation (ADOT) in preparation and planning for the increase that is being seen at the Commercial Port of Entry. They confirmed that within the past four (4) or five (5) years it has increased, the city was negative 25% in usage at the commercial point, now the city is positive 25% and are looking forward to see growth nationwide and in the Arizona ports. He added the need of parking for trucks in San Luis was discussed, hopefully a resolution is found with the hotels and gas stations coming to the community. Working together as agencies as started eight (8) years ago when there were issues where everybody was doing different inspections, so with one (1) unit process should help with improving.

Mayor Gerardo Sanchez thanked those involved with the 4th of July Celebration adding that it was a huge success. He knows that a lot of the non-profit organizations were able to generate funds for their projects and that is the purpose as they give away scholarships and school supplies. He also mentioned that the City of San Luis is the second safest city in the State of Arizona and appreciates the hard work done by staff.

7. CALL TO THE PUBLIC

There were no comments from the public.

8. ADJOURNMENT

MOTION: Vice Mayor Mario Buchanan Jr./Council Member Jose Ponce to adjourn the Regular Council meeting at approximately 7:31 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Gerardo Sanchez	Aye
Vice Mayor 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 July 27, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Sonia Cornelio, City Clerk