

MINUTES
Regular Council Meeting
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
June 28, 2023
6:00 p.m.

1. CALL TO ORDER/ROLL CALL

Mayor Nieves Riedel called the Regular City Council meeting to order at approximately 6:00 p.m.

PRESENT: Mayor Nieves Riedel
Vice Mayor Luis E. Cabrera
Council Member Maria Cecilia Cruz
Council Member Tadeo Azael De La Hoya
Council Member Matias Rosales
Council Member Gloria Torres
Council Member Javier Vargas

OTHERS PRESENT: Jenny Torres, Assistant City Manager
Kay Macuil, City Attorney
Sonia Cornelio, City Clerk
Adela Cortez, Director of Human Resources
Alicia Zermeño, Magistrate
Angel Ramirez, Fire Chief
Domingo Sosa, Graphics and Media Specialist
Edgar Esparza, Billing & Collections Manager
Eulogio Vera, Director of Public Works
Francia Alonso, Public Information Officer
Jose A. Guzman, Director of Planning & Zoning
Jose A. Maldonado, Video Production Specialist
Manuel Hernandez, Acting Assistant Director of Public Works
Miguel Alvarez, Interim Chief of Police
Miguel Ramirez, Finance Accounting Manager
Monica Castro, Director of Finance
Olivia Jenkins, Government & Foreign Affairs Coordinator
Roula Encinas, Finance Operations Manager
Ruben Lopez, I.T. Technician
Adelaida Buchanan, Resident
Andres Salcido, Resident
Cesar Neyoy, Reporter
Christian Cuevas, Interpreter
Elizabeth Carpenter, Developer
Eric Jones, San Luis Industrial Park
Esteban Rosales, Resident

Lucky Hoyos, Resident
Mark Concha, Resident
Maria Robles, Resident

2. PLEDGE OF ALLEGIANCE

Vice Mayor Luis E. Cabrera led the Pledge of Allegiance.

3. INVOCATION

Ms. Yolanda Urias – Pastor for Centro Misionero YIHRE, led the invocation.

4. CALL TO THE PUBLIC

There were no comments from the public.

5. PROCLAMATION

5. A. Parks and Recreation Month July 2023

Mrs. Sonia Cornelio, City Clerk, read the title of the Proclamation.

6. CONSENT AGENDA

Mayor Nieves Riedel declared a conflict of interest on Item Nos. 6.C. 6.D., 6.E. and 6.F. She also asked Mrs. Sonia Cornelio, City Clerk, to explain what the Consent Agenda is.

Mrs. Cornelio responded that the Consent Agenda is a tool used to simplify meeting procedures by placing routine and non-controversial items into a group where those items may be passed with a single motion and vote by the City Council.

6. A. MINUTES OF Special Council meeting held May 24, 2023

6. B. DISBURSEMENTS FROM JUNE 6, 2023 TO JUNE 19, 2023

Total \$1,685,526.15

(One Million, Six Hundred Eighty-Five Thousand, Five Hundred, Twenty-Six Dollars and Fifteen Cents)

6. C. Discussion and possible action on any and all matters regarding Resolution No. 2270. A resolution of the Mayor and City Council of the City of San Luis, Arizona, creating a Street Lighting Improvement District and declaring its intention to purchase electricity and maintain poles, luminaries, and underground conduit, together with a charge for the use of lighting facilities, for lighting public streets within the area described as Plaza Colibri Commercial Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

6. D. Discussion and possible action on any and all matters regarding Resolution No. 2271. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the city engineer to order the purchase of electricity and to order the maintenance of poles, luminaries, and underground conduit incident to the installation of street lights for lighting public streets within the area described as Plaza Colibri Commercial Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

6. E. Discussion and possible action on any and all matters regarding Resolution No. 2272. A resolution of the Mayor and City Council of the City of San Luis, Arizona, creating an Enhanced Municipal Services Improvement District and declaring its intention to provide the enhanced municipal services of operating and maintaining certain retention basins within the area described as Plaza Colibri Commercial Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

6. F. Discussion and possible action on any and all matters regarding Resolution No. 2273. A resolution of the Mayor and City Council of the City of San Luis, Arizona, authorizing and directing the city engineer to order the operation and maintenance of certain retention basins for the area described as Plaza Colibri Commercial Subdivision, San Luis, Arizona. (Jose A. Guzman, Director of Planning & Zoning)

MOTION: Vice Mayor Luis E. Cabrera/Council Member Javier Vargas to approve the Consent Agenda as presented. Motion passed with six (6) aye votes and one (1) abstention by Mayor Nieves Riedel.

The vote was as follows:

Mayor Nieves Riedel	Abstained
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. DISCUSSION AND POSSIBLE ACTION ITEMS:

7. A. Discussion on any and all matters regarding approval and ratification of Fire Station #2 change orders No. 1-13 in the amount of \$78,007.78 for Merrill Development, D & H Electrical and Fergusson Waterworks. (Angel Ramirez, Fire Chief)

Mr. Angel Ramirez, Fire Chief, stated that staff is in the final stages of finishing the fire station and throughout the build, they found some things that needed to be changed for a total of 13 change orders, totaling \$78,000.00.

MOTION: Council Member Tadeo Azael De La Hoya/Council Member Javier Vargas to approve and ratify the change orders on the City of San Luis Fire Station #2 construction in the amount of \$78,007.78. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. B. Discussion and possible action on any and all matters regarding the ratification of the purchase of residential water meters, MXU's (antennas), and commercial meters from Dana Kepner. (Manuel Hernandez, Acting Assistant Director of Public Works)

Mr. Edgar Esparza, Billing and Collections Manager, requested approval and ratification of the open Purchase Order #2023-0517 for the purchase of water meters from their sole source vendor Dana Kepner in an amount of \$224,019.02. At the beginning of the year staff was notified that the lead time for the meters was approximately one (1) year, therefore, to prevent running out of meters, staff obtained a quote and proceeded to generate an open requisition.

MOTION: Vice Mayor Luis E. Cabrera/Council Member Gloria Torres to approve and ratify Purchase Order #2023-00000517 for residential and commercial water meters and antennas (MXU) for the remainder of Fiscal Year 2022-2023 and to waive formal purchase procedures for the reasons presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. C. Discussion and possible action regarding any and all matters concerning Order No. 2023-07. An order of the Mayor and City Council of the City of San Luis, Arizona, to appoint an Acting City Manager. (Kay Marion Macuil, City Attorney)

Ms. Kay Macuil, City Attorney, explained this order is for the appointment of Ms. Jenny Torres as the Acting City Manager. However, it does not create a contract and just keeps her in the classified service and assume the duties of the City Manager while there is a vacancy.

Vice Mayor Luis E. Cabrera commented he did see the position is posted for people in the community that wish to apply for the City Manager position.

Mayor Nieves Riedel commented that the city could not have a better person in that position than Jenny Torres and thanked her for taking the responsibility.

Council Member Maria Cecilia Cruz commented that Jenny Torres is a valuable asset to the city, has excellent work ethics, knows she is capable to do this job and maybe will apply for the position of City Manager.

MOTION: Council Member Javier Vargas/ Vice Mayor Luis E. Cabrera to approve Order No. 2023-07. Motion passed with six (6) aye votes and one (1) abstention by Council Member Gloria Torres.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Abstained
Council Member Javier Vargas	Aye

7. D. Discussion and possible action on any and all matters regarding Resolution No. 2274. A resolution of the Mayor and City Council of the City of San Luis, Arizona, approving an intergovernmental agreement with the Bureau of Reclamation ("B.O.R") for San Luis to construct, install, own, use, operate, and maintain County 24th Street in the City of San Luis under B.O.R. Contract No. 22-07-34-L2106. (Jenny Torres, Assistant City Manager and Eulogio Vera, Director of Public Works)

Ms. Jenny Torres, Assistant City Manager, stated that in February 2022, the City Council directed staff to submit an application to the Bureau of Reclamation (BOR) to obtain a license so the city could construct Co. 24th Street from 10th Avenue to Avenue F ½. BOR requested that an environmental be done of the property, which was completed.

Due to the timing and the limitations of funding staff contacted BOR to allow the city to proceed through the construction with the electronic version of the license until the original license was received. This resolution is a requirement to authorize the Mayor, City Manager or Designee to execute the License Agreement.

MOTION: Council Member Matias Rosales /Council Member Tadeo Azael De La Hoya to approve and adopt Resolution No. 2274 as presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. E. Discussion and possible action on any and all matters regarding Resolution No. 2275. A resolution of the Mayor and City Council of the City of San Luis, Arizona, adopting a development agreement with Barkley Farms Limited Partnership to allow the widening of Merrill Avenue and other improvements in the Los Oros subdivision; repealing conflicting provisions; and providing for severability. (Jenny Torres, Assistant City Manager)

Ms. Jenny Torres, Assistant City Manager, stated that during the Budget Retreat, staff presented two (2) projects; these projects are Merrill Avenue improvements from Los Oros to Co. 22nd Street with a cost of approximately \$2 million. Staff submitted an application to the Arizona Department of Housing to offset some of the costs. The project consists of widening Merrill Avenue and additional improvements such as sidewalks, curb and gutter, and sewer improvements. Furthermore, Ms. Torres added that in order for the city to proceed the road needed to be widen enough to allow for the improvements and approximately 3.05 acres were needed from the Barkley Family. She explained the Barkley Farm Irrigation Improvements, which is attached to this item and filed with the complete agenda packet at the City Clerk's Office. Part of the improvements will be negotiated with the property owner and if they donate the right-of-way the city will do the improvements and any improvements within their property, they would have to do. If the Barkley Family does develop this land in the future, it will be their responsibility to do the improvements and will have to dedicate the right-of-way. Staff is requesting for the development agreement now due to the traffic situations in that area. Staff study the cost of the right-of-way if the city had to purchase the right-of-way and the cost of the improvements if they had to make them and after all the calculations staff believe that the improvements the city will make will offset some of the costs that it would have taken the city to purchase the land, abandon the canal and relocate it. One (1) of the applications that Ms. Torres will submit by Friday will specify if the City Council authorize that the right-of-way is already acquired because it is part of the restrictions in obtaining that grant.

MOTION: Council Member Javier Vargas/Vice Mayor Luis E. Cabrera to approve and adopt Resolution No. 2275, as presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. F. Discussion and possible action on any and all matters regarding Resolution No. 2276. A resolution of the Mayor and City Council of the City of San Luis, Arizona, approving an Intergovernmental Agreement (IGA) between the State of Arizona and the City of San Luis authorizing the Arizona Department of Transportation (ADOT) to administer the design of the Cesar Chavez Boulevard roadway improvements project. (Jenny Torres, Assistant City Manager)

Ms. Jenny Torres, Assistant City Manager, explained that the city has received an allocation of \$33 million for the construction of the project. The city continued to submit grant applications to try to acquire funding that is needed for the project. The city was able to obtain over \$1 million from the Congressional Direct Spending Project; Senator Kelly was a supporter of this. Additionally, the city also obtained \$2.7 million from the Arizona Smart Fund from ADOT, totaling approximately \$4 million of grant funding that will allow the city to proceed with the design of the Cesar Chavez Boulevard project. The IGA states that the city is requesting ADOT to administer the project, they have asked for Requests for Proposals (RFP) and are negotiating a contract with Jacobs Engineering. If the IGA is approved, they will send the notice to proceed and within 12 months, the design will be completed. There is a cost for the match of approximately \$62,000.00 for the Congressional Direct Spending and an ADOT transportation fee of approximately \$10,000.00 for administering the grant.

Council Member Matias Rosales asked if the city was granted the Raise Grant.

Ms. Torres responded that the city was not awarded the Raise Grant, however staff will continue to look at other sources of funding.

MOTION: Vice Mayor Luis E. Cabrera/Council Member Javier Vargas to approve and adopt Resolution No. 2276, as presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. G. Discussion and possible action on any and all matters regarding Resolution No. 2277. A resolution of the City of San Luis, Arizona Mayor and Common Council, designating the Chief Fiscal Officer for officially submitting the fiscal year 2022- 2023 expenditure limitation report to the Arizona Auditor General. (Jenny Torres, Assistant City Manager)

Ms. Jenny Torres, Assistant City Manager, mentioned that this is an annual request through a resolution designating the Chief Financial Officer for the city. Ms. Monica Castro, Director of Finance, has been designated as the Chief Financial Officer and will be authorized and responsible for submitting the Annual Expenditure Limitation Report to the Arizona Auditor General.

MOTION: Vice Mayor Luis E. Cabrera/Council Member Javier Vargas to approve and adopt Resolution No. 2277 designating Monica Castro as the C.F.O. to submit the Annual Expenditure Report to the Auditor General as presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. H. Discussion and possible action on any and all matters regarding Resolution No. 2278. A resolution of the Mayor and Council of the City of San Luis, Arizona, adopting fees for dog licenses; Repealing any conflicting provisions, and providing for severability. (Miguel Alvarez, Chief of Police)

Mr. Miguel Alvarez, Chief of Police, indicated that this resolution is to adopt fees for dog licenses in the City of San Luis. The city is one of the only cities in Yuma County that does not have this program. With this program, the city will be assessing the fees instead of Yuma County and the city will add those funds to the general fund account.

He added that residents will now be able to license their dogs in the city when the current dog license expires and not have to drive to the Humane Society. The licenses will also be done during the different pet events and will be coordinated with the Humane Society. His staff will be informing residents of this program through social media postings, media releases and advertise it as much possible throughout the year.

Council Member Tadeo Azael De La Hoya asked who will be responsible for issuing the licenses and if the fees were advertised as required.

Chief Alvarez stated that the Licensing Department will be issuing the licenses and the Police Department will be enforcing it.

Ms. Kay Macuil, City Attorney, replied that the fees did have the 60-day notice posted at the city's website, City Hall, Police Department and the Fernando Padilla Community Center and it was also published in the newspaper.

Ms. Monica Castro, Director of Finance, added that pet licenses money will go the general fund, which is the account that funds all the activities.

MOTION: Council Member Gloria Torres/Council Member Maria Cecilia Cruz to approve and adopt Resolution No. 2278 as presented. Motion passed with six (6) aye votes and one (1) nay vote by Vice Mayor Luis E. Cabrera.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Nay
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. I. Discussion and possible action on any and all matters regarding Ordinance No. 442. An ordinance of the Mayor and City Council of the City of San Luis, Arizona, amending chapter 6.05 Animal Control of the city code by adding provisions for definitions and licensing; Providing for penalties; Repealing any conflicting provisions; And providing for severability. (Miguel Alvarez, Chief of Police)

Mr. Miguel Alvarez, Chief of Police, indicated that this ordinance amends Chapter 6.05 of the City Code pertaining to Animal Control, provides for an effective date and some other restrictions within it.

A. Action on reading of Ordinance No. 442 by title only

MOTION: Council Member Maria Cecilia Cruz/Council Member Javier Vargas to approve the reading of Ordinance No. 442 by title only. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

Mrs. Sonia Cornelio, City Clerk, read Ordinance No. 442 by title only.

B. Action on Ordinance No. 442

MOTION: Council Member Javier Vargas/Council Member Tadeo Azael De La Hoya to approve and adopt Ordinance No. 442. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. J. Public Hearing followed by discussion and possible action on any and all matters regarding Resolution No. 2279. A resolution of the Mayor and City Council of the City of San Luis, Arizona, adopting the budget for Fiscal Year 2023-2024. (Monica Castro, Director of Finance)

A. Open Public Hearing

MOTION: Vice Mayor Luis E. Cabrera/Council Member Javier Vargas to open the Public Hearing. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

1. Staff Presentation

Ms. Monica Castro, Director of Finance, stated that pursuant to state statute, the city must hold a public hearing for the public's comments for the adoption of the final budget. The budget is the guideline on how to spend the funds next year. She added that two (2) weeks ago, the tentative budget was adopted by the Mayor and City Council and was published in the newspaper for two (2) consecutive weeks. Once the tentative budget is adopted, it cannot be increased, but the amounts can be reallocated. Staff reallocated funds to be able to acquire land related to the expansion of Co. 24th Street; two (2) Police Clerk positions were added as well as one (1) part-time Graphic Designer. The reallocation does not affect the operational needs of the city or jeopardize the goals for next year. The budget being presented for adoption tonight, is the same amount of \$133,443.344 as the one presented and adopted by the Mayor and City Council on June 14, 2023.

2. Call to the public on this item

There were no comments from the public on this item.

B. Close Public Hearing

MOTION: Vice Mayor Luis E. Cabrera/Council Member Tadeo Azael De La Hoya to close the Public Hearing. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

C. Action on Resolution No. 2279

MOTION: Council Member Javier Vargas/Vice Mayor Luis E. Cabrera to approve and adopt Resolution No. 2279. Motion passed with six (6) aye votes and one (1) nay vote by Council Member Tadeo Azael De La Hoya.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Nay
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. K. Public Hearing followed by discussion and possible action on any and all matters regarding Resolution No. 2280. A resolution of the Mayor and City Council of the City of San Luis approving the San Luis Downtown Redevelopment Plan and making certain findings relating thereto. (Jenny Torres, Assistant City Manager)

A. Open Public Hearing

MOTION: Vice Mayor Luis E. Cabrera/Council Member Javier Vargas to open the Public Hearing. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

1. Staff Presentation

Ms. Jenny Torres, Assistant City Manager, indicated that several months ago, staff began planning the downtown with the assistance of J2 Engineering and Matrix Design to develop a redevelopment plan area for downtown. A public meeting has held at the Cesar Chavez Cultural Center where all property owners and any tenant that was leasing property within the downtown were invited. The downtown is from Urtuzuastegui Street to Cesar Chavez Boulevard, Main Street, Archibald Street and 4th Avenue.

She added that J2 Engineering and Matrix Design will be presenting the final plan tonight and mentioned that this item has been presented to the Planning & Zoning Commission twice and did not receive any comments from the commission. A Redevelopment Plan Area is an economic development tool to promote reinvestment in a focused area of the community. The purpose of a Redevelopment Plan Area is to identify goals and objectives for a specific community area. The Downtown Redevelopment Plan has six (6) major goals:

- * Accomplish Mayor and City Council Strategic Plan goals;
- * Enhance and revitalize downtown;
- * Increase property values;
- * Attract new infill development;
- * Encourage reinvestment; and
- * Improve quality of life for residents and visitors.

She introduced Mr. Jeff Velasquez, Vice President for J2 Engineering and Matrix Design.

Mr. Velasquez briefly explained the Downtown Redevelopment Plan which is included with the agenda packet filed at the City Clerk's Office.

Vice Mayor Luis E. Cabrera commented he was glad to see on the report that they will be working with the port and added that this is a big investment for the community, the city should be more strategic and require the business owners to have them up to par to the standards the city sets. This investment will make downtown beautiful but if there are businesses that are closed and its owners not willing to invest in their business to make their building look attractive and nice, then it will make it not pleasurable to go walk by them.

Council Member Maria Cecilia Cruz commented that she is glad that the city is continuing to work in this project and thanked Mr. Velasquez and staff.

2. Call to the public on this item

Ms. Karla Jones, 865 B Street, San Luis, AZ, asked what does this entail for a property owner that lives in that area.

Mr. Velasquez responded that there is no requirement from a property owner on something like this. This report is a plan for the city on how to implement some of the things explained over the next few years or decades.

Mr. Eric Jones, 390 N. Cesar Chavez Street, San Luis, AZ, stated his concern is the access for all the property owners in the Industrial Park for vehicles, trucks and business to access the Industrial Park.

Mr. Mario Joel Godinez, 642 E. Urtuzuastegui Street, San Luis, AZ, asked about the vehicular traffic as it affects the family business located on Urtuzuastegui Street as well as their home. According to the illustration it will take them directly to Mexico.

Mr. Eulogio Vera, Director of Public Works, responded that the vehicular circulation has the option to go straight but will also have the option to go to San Luis Plaza Drive or to Main Street. It is just not a dedicated Mexico bound lane, that is on Archibald and Urtuzuastegui Street.

Mr. Vera added to Mr. Jones' question that the circulation study that has been conducted for the area in general does provide access both ways. The streets are not necessarily one way, the illustration shown during the meeting, just demonstrates how the traffic flow would move away from the port. They do have access going south from 4th Avenue, Cesar Chavez Street and 2nd Avenue.

Ms. Sonia Luna, resides on Cesar Chavez Street, San Luis, AZ, stated that since 2019 she and Mr. Jose Villa have been working with the Economic Development Department and since 2022 they have been working with the persons living in that area about this development. She had a conference call with Mr. Shane from J2 Design Group about this project and asked them for their input and their culture so that it could be projected. She added that people have many concerns and asked Mayor Nieves Riedel to meet with the residents of that area as they have many concerns, they want to explain to her about traffic, signage, trailers and parking. She and her group have been meeting with Mr. Jose Guzman from the Planning & Zoning Department to come with a plan that will beautify this project, but one should not forget the things that affect them as it will defeat the purpose of having a beautiful downtown with a lot of issues.

Mayor Nieves Riedel stated she will ask Ms. Olivia Jenkins, Government & Foreign Affairs Coordinator and Mr. Jose Guzman, Director of Planning & Zoning, to coordinate a meeting with the residents of that area and the City Council.

Mr. Jose Villa, 763 Cesar Chavez Street, San Luis, AZ, stated that he and Ms. Luna have been petitioning in the area for that area as they consider Cesar Chavez Street and its surroundings a historic zone. The presentation provided tonight is beautiful in pictures but the reality is another thing. The traffic congestion is chaotic, the noise at the businesses around the area is disturbing and the parking is a problem. We have complained about the trucks with trailers and some police officers are arrogant and cannot be talked to. He added that more neighbors have joined the group and will continue to fight for a change in that area when it comes to the noise, parking and speeding cars. With this new event, all traffic is going to be directed to go through Cesar Chavez Street, when the city can utilize 2nd Avenue as that avenue is a dead street. Perhaps a roundabout can be done or be connected to another street to alleviate the future heavier traffic problem they will face. He also asked Mayor Nieves Riedel to meet with the residents of that area being affected. He mentioned that there are people present that do not speak English and asked that the Council meeting be also conducted in Spanish as well.

Ms. Maria Robles, 1195 California Street, San Luis, AZ, stated that is a good project and agrees with the people that some adjustments need to be done. She offered the Cesar Chavez building for the meeting that the residents are asking for with Mayor Nieves Riedel. This a building for the community and is welcomed to be used.

Council Member Javier Vargas asked if there is a maintenance cost for this project.

Mr. Velasquez responded that at the moment an annual maintenance cost was not included in the report, but that is something his team can work on and let the city know.

Ms. Irma Barragan, 642 Urtuzuastegui Street, San Luis, AZ, stated that she and her family have owned a business for the past 58 years and is not sure of understanding what Mr. Vera stated that they would have to go to Cesar Chavez when exiting their home located on Urtuzuastegui Street. If this is the case, she is not in agreement as she resides near the exit and asked why she would have to drive to Cesar Chavez. She also added that the traffic congestion heading southbound to Mexico affects her business. She asked for a peaceful solution to this problem.

Mr. Vera explained that what he meant by going to Cesar Chavez would be because one cannot drive back north on Archibald Street. If she wants to drive to Main Street, she will be able to access it through Archibald Street and east on Urtuzuastegui Street and will have access to San Luis Plaza Drive west on Urtuzuastegui.

B. Close Public Hearing

MOTION: Vice Mayor Luis E. Cabrera/Council Member Gloria Torres to close the Public Hearing. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

C. Action on Resolution No. 2280

MOTION: Vice Mayor Luis E. Cabrera/Council Member Matias Rosales to approve and adopt Resolution No. 2280. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

7. L. Discussion and possible action on any and all matters regarding Resolution No. 2281. A resolution of the Mayor and City Council of the City of San Luis, Arizona, approving an intergovernmental agreement with Somerton School District #11 regarding assurances for improvement to conform to traffic study for an elementary school on San Luis Land and temporary traffic safety plan. (Jose A. Guzman, Planning and Zoning Director)

Mr. Jose Guzman, Director of Planning & Zoning, stated that this Intergovernmental Agreement (IGA) is for the new school located on the east side of town at the southwest corner of San Luis Lane and Avenue F. As part of the building permit, a traffic study was required and any improvements that were recommended by that study. Some of the improvements that were recommended were the intersection on Avenue F and San Luis Lane, including a traffic light, the widening of the intersection and land acquisition for the improvements. Based on the time it takes for the land acquisition process with the state and the need for schools at the east of town, staff issued a building permit with a condition that they have to do the improvements of the intersection and the district agreed with that condition. The school is already built, and they want to begin operations, however they are working on the land acquisition with the state. The purpose of the IGA is a collaboration between the city and the school district to allow for the school to open and start operations, but at the same time making sure that the required improvements are completed; the city has the proper assurances for the construction. The IGA also provides terms and responsibilities for the timing of the land acquisition and the improvements. The proposed term is for three (3) years or until the improvements are done and accepted by city. If approved and after the execution of the IGA, the city will issue a temporary certificate of occupancy valid for one (1) year with the option of renewal up to three (3) years. If the school district renews the certificate of occupancy, they must provide proof they are working on getting the land for the improvements.

There was some discussion and questions amongst the City Council, Mr. Guzman and Ms. Jenny Torres, Assistant City Manager, regarding the work on the right-of-way, application process, temporary certificate of occupancy, building permit, failure of the acquisition of land after a year, lack of compliance & enforcement and stop signs.

MOTION: Vice Mayor Luis E. Cabrera/Council Member Javier Vargas to approve and adopt Resolution No. 2281 to adopt the IGA with Somerton School District as presented. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

Vice Mayor Luis E. Cabrera asked Mayor Nieves Riedel if she could open Call to the Public again as there was someone from Walmart Management Team present that missed Call to the Public at the beginning of the meeting.

Mayor Nieves Riedel asked if there were no objections by the rest of the City Council, since there were none, she opened Item No. 4 Call to the Public again.

4. CALL TO THE PUBLIC

Mr. Alexis Aguirre, Walmart Representative, stated that Wal-Mart is currently running a campaign for children with cancer. This is an annual campaign and began on June 12, 2023, and ends on July 14, 2023. He asked the Mayor, City Council and public to support this campaign. He asked if the city could provide a donation and for permission to sell bottled water, refreshments, etc. to raise funds for this cause during the 4th of July festivities at the Joe Orduño Park.

8. SUMMARY OF CURRENT EVENTS

Council Member Matias Rosales reported that the Mayor and City Council were present at the General Services Administration (GSA) groundbreaking ceremony yesterday for the new Port of Entry. There were local, state and federal officials, this port will be double in size and the only and first one to be 100% green, which will be the model for the ports across the United States, Canada and Mexico. He thanked all those who attended adding that the city has been working on this for the past 10-12 years.

Mayor Nieves Riedel reported she received a personal invitation from the Somerton School District to tour the new school. The school is really nice, the kids from that area will be very pleased and surprise. She added that Vice Mayor Luis E. Cabrera made an invitation to the City Council to tour the school on July 5, 2023 at 5:30 p.m.

9. ADJOURNMENT

MOTION: Council Member Matias Rosales/Council Member Tadeo Azael De La Hoya to adjourn the Regular Council meeting at approximately 7:37 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Vice Mayor Luis E. Cabrera	Aye
Council Member Maria Cecilia Cruz	Aye
Council Member Tadeo Azael De La Hoya	Aye
Council Member Matias Rosales	Aye
Council Member Gloria Torres	Aye
Council Member Javier Vargas	Aye

APPROVED:

Nieves Riedel, 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 June 28, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Sonia Cornelio, City Clerk