

MINUTES
Work Session
San Luis City Council
San Luis Council Chambers
1090 E. Union Street
October 04, 2023
6:00 p.m.

1. CALL TO ORDER/ROLL CALL

Mayor Nieves Riedel called the Work Session to order at approximately 6:00 p.m.

PRESENT: Mayor Nieves Riedel
Council Member Javier Vargas
Council Member Gloria Torres
Vice-Mayor Luis E. Cabrera
Council Member Matias Rosales
Council Member Maria Cecilia Cruz

ABSENT: Council Member Tadeo A. De La Hoya

OTHERS PRESENT: Jenny Torres, Acting City Manager
Kay Marion Macuil, City Attorney
Melissa Lopez, Deputy City Clerk
Adela Cortez, Director of Human Resources
Angel Ramirez, Fire Chief
Antonio Maldonado, Video Production Specialist
Ariana Gonzalez, Graphics & Media Specialist
Domingo Sosa, Graphics & Media Specialist
Edga Esparza, Billing & Collections Manager
Eulogio Vera, Director of Public Works
Francia Alonso, Public Information Officer
Joaquin Campa, Building Official
Juan Tejeda, Associate Planner
Manuel Hernandez, Acting Assistant Director of Public Works
Maria Sabori, Risk Manager
Monica Castro, Director of Finance
Nigel Reynoso, Lieutenant
Olivia Jenkins, Operations Coordinator
Ruben Lopez, IT Technician
Alberto Leon, Resident
Fabher Sanchez, Resident
Mark Concha, Resident
Najeh Edais, Edais Engineering, Inc.

2. ITEMS FOR DISCUSSION ONLY:

2. A. Presentation followed by discussion and possible directions to staff on any and all matters regarding the new Arizona Sidewalk Law. (Manuel Hernandez, Acting Assistant Director of Public Works)

Mr. Manuel Hernandez, Acting Assistant Director of Public Works, made a PowerPoint presentation on Arizona's sidewalk law, effectively making parking on sidewalks a crime. This presentation contained information on what does and does not apply and which subdivisions/neighborhoods will be impacted by this new law. This presentation also included how staff will address the affected areas. A copy of the presentation is included with the complete agenda packet filed in the City Clerk's Office.

2. B. Presentation followed by discussion and possible directions to staff on any and all matters regarding the development of the building, known as the Price Center. (Jenny Torres, Acting City Manager)

Ms. Jenny Torres, Acting City Manager, made a PowerPoint presentation regarding the Advanced Call Center Technology (ACCT) building. Her presentation contained the following slides: ACCT Building History, Parking Lot Design, Existing Floor Plan, San Luis Event, and Arcade Center Floor Plan. She informed that Najeh Edais from Edais Engineering, in conjunction with Mayor Riedel, was able to provide potential ideas of what could be done with the available 44,000 square feet. A copy of the presentation is included with the complete agenda packet filed in the City Clerk's Office.

Mr. Najeh Edais from Edais Engineering presented the proposed plan of the proposed floor design of the San Luis Event and Arcade. The proposed plan will include a warming kitchen, classrooms, arcade room, two (2) event floors, restrooms, and office space. He stated the cost estimate is \$1.19 million and added that proposed floor. Furthermore explaining that he is doing this for the community; and would donate the design to the city with no charge for these services.

Mayor Nieves Riedel asked if the project could be done in phases.

Ms. Edais replied that yes, it can be done in phases.

Council Member Maria Cecilia Cruz thanked Mr. Edais for donating his service to the city. She added that she loves the proposed project and would like to see this project done in phases as funding is not available.

Mayor Riedel commented that this building will provide the kids in the community an extra place to go during the hot summers in San Luis. They have nowhere to go other than the San Luis Gym and the swimming pool. She stated that this is not a luxury; this is much needed in the community.

Council Member Matias Rosales stated that this has been in discussions with previous administrations and councils, but the cost has always been the issue. He thanked Mr. Edais for donating the floor plans to the city.

Mr. Edais informed that he would be donating the complete design of the project; the current plan presented is just a preliminary design.

Council Member Rosales stated that he would rather save the money and complete this project all at once because if it is done in phases, prices go up, and in the end, it will cost more than doing it at once. He added that one other thing that staff should look at is the operational cost for this project and also look at the income the city will receive from this project. Furthermore, he commented that staff have also mentioned in the past about building an indoor soccer field since this is a very active sport played by San Luis residents. He stated that this could be another option for the proposed event center. He added that staff should find the right fit for the event center.

Mr. Edais explained that one thing that needs to be considered is that the building has columns, making it hard to build an indoor soccer field.

Council Member Rosales stated that a pickleball court and other indoor sports could also be placed there.

Vice Mayor Luis Cabrera stated that since he came on board the City Council, he always had questions about the possibility of finding a use for the vacant building. He mentioned that currently, the city does not have the funds to invest in this project, but maybe it could be built in phases. He stated that having an indoor event center where children can spend time during the summer would be a great idea.

2. C. Discussion and possible directions to staff on any and all matters regarding a primary property tax. (Mayor Nieves Riedel)

Ms. Jenny Torres, Acting City Manager, informed that this item is to ask the City Council if they would like to move forward with the primary property tax. She stated that back in 2019, the city had a special election where the question was brought to the electors, but unfortunately, it did not pass. She explained that staff have met to discuss the potential projects the community could benefit from. Furthermore, she explained that staff will work on a preliminary timeline; the proposed election would be in May 2024 if the council desires. By the end of October, staff should have the proposed projects and the costs for each project, provide those costs to the consultant, and then present them to the Mayor and City Council.

Mayor Nieves Riedel stated that if they are going out to ask the resident to support the property tax incentive, all Council has to support it. She added that while it is needed in her opinion everyone has to decide. The City of San Luis is one of the few cities in Arizona that does not collect property tax from its residents, and it cannot continue without a property tax. She mentioned that for the community to support the proposed primary property tax, staff

should present projects of people's interest; for this reason, she would like to see a team effort.

Council Member Javier Vargas stated that he supports Mayor Riedel. He commented that the community is fast-growing, and because of this, the demand for more services is there. He stated that people are under the impression that they are already paying property tax when that is not the case. He mentioned that the property tax is needed for the community to grow.

Vice Mayor Luis Cabrera stated that he is in favor of the property tax. He mentioned that educating the community and letting them know where those monies will be spent is very important. He commented that in 2019, the city brought this to the electors, but unfortunately, it did not pass; he firmly believes that if the community gets informed, they will support this initiative. He added that community leaders should also be involved in campaigning for this initiative. Furthermore, he stated that the city cannot pay for any campaign expenses in this election, but a fundraising event can be held to raise funds. He added that if a committee to support this initiative is needed, he would be glad to join that committee as a San Luis resident.

Council Member Gloria Torres commented that in 2019, many people were against the proposed property tax, which made it fail. She mentioned that she agrees with Mayor Riedel this property tax is needed to provide the services. She added that it is hard to convince people when you will be paying more property taxes. She asked Kay Marion Macuil, City Attorney if the City Council can campaign for this initiative.

Ms. Kay Marion Macuil, City Attorney, replied that the city could not be involved. It needs to stay neutral, but as private people, civil rights are not relinquished, and we can express our views, for the election, the city needs to remain neutral.

Vice Mayor Cabrera then asked if he needs to stay neutral as the Vice Mayor, but as an individual resident, he can campaign for this initiative.

Ms. Macuil replied to Vice Mayor Cabrera that he was correct.

Council Member Matias Rosales stated that during the campaign, one cannot wear any city insignia or be present as a council member, vice mayor, etc., but as a resident, one can.

Mayor Riedel stated that the city could not spend any money campaigning for this, but that does not mean that staff as individuals can advocate for this.

Council Member Maria Cecilia Cruz stated that it is possible to pass with a strong education. The word has gone out, and people have already started to come to her and ask why the city wants to increase the property tax. She commented that she has explained to those who have come up to her that the city does not charge for property taxes and that the money they are currently paying goes to the library, schools, etc., but not the city.

Council Member Matias Rosales stated that the City Council understands this needs to be done, and the mayor has full support. He stated community support is needed; last time, the city did not have full support, but this time with good campaign and community outreach and property address, there is a good chance.

Council Member Matias Rosales asked what the timeline is to file to hold the special election.

Mayor Riedel indicated that currently, some residents live in an area with an improvement district and pay taxes on those, and those people will not be charged both taxes, it will only be the property tax. She mentioned that senior citizens would also be taken into consideration and would be able to receive a discount by filling out the proper paperwork. She also commented that San Luis is formed of young people who understand that they need to pay if they demand more roads, parks, and sidewalks.

Ms. Melissa Lopez, Deputy City Clerk, replied that the city needs to notify the Yuma County Election by October 24, 2023, and the resolution for a Call of Election should be approved and adopted by November 23, 2023.

Council Member Matias Rosales asked if they want to hold the election on a normal election cycle when the deadline will be.

Ms. Macuil replied that a primary property tax should be held during a special election in May.

Mayor Riedel asked for employees' support on this initiative.

3. Adjournment

MOTION: Vice Mayor Luis Cabrera/Council Member Matias Rosales to adjourn the meeting at 7:06 p.m. Motion passed unanimously.

The vote was as follows:

Mayor Nieves Riedel	Aye
Council Member Javier Vargas	Aye
Council Member Gloria Torres	Aye
Vice-Mayor Luis E. Cabrera	Aye
Council Member Matias Rosales	Aye
Council Member Maria Cecilia Cruz	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 Work Session minutes for the City Council of the City of San Luis, Arizona, held on October 04, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Sonia Cornelio, City Clerk